

Fanellan Hub 400 kV Substation and Converter Station & Beauldy-Denny Overhead Line Diversion

Compensatory Planting Strategy

July 2025



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1 Introduction

This Appendix presents information relevant to the Fanellan 400 kV Hub (hereafter referred to as the 'Proposed Hub Development') and the Beauldy Denny Overhead Line Diversion (hereafter referred to as the 'Proposed OHL Development'); jointly referred to as 'the Proposed Developments'. It should be read in conjunction with the **EIA Volume 2, Chapter 3: Description of the Proposed Development** and **Chapter 15: Forestry** of the Environmental Impact Assessment (EIA) Report for planning application 25/00826/FUL (for the Proposed Hub Development) and the **Environmental Appraisal Section 8** for the Section 37 application ECU00005056 (for the Proposed OHL Development). The location and layout of the Proposed Developments are shown in **Figure 1.1 Site Location** and **Figure 3.1 Proposed Development** of the EIA Report and **Figure 1.1 Location Plan** and **Figure 1.2 Project Design** of the EA Report.

As detailed in the **EIA Volume 2: Chapter 15: Forestry**, the Proposed Hub Development impacts a total area of 7.09 ha of forestry and woodland. This area has been identified as the maximum area for woodland removal for the Proposed Hub Development and also includes the majority which will be impacted by the Proposed OHL Development. It was deemed necessary to assess the impacts on forestry and arboriculture together for both the Proposed Hub Development and the Proposed OHL Development as the majority of tree removal is required on one project to facilitate the other. In addition, and as detailed in the **EA Section 8 Forestry**, the Proposed OHL Development impacts an additional area of 0.12 ha of forestry and woodland.

In accordance with the Applicant's commitment to achieve no net loss of woodland for new Development Projects, the area of woodland removal for the Proposed Hub Development and Proposed OHL Development will be replanted through a combination of woodland planting at the Proposed Hub Development (6.83ha) in accordance with the **EIA Volume 3: Figure 8.11 Landscape Mitigation Plan**; and an area off site (1 ha) via the application of this Compensatory Planting Management Strategy. **Table 1** provides detail.

Table 1 – Woodland loss and compensation for the Proposed Developments

Development and Application that Tree Loss Assessed in	Total area lost (ha)	Total area compensated on site (ha)	Total area compensated off site (ha)	Total area compensated (ha)
<i>Proposed Hub Development and Proposed OHL Development Woodland Loss Planning application 25/00826/FUL</i>	7.09	6.83	1	7.83
<i>Proposed OHL Development Woodland Loss (not included for in 25/00826/FUL) Section 37 ECU00005056</i>	0.12	0		
TOTAL for both developments	7.21	6.83	1	7.83

2 Purpose of the Strategy

This report explains the management strategy that will be undertaken by the Applicant prior to and during the Development construction phase, to implement the replanting of the total area of

3 Woodland Planting Management Constraint

The Electricity Safety, Quality and Continuity Regulations 2002 (ESQCR, 2002)¹ specify safety standards to protect the general public and consumers from danger of overhead electricity powerlines. These standards outline minimum safety clearances and the Distribution Network Operator's (DNO's) duty to maintain these safety clearances.

The regulations also contain requirements on quality and continuity of electricity supply to ensure an efficient and economic service to customers and consumers.

Further legislation arrived in 2006 with the ESQCR, 2006; Amendment², which extended the above duties of the DNO to make their overhead powerlines resilient to the effect of major storms. This includes reducing the risk of trees and branches hitting the electricity network.

The result of this legislation is that the DNOs in addition to maintaining the vegetation to minimum safety clearances, now must seek to achieve further clearances for trees which may be affected by storm weather conditions.

Due to the requirements of the ESQCR it is generally not feasible to replant woodland within the operational areas of the Development. Therefore, in order to replant the woodland removal area of the Development, 'off-site'³ woodland planting must be achieved.

4 Compensatory Planting Plan

The Applicant will create 6.83 ha of new woodland planting at the Proposed Hub Development (outwith the operational area) and within the red line boundary. This area of woodland is shown on Volume 3: Figure 8.11 Landscape Mitigation Plan of the EIA.

In addition 1ha of new woodland planting will be provided off site, through the management of a Compensatory Planting Scheme which will compensate for the remaining Proposed Hub Development and Proposed OHL Development woodland loss. This management process is based on liaising and securing agreements with landowners that are located within the same Local Authority area as the Proposed Developments, or as agreed with respective stakeholders, for woodland planting of suitable bare land by the Applicant.

The Applicant is in discussion with and will continue to undertake liaison with,

- Landowners who are impacted by woodland removal as result of the Proposed Developments and who wish to develop 'replacement' woodland on their land.
- 'Not for Profit' Organisations e.g. Community Trusts, who own or have rights to areas of land and wish to plant woodland.
- Landowners within the Local Authority area of the Proposed Developments, who wish to plant woodland.

Through liaison with these landowners, areas of bare land suitable for woodland planting will be

¹ Electricity Safety, Quality and Continuity Regulations 2002 (ESQCR, 2002) URL: www.legislation.gov.uk/ukxi/2002/2665/contents/made

² Electricity Safety, Quality and Continuity (Amendment) Regulations 2006 (ESQCR, 2006) URL: www.legislation.gov.uk/ukxi/2006/1521/made

³ 'off-site' meaning alternative bare land areas suitable for woodland planting out-with the Development's operational area.

identified and whereby they would enter into a Compensatory Planting Scheme agreement with the Applicant. Such agreements will be to establish, manage and maintain the Compensatory Planting Scheme(s) for 20 years beyond which time woodlands shall be sufficiently established to have protection from provisions of the Forestry and Land Management (Scotland) Act 2018 Part 4.

The total area of bare land secured for woodland planting would as a minimum meet the total area of woodland removal of the Proposed Developments (in conjunction with the area of woodland planting on site within the red line boundary).

Replacement woodland shall in most cases be of a similar type to that removed.

- Replacing productive or Native woodland with similar (subject to compliance with UKFS design standards)
- Alternative proposals may be offered where those proposals can deliver additional public benefit for example
 - developing community woodlands
 - Protecting/ expanding ancient woodland
 - Delivering environmental benefit eg riparian planting for water quality or species habitat enhancement within designated areas (SAC/SSSI etc)

On agreement with the landowner formal woodland planting scheme designs will be produced and submitted to Scottish Forestry⁴ and the Planning Authority for consultation and approval.

(1) The Compensatory Planting shall comply with the requirements set out in the UK Forestry Standard and the guidelines to which it refers, or such other replacement standard agreed by the Planning Authority. All compensatory planting schemes proposals shall be subject to EIA screening by Scottish Forestry (or Full Environmental Assessment if screening determines this is required). A detailed compensatory planting & management plan to be submitted to Scottish Forestry and the Planning Authority shall include:

- a) details of the location(s) of the area(s) to be planted;
 - b) the nature, design and specification of the proposed woodland(s) to be planted;
 - c) the phasing and associated timescales for implementing the Replanting Scheme;
 - d) proposals for the maintenance of the Replanting Scheme, including annual checks, replacement planting, fencing, ground preparation and drainage; and
 - e) proposals for reporting to the Planning Authority on compliance with timescales for obtaining the Necessary Consents and implementation of the Replanting Scheme.
- (2) The approved Compensatory Planting (or, as the case may be, an approved amended Replanting Scheme) shall be implemented in full, unless otherwise agreed in writing by the Planning Authority.

Following completion of the approval process, the Applicant will undertake the woodland planting as per the approved Compensatory Planting Plan with all initial establishment planting to be completed before completion & operation of the Developments. The Applicant will maintain the newly planted area for a minimum the 20 years line to ensure successful woodland establishment is achieved.

5 Reporting

After the planting scheme approval is received from Scottish Forestry, the Applicant will formally

report to the Planning Authority and the ECU that the required woodland planting area has been achieved to meet the total woodland removal area of the Proposed Developments and has secured no net loss of woodland.