



Jones Lang LaSalle

Kinardochy Reactive Compensation Substation

Scottish Hydro Electric Transmission plc

Planning Statement

February 2021

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1. Introduction

1.1. Background

- 1.1.1 JLL is instructed by Scottish Hydro Electric Transmission plc (SHE Transmission) (hereafter referred to as 'the Applicant') to provide planning consultancy advice with respect to the Proposed Development of a new reactive power compensation substation along with associated infrastructure, located immediately west of the B846 (Aberfeldy to Tummel Bridge) at Tomphubil, approximately 3 km south of the village of Tummel Bridge in Perthshire, Scotland (the 'Application Site'). The Application Site is shown on at Appendix 1 to this Planning Statement.
- 1.1.2 The Applicant is a wholly owned subsidiary of the SSE plc group of companies. SHE Transmission owns and maintains the electricity transmission network across the north of Scotland and holds a license under the Electricity Act 1989 to develop and maintain an efficient, co-ordinated, and economical system of electricity transmission.
- 1.1.3 The Applicant is seeking detailed planning permission under the Town and Country Planning (Scotland) Act 1997, as amended, for the 'Erection of electricity substation comprising platform area, control building, associated plant and infrastructure, ancillary facilities, access tracks, laydown area and landscape works', hereinafter referred to as "the Proposed Development". A description of the Proposed Development is provided in Chapter 2 of this Planning Statement and in Chapter 2 of the Environmental Impact Assessment Report (EIA Report).

1.2. Need for the Proposed Development

- 1.2.1 The Applicant has a statutory duty under Schedule 9 of the Electricity Act 1989, as amended, to develop and maintain an efficient, coordinated and economical electrical transmission system in its licensed areas. Where there is a requirement to extend, upgrade or reinforce its transmission network, SHE Transmission's aim is to achieve an environmentally aware, technically feasible and economically viable route which would cause the least disturbance to the environment and the people who use the area.
- 1.2.2 The completion of Beaulay-Denny 400/275 kilovolt (kV) double-circuit overhead line (hereafter referred to as 'the Beaulay-Denny Line') in 2015 has significantly increased the thermal capacity of SHE Transmission's network to transfer power through the west corridor. In addition to the connection of the 228 MW Stronelairg Windfarm in March 2018, it is expected that, the power flowing through the Beaulay-Denny line will increase significantly in the next 10 years.
- 1.2.3 Connecting generation can cause changes to the voltage levels along affected circuits. These changes could mean the network, without intervention, would not meet the voltage requirements set out within the National Energy Transmission System Security and Quality of Supply Standard (NETS SQSS). Network and system studies have shown that currently contracted generation will cause such a change within the Tummel Bridge area. Reactive power support is needed to maintain voltage levels under a number of different system operating scenarios.

1.2.4 Reactive power support will help the system by ensuring the voltage levels stay within the required limits and assists in the continuation of the quality and supply of electricity across the network. The proposed new Reactive Compensation Substation connection within the Tummel Bridge area will ensure the safe, efficient and coordinated operation of the network.

1.3. Planning History

1.3.1 There is no planning history associated with the Application Site, apart from the submission of a Proposal of Application Notice (PAN) to Perth and Kinross Council (PKC) on 8 October 2019 relating to the Proposed Development and given reference number 19/00008/PAN.

1.4. Purpose of Planning Statement

1.4.1 Sections 25 and 37(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) require that planning decisions are to be made in accordance with the Development Plan unless material considerations indicate otherwise.

1.4.2 Accordingly, the purpose of this Planning Statement is to provide an assessment of the Proposed Development against the relevant statutory Development Plan Policies, National Planning Policy and other material considerations. The Planning Statement should be read alongside the accompanying Policy Schedule (Appendix 2).

1.5. Direction Under Section 58 of the Town and Country Planning Act 1997 (as Amended)

1.5.1 The Applicant is seeking a direction to be made by Perth and Kinross Council (PKC) under Section 58 of the Town and Country Planning (Scotland) Act 1997 (as amended) to extend the period of consent to five years. This is to allow sufficient time to proceed with detailed design and to allow for any alterations or changes in the programme for delivery of the Proposed Development.

1.6. Application Approach and Content

Environmental Impact Assessment

1.6.1 A request was made to PKC for a screening opinion under Regulation 8 of The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017, with a screening opinion provided to the Applicant on 17 December 2019. PKC adopted an opinion that Environmental Impact Assessment (EIA) is required for the Proposed Development, concluding that the Proposed Development was likely to have significant effects on the environment and that any formal planning application must be accompanied by a detailed study through an Environmental Impact Assessment Report (EIAR).

1.6.2 The Applicant submitted a request for a Scoping Opinion to PKC on 2nd September 2020. A Scoping Opinion was received from PKC on 9th December 2020. The contents of this and other consultation responses received are summarised in Technical Appendix 1.1: Consultation Register of the EIA Report, along with a list of all bodies consulted during the scoping exercise.

- 1.6.3 This Planning Statement references the findings of the EIA Report in assessing the Proposed Development in the context of the relevant tests under the Town and Country Planning (Scotland) Act 1997 as set out above.

Hierarchy of Development Regulations

- 1.6.4 The Proposed Development is identified within Annex A of National Planning Framework 3 (NPF 3) as a National Development. Annex A of NPF 3 provides the technical descriptions of the statements of need as required by the Planning etc. (Scotland) Act 2006 and identifies those developments to be processed as National developments within the planning system where applications for consent are required.
- 1.6.5 The Proposed Development would fall under the class of development noted as *"new and/or upgraded onshore substations directly linked to electricity transmission cabling of or in excess of 132 kilovolts"*.
- 1.6.6 As required by the terms of The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 ('the Regulations'), a Proposal of Application Notice (PAN) was submitted to PKC on the 8 October 2019 and validated with PAN reference: 19/00008/PAN).
- 1.6.7 The PAN confirmed that a public exhibition would be held on 21st November 2019 at Kynachan Hall in Tummel Bridge. The nearest Community Council (Dull and Weem), the Ward Councillors, MP, MSP and Regional MSPs were all notified. The nearest residential properties were also consulted through a leaflet drop in the area.
- 1.6.8 In addition, in the absence of being able to hold a face to face event due to the Covid 19 pandemic, the Applicant hosted an online exhibition to provide an update to the local community on the project, gather feedback on proposals prior to progressing the submission of a planning application. This was held on 20 August 2020 between 13:00 - 15:00 and 17:00 - 19:00.
- 1.6.9 A Pre-Application Consultation (PAC) Report setting out details of the event, the views of attendees and how these have been considered, is provided in support of the Planning Application.
- 1.6.10 Section 3 of this report includes a Design and Access Statement in line with the Regulations.

1.7. Structure of the Planning Statement

- 1.7.1 This Planning Statement is structured as follows:
- Chapter 2 provides a description of the site location and the nature of the Proposed Development;
 - Chapter 3 contains the Design and Access Statement;
 - Chapter 4 refers to the statutory Development Plan and assesses the Proposed Development against the relevant policies;
 - Chapter 5 identifies relevant material considerations in relation to the Proposed Development; and
 - Chapter 6 presents overall conclusions.

2. Location & Description of the Proposed Development

2.1. Site Location and Description

- 2.1.1 The site boundary for the purposes of the planning application is shown in Figure 1.1 Site Location of Volume 3a of the EIA Report and is included as Appendix 1 of this Planning Statement. The Application Site area covers a total area of 38.3 hectares (ha).
- 2.1.2 The Application Site is located immediately west of the B846 (Aberfeldy to Tummel Bridge) at Tomphubil, approximately 3 km south of the village of Tummel Bridge in Perthshire, Scotland. The site is located within a topographical basin between Meall Damh to the east, and the foothills of Schiehallion, a popular Munro, to the west. Land cover within the site is comprised predominantly of coniferous woodland plantation, semi improved grassland and heathland, as well as patches of sphagnum blanket bog.
- 2.1.3 Most of the site is currently owned by Forestry and Lands Scotland (FLS), with the area to the west of the Beauly-Denny line owned by Tombreck Estate. Land use within the site is predominantly commercial forestry and rough grazing. Additionally, there are four existing transmission lines which pass through the site, including the Beauly-Denny line, two 132 kV overhead lines (OHLs) and a 33 kV OHL.
- 2.1.4 Outwith the site boundary, the Loch Rannoch and Glen Lyon National Scenic Area (NSA) is located approximately 1.3 km to the southwest and the Loch Tummel NSA is situated approximately 1.5 km east/northeast. In addition, a small section of the Schiehallion/ Breadalbane – Schiehallion Wild Land Area (WLA) is situated to the west/ southwest of the study area boundary.
- 2.1.5 The Schiehallion Site of Scientific Interest (SSSI) is located approximately 2 km west of the proposed development, designated for geological features. The River Tay Special Area for Conservation (SAC), designated for Atlantic Salmon, Brook Lamprey, otter and aquatic vegetation, is located approximately 3 km north of the proposed development.
- 2.1.6 A more detailed description of the site is provided at Chapter 2 of the EIA Report.

2.2. Proposed Development

- 2.2.1 The proposed development would comprise of a new reactive power compensation substation along with associated infrastructure, arranged as illustrated on Figure 2.1a: Site Layout Proposed Development of the EIA Report. The substation will operate at 275 kV but will be built to be capable of operating at 400kV if required in the future. The proposed building dimensions are based on a worst case scenario or maximum envelope. The final size of these building will be refined through the detailed design stage.
- 2.2.2 The Applicant requests that a planning condition is applied to any future planning permission which requires the final detail and dimensions of the buildings on site to be submitted for approval by the planning authority.
- 2.2.3 The proposed development would include the following key components:

- A level platform, of dimensions of up to 302 m x 212 m. The platform total area would be 5.86 ha, which allows for network requirements at the time of application, but also provides provision for future development without needing to expand the footprint of the Proposed Development. The platform formation will require rock cut and earthwork movements to create a level platform and cut/fill balance;
- A reactive power compensation substation, comprising of buildings, infrastructure and electrical equipment including:
 - 100 Mega volt amps (reactive) (MVAR) Mechanically Switched Capacitor with Damping Network (MSCDN), required to be connected as enabling works for some of the generation connections. The dimensions of the MSCDN would be approximately 39 m x 34.5 m and 9.2 m in height;
 - Insulated Gate Bipolar Transistors (IGBT) based Static Synchronous Compensators (STATCOMs): the dimensions of the STATCOM Plant would be approximately 22 m x 32 m and 7.5 m in height and the dimensions of the STATCOM Building would be approximately 21 m x 30 m and 10 m in height;
 - a Gas Insulated Switchgear (GIS) and Control building meaning the majority of the equipment would be housed within single-storey buildings. The dimensions of the GIS and Control Building would be approximately 35 m x 68 m and 15.5 m in height;
 - transformers, busbars, and two OHL gantry structures up to 13 m in height, (the substation compound also contains space for two further OHL Gentries, of the same dimensions, to be constructed once operational requirements demand their installation); and
 - Internal roads, access paths, and hardstanding areas within the substation compound.
- A 4 m high palisade security fence and a 2 m wide perimeter walkway/path around the substation platform,
- An access track, connecting to the B846 road (Aberfeldy to Tummel Bridge);
- Associated landscaping works including tree felling and associated compensatory planting; and
- Drainage, including two attenuation basins (SUDS ponds).

2.2.4 A temporary construction compound and laydown areas would be required to facilitate the construction of the proposed development and would incorporate temporary facilities such as boundary fencing, security lighting, parking for construction workers, site storage and site facilities such as offices, welfare, toilet facilities, skips etc. The temporary construction compound and laydown areas is located immediately east of the substation compound.

2.2.5 Access to site would be via a new entrance off the western side of the B846, north of Tomphubil. A 770 m long access track would connect the public road with the Site and would be typically up to 5 m in width with appropriate widening at bends and passing places. The location of the access junction has been discussed with Transport Officers from Perth & Kinross Council (PKC) to agree junction location and visibility splay requirements. The layout of the proposed junction is illustrated in the EIA Report Technical Appendix 10.1 Transport Assessment (Appendix A).

2.2.6 Existing tracks on the site would be utilised wherever reasonably practicable. Where new track is required the layout has been carefully designed to avoid water crossings where possible and

reduce the volume of imported stone required for the initial phase of access track and junction construction. New and upgraded tracks would be typically up to 5 m wide.

2.2.7 A detailed description of the Proposed Development is provided in Chapter 2 of the EIA Report. Figures 2.1 – 2.4 are presented in Volume 3a of the EIA and illustrate the detail of the Proposed Development:

- Figure 2.1a: Site Layout;
- Figure 2.2a-c: Earthworks Platform, Compound and Access Track;
- Figure 2.3: Proposed Substation Layout; and
- Figure 2.4: Proposed Substation Elevations and Dimensions.

Construction Phasing

2.2.8 The Proposed Development will be constructed across a number of phases. These are set out in more detail in Chapter 2 of the EIA Report but in summary:

- Phase 1 – Site Establishment and Enabling Works: to include pre construction surveys, tree clearance, road improvements and site access, and the construction compound.
- Phase 2 – Construction Works: delivery of the substation construction.
- Phase 3 – Decommissioning of Temporary Infrastructure and Site Reinstatement: the construction site would be reinstated, all temporary works such as temporary access tracks, temporary compounds and laydown areas would be removed. Best practice techniques will be used to ensure soils are replaced in the order they were removed and reseeding of these areas as appropriate.

Construction Operations

2.2.9 Construction works, which have been considered as part of the EIA, will take approximately 26 months to complete with a provisional start date of December 2021, subject to consents and approvals being granted. Final commissioning and ground restoration/reinstatement works would be completed in May 2024.

2.2.10 It is envisaged that there would be a number of separate teams working at the same time at different locations within the site. The resource levels would be dependent on the final construction sequence and would be determined by the Principal Contractor. Construction activities would in general be undertaken during daytime periods. This would involve work between approximately 07:00 to 19:00 up to seven days a week. Any variation in these working hours would be agreed in advance with PKC.

2.2.11 A contractual management requirement of the Principal Contractor would be the development and implementation of a Construction Environmental Management Plan (CEMP). This document would detail how the Principal Contractor would manage the site in accordance with all commitments and mitigation detailed in the EIA Report, statutory consents and authorisations and industry best practice and guidance.

Operation and Maintenance

2.2.12 Substation plant requires maintenance and inspection at regular intervals, with most substations having monthly inspections and maintenance occurring about once every four to six years on each circuit. As the proposed development would have several circuits, it is likely that some maintenance would be completed most years. This is likely to involve a site presence for about one week with light vehicles, with other visits as required for operational duties.

2.3. Associated Development

2.3.1 Related to the Proposed Development are associated works which require a separate application for consent under Section 37 of the Electricity Act 1989, as amended, (Section 37 consent), with a request for a direction that planning permission be deemed to be granted under section 57 (2) of the 1997 Act. These works are to install and keep installed a proposed connection from the new substation to the Beaulieu-Denny 400/275 kV double-circuit OHL located immediately to the west of the Proposed Development. These works have been assessed alongside the Proposed Development as part of the EIA and are referred to as 'Associated Development' throughout the EIA Report which accompanies the planning application. Where necessary this planning statement will utilise the same wording when referencing this Associated Development.

2.3.2 The Associated Development, for which s37 consent is being sought, is comprised of three main sections: the modifications to the Beaulieu-Denny OHL, the 275 kV temporary bypass and the 132 kV diversion. Other Ancillary Development will also be required, which includes the permanent upgrade of an existing track to Tower 227 and a temporary track to T231 on the Beaulieu-Denny Line to facilitate winching operations. Full details are described at Section 2.4 of the EIA Report.

2.3.3 The Planning Statement relates to an assessment of the Proposed Development as described at Section 2.2 above, and for which planning permission is sought. Where cumulative effects have been identified between the Proposed Development and the Associated Development these have been assessed as necessary.

3. Design and Access Statement

3.1. Introduction

- 3.1.1 This Design and Access Statement has been produced to accompany the planning application for the Proposed Development.
- 3.1.2 The Design and Access Statement is a requirement for National Developments as set out in the Town and Country Planning Development Management Procedure (Scotland) Regulations 2013. It describes the design and access principles which have guided site selection and the proposed layout of the main elements of the Proposed Development.

3.2. Substation Design and Access Principles

- 3.2.1 Given the nature of the Proposed Development, the design principles of the substation have been largely technically driven, although certain design principles were adopted to ensure the Proposed Development is sensitively sited and designed.
- 3.2.2 Legislation and standards drive substation design. The functionality is prescribed within the National Electricity Transmission Security and Quality of Supply Standard. Thereafter, SHE Transmission prepares a layout for a substation which is determined by system requirements. This process provides an indicative size for the substation which is used to inform the site selection process.
- 3.2.3 An extensive site selection process has been undertaken for the Proposed Development over the period 2016 – 2018 before arriving at the preferred application site. An initial site identification exercise was conducted in the area between Tummel Bridge and Aberfeldy. This area was identified as a suitable location for the proposed development due to its proximity to the existing Beaully-Denny OHL, as well as its remote location and existing grid infrastructure within the landscape. This process is summarised in Chapter 3 ‘Design Evolution and Alternatives’ of the EIA Report. The detail behind this is set out in the Site Selection Reports which are provided at Appendices 3.1 – 3.3 of the EIA Report. The Proposed Development site was finally chosen considering environmental, engineering and cost factors in the round.
- 3.2.4 The layout and design of the Proposed Development has specifically considered the potential impacts on sensitive receptors and features of the surrounding environment. The design process has sought to minimise the potential permanent effects of the Proposed Development on sensitive receptors.
- 3.2.5 Figure 3.3: Design Evolution of the EIA Report summarises the design evolution of the proposed development from initial layout to design freeze layout. Key design objectives were as follows:
- Minimisation of visibility of the proposed development (including substation and ancillary elements such as site access tracks), especially from designated landscapes, sensitive landscape character areas and receptor locations, including, residential properties, designated cultural heritage sites and key transportation and recreational routes;
 - Avoid impacts on known/recorded cultural heritage assets within the site;

- Avoidance of sensitive habitats, including blanket bog;
- Minimise felling of commercial forestry required to accommodate the construction and operation of the proposed development;
- Avoid impacts on sites designated for ecological or ornithological purposes;
- Minimise disturbance and/or displacement of protected avian and non-avian species;
- Avoid potential effects on waterbodies through increased rate/volume or run-off and reduced quality of surface waters or groundwater run-off; and
- Minimise traffic required during construction.

3.2.6 The layout proposed has sought to avoid significant adverse effects on receptors where possible. As stated at Section 2.2.1 above, the proposed building dimensions are based on a worst case scenario or maximum envelope. The final size of these building will be refined through the detailed design stage and optimised to reduce the size of buildings where possible. In terms of the layout the following is proposed:

- the siting of the substation platform has evolved to avoid an area of the area of blanket bog.
- the shape of the construction compound and laydown areas was also modified to avoid sensitive habitat types. The construction compound, including all buildings and materials, would be removed at the end of construction and soils appropriately reinstated, minimising the impact on the landscape character.
- the substation platform was confirmed as being constructed at 371.5 m AOD, with the maximum height of electrical equipment and plant of up to 15.5 m and would be constructed at 372.5 m AOD, as 1 m of excavated fill material would be placed on top of the level substation platform – avoiding the need for this to be taken off site.
- the bellmouth access junction position has been finalised to avoid the requirement to remove existing mature Sitka Spruce, avoiding exposure of the remaining forest edge to risk of wind throw.
- the final layout includes two SUDS ponds, which would service the proposed substation platform and construction compound respectively, prior to discharge through existing overland flow routes to mimic existing hydrological conditions.
- A landscaping plan is proposed which assists with mitigating effects of the proposed development.

3.2.7 Much of the mitigation of operational effects are accounted for in the design of the proposed development. The landscape design (EIAR Volume 3A, Figure 3.4: Landscape Plan) illustrates the proposals to ameliorate construction and operational impacts and aid the assimilation of the operational development into the adjoining landscape.

3.2.8 The embedded mitigation includes:

- The incorporation a roll over slope to avoid a 'hard edge' to the rim of the substation excavation;
- Early establishment of a hedge bank along the Tombreck farm track, to provide mitigation of views from this part of the steading;

- Establishment of screening landforms would have a maximum 3 m height (above existing ground levels) and have gently domed tops that are undulating to reflect the underlying topographical forms in the vicinity and to avoid an overly engineered appearance to these features.
- The establishment of suitable locally native tree and scrub planting species around the periphery of the site in order to reduce the visibility, prominence and perceived scale of structures within the substation;
- Positioning of the proposed development within an excavated void, so that it would be partially screened below adjoining ground levels, thereby reducing its prominence and scale, and reducing the incidence of them outcropping above the horizon in views from key receptor locations; and
- Use of recessive colour for structures that would overtop the rim of the excavation. The colour would be agreed with the local planning authority before construction operations commence at the site.

3.2.9 Full details of the mitigations by design are set out at Section 3.6 of Chapter 3 of the EIA Report.

Access

3.2.10 Access to the Proposed Development will be taken from a new junction with western side of the B846 (Aberfeldy to Tummel Bridge), at Tomphubil, approximately 3 km south of Tummel Bridge. The location of the access off the B846 has been discussed and agreed with officers within Perth and Kinross Council.

3.2.11 To enable the delivery of the Statcom Transformer to the site, modifications to the existing public road network would be required to ensure traffic impacts on the road network are minimised and emergency access can be provided at all times. Any requirement for planning permission for these road improvements will be taken forward as part of a separate planning application. These modifications vary but would improve safety for existing road users and allow the safe delivery of the transformer to site. In addition, peak times would be avoided, and road signage would be implemented to provide advanced warning of abnormal load movements.

3.2.12 The nature of the Proposed Development means that access for members of the public is restricted. The platform would be surrounded by a 4 m high palisade security fence. As such, access to the Site and around it is limited to authorised persons only.

3.3. Consultation

3.3.1 Consultations with the planning authority, statutory consultees and local communities was carried out as per pre-application consultation requirements prior to and during the design development process.

3.3.2 Full details of the consultation process are set out in the accompanying Pre-Application Consultation Report.

3.4. Conclusion

- 3.4.1 The Proposed Development has been carefully considered from a design and layout perspective and would be fit for purpose whilst also being sensitive to the landscape context. The proposals have been designed to be accessible to authorised persons with clearance to enter a live substation site. The nature of the Proposed Development does not allow for access by members of the public, and as such has been designed to be secure from a public access perspective. This in accordance with the Electricity Safety, Quality and Continuity Regulations 2002 (as amended).

4. Development Plan Assessment

4.1. Introduction

4.1.1 This Chapter assesses the Proposed Development against the statutory Development Plan applicable to the Application Site, which comprises:

- The TAYplan Strategic Development Plan (approved October 2017); and,
- The Perth and Kinross Local Development Plan 2 (PKLDP2) (adopted 29 November 2019).

4.2. TAYplan Strategic Development Plan

Vision and Outcomes

- 4.2.1 The TAYplan Strategic Development Plan (TSDP) is strategic in nature setting out the overall planning vision for the region over the next twenty years. TSDP looks to identify key areas for growth and sets out an overarching spatial strategy for the region.
- 4.2.2 The Plan sets out a vision for the region which states, *“By 2036, the TAYplan area will be sustainable, more attractive, competitive and vibrant without creating an unacceptable burden on our planet. The quality of life will make it a place of first choice where more people choose to live, work, study and visit and where businesses choose to invest and create jobs.”*
- 4.2.3 The TSDP sets out four key outcomes which include; improving people’s health, improving the regions image through sustainable economic growth, improving the quality of environments which people live, work and play in, and living sustainably within the earth’s environmental limits.
- 4.2.4 The TSDP identifies a series of themes and related policies to guide delivery of the Plan. The policy of most relevance to the Proposed Development is ‘Policy 7 – Energy, Waste and Resources’ which aims to deliver a low/zero carbon future and contribute to meeting Scottish Government energy targets. Policy 7 states that energy proposals may be considered strategically significant if they meet relevant criteria which includes development which will significantly affect the operation and capacity of energy infrastructure including regional grid connections and storage networks. Such proposals are considered to have significant implications for the strategic capacity of the TAYplan area to accommodate energy development.
- 4.2.5 The Proposed Development is considered to meet the criteria of Policy 7 and is identified as a strategically significant development within the TSDP. The Proposed Development has important consequences for the energy sector and in ensuring continued security of supply across the electricity network supporting large scale renewable energy infrastructure connections.
- 4.2.6 Policy 2 Shaping Better Quality Places seeks to deliver better quality development and places which respond to climate change. It contains numerous parts, many of which are more applicable to traditional forms of development within towns and settlements. The need for the Proposed Development is driven in part due to its locational requirements in order to support the electricity

infrastructure in the Tummel Bridge area. By its nature it will not attract visitors or be travel generating and will not be accessible by the public.

- 4.2.7 In terms of Part C of the policy, the Proposed Development is not located within an area at risk from flooding, with the exception of a small part of the site which may be subject to surface water flooding. The Drainage Impact Assessment provides details of the proposed measures to ensure that runoff from the development is not greater than under present conditions. With these features integrated into the development, there should be no increase in flood risk to surrounding areas or other development. The site selection and design process has sought to avoid construction in areas of deep peat. A Stage 1 Peat Management Plan (PMP) (EIA Report Technical Appendix 7.2) has been produced which will be continually updated as the project develops into detailed design to ensure that any impacts on peat and carbon rich soils are reduced to a Low or Negligible magnitude.
- 4.2.8 Policy 8 Green Networks seeks to protect and enhance green and blue networks, setting out measures to avoid the fragmentation of green networks and to maximise their potential. The Proposed Development will not lead to the fragmentation of any existing green networks. The nearest core path is located 1.5km from the site and will not result in any direct impacts to its access. However, the proposal can draw support from Policy 8 in that it has been sensitively designed to minimise the impact on the surrounding landscape and includes a variety of landscape mitigation measures. The Proposed Development is considered to comply with Policy 8 insofar as it is relevant.
- 4.2.9 Policy 9: Managing TAYplan's Assets states that land should be identified through Local Development Plans to ensure responsible management of TAYplan's assets including: finite resources; protecting Natura 2000 sites; safeguarding the integrity of natural and historic assets; and, safeguarding the qualities of unspoiled coast. With regard to the Proposed Development no statutory designated nature conservation sites of ecological importance occur within the application site. No natural or historical assets are predicted to be impacted by the Proposed Development following the application of the recommended mitigation. The accompanying EIA Report sets out the careful design, mitigation measures and management of the Proposed Development to ensure limited impact on the local area. The Proposed Development is considered to comply with Policy 9.
- 4.2.10 The Proposed Development can draw support from the policies and objectives of the TSDP and is considered to be consistent with its provisions.

4.3. Perth and Kinross Local Development Plan 2

- 4.3.1 The PKLDP2 sets out a vision statement and spatial strategy for the area alongside the policies against which development will be assessed. The PKLDP2's vision directly aligns with the vision statement in TayPlan noted above. The Proposed Development has been considered in the context of the PKLDP2, and the most relevant policies are identified in Table 4.1 and are included in full at Appendix 2 to this Planning Statement. The policy assessment has also taken account of the Pre-Application Report to the Development Management Committee of 25 August 2020 and the policies highlighted in the report have been addressed as necessary.

Vision and Key Objectives

- 4.3.2 The vision and objectives of PKLDP2 are not specific to energy infrastructure but do recognise environmental concerns, a desire to reduce the impact on our local and global environment and a need to adapt to climate change whilst protecting the quality of the rural environment.
- 4.3.3 The Application Site has no specific designated land use within the PKLDP2.
- 4.3.4 The policies of PKLDP2 have been split into four sections in line with the policy themes identified in Scottish Planning Policy; a Successful, Sustainable Place; a Low Carbon Place; A Natural, Resilient Place; and, a Connect Place.

Table 4.1: Relevant Development Plan Policies

PKLDP2 Topic	Policy
A Successful, Sustainable Place	Policy 1: Placemaking Policy 2: Design Statements Policy 14: Open Space Retention and Provision Policy 15: Public Access Policy 26: Scheduled Monuments and Archaeology Policy 27: Listed Buildings Policy 31: Other Historic Environmental Assets (not included in advice, check wording)
A Low Carbon Place	Policy 35: Electricity Transmission Infrastructure
A Natural, Resilient Place	Policy 38: Environment and Conservation Policy 39: Landscape Policy 40: Forestry, Woodland and Trees Policy 41: Biodiversity Policy 42: Green Infrastructure Policy 47: River Tay Catchment Policy 51: Soils Policy 52: New Development and Flooding Policy 53: Water Environment and Drainage Policy 55: Nuisance from Artificial Light and Light Pollution Policy 56: Noise Pollution
A connected Place	Policy 60: Transport Standards and Accessibility Requirements

4.4. Development Plan Policy Assessment

‘A Successful, Sustainable Place’

Placemaking

- 4.4.1 ‘Policy 1 Placemaking’ Part 1A supports development which contributes positively to the quality of the built and natural environment, and which is designed with reference to climate change mitigation and adaptation. The design, density and siting of development should respect the character and amenity of the place. The Proposed Development has been carefully sited and designed to minimise visibility in the surrounding countryside, being sited within a topographical basin to sit below the horizon, which would prevent the proposed development becoming a

dominant feature within the baseline view. In terms of the design and layout of the infrastructure, the choice of technology being used, GIS, means that the overall size of the substation is smaller than the alternative, Air Insulated Switchgear (AIS) and the majority of the equipment would be housed within single-storey buildings. Landscape Planting is also proposed which is designed to provide screening/ filtering of views and forms part of the mitigation for the proposed development. The policy also requires new development to create new or improve links within and beyond the site, however this is not deemed appropriate to this type of development.

- 4.4.2 **Parts 1B and 1C** of the policy identifies placemaking criteria with which new development should comply and provides guidance for large ‘neighbourhood’ developments. The nature and characteristics of a substation extension development is such that it is not designed or intended for use by the public nor would it be accessible to the public. As such the ‘placemaking’ criteria outlined in this policy is not entirely relevant nor is it considered suited to the assessment of large-scale transmission infrastructure.
- 4.4.3 The Applicant has gone through an extensive process in reaching the finalised siting, design and layout of the individual components on the Application Site. The layout of the Proposed Development is largely driven by technical requirements; however, the finalised design has sought to minimise where possible impacts on the local and wider area. This has been achieved through various mitigation measures, which have sought to incorporate locally appropriate features to compliment the distinct pattern of vegetation cover already present through the immediate and wider landscape, and the careful siting of the substation which would be seen in the context of existing utility infrastructure. These measures result in minimising the impact on the local landscape character.
- 4.4.4 The proposed development is required to facilitate the connection of new renewable energy generation projects which is in line with Policy 1’s focus on climate change mitigation and adaptation.
- 4.4.5 The Proposed Development is considered to accord with Policy 1 insofar as it is relevant.
- 4.4.6 **Policy 2: Design Statements** states that design statements will normally be required to accompany planning applications for non-residential uses over 0.5 ha or developments impacting upon heritage assets. An EIA Report has been prepared alongside this Planning Statement, which contains detailed information and drawings on the design of the Proposed Development relative to impact on heritage assets. A Design and Access Statement is also provided at chapter 3 of this Planning Statement which sets out the principles of the approach to the design of a substation. The proposal is therefore deemed to accord with Policy 2.

Community Facilities, Sport and Recreation

- 4.4.7 **Policy 14: Open Space Retention and Provision** was identified by PKC as a relevant policy in their preapplication response. Part A of the policy deals with Existing Areas of open space, parks, outdoor sport facilities, including sport pitches, and allotments/community growing areas where development would result in the loss of these spaces. The Proposed Development will not impact any such facilities. Part B of the policy deals with open space in new development. Given the nature of the proposed development it is not appropriate to provide new open spaces as the site will not be accessible to members of the public. The policy has therefore not been considered further.

- 4.4.8 **'Policy 15: Public Access'** seeks to secure the protection of public access rights including the integrity of core paths, disused railway lines, asserted right of way or other well-used routes. Development proposals that would adversely affect public access rights will not be permitted unless impacts are adequately addressed in the plans and suitable alternative provision is made. Chapter 4 of the EIA Report considers core paths. There are no formal public access routes within the site area, and the closest is the B846 at White bridge to Schiehallion (DULL/147), located 1.4 km south/south west of the proposed development. Two other core paths were considered within Chapter 4; Schiehallion Core Path (RANN/108) and DULL/146 Core path between Glengoulandie car park and the B846 at White bridge. As such there is no impact on these public access rights.
- 4.4.9 No significant cumulative effects are predicted on public access.
- 4.4.10 The Proposed substation can be delivered without impacting upon the core path network. Accordingly, the proposed development complies with Policy 15 on Public Access.

The Historic Environment

- 4.4.11 The following policies of the PKLDP2 aim to enhance and protect the integrity of various heritage assets within the historic environment:
- **Policy 26: Scheduled Monuments and Archaeology**
 - **Policy 27: Listed Buildings**
 - **Policy 31: Other Historic Environmental Assets**
- 4.4.12 Chapter 8 of the EIA addresses the impact of the Proposed Development on cultural heritage assets. Figures 8.1 and 8.2 of the EIA Report display the cultural heritage features within the study area. Twenty-two undesignated heritage assets were identified within the Inner Study Area; three of these lie within the site boundary and one lies along the northern boundary. One Scheduled Monument, one Category B Listed Building and two Category C Listed Buildings have been identified within the Outer Study Area.
- 4.4.13 The layout of the proposed development has been designed to avoid direct impacts on the identified heritage assets within the site and no direct impacts are predicted on the cultural heritage assets identified within the site.
- 4.4.14 There is predicted bare-earth visibility of the Proposed Development from the identified designated assets within the outer study area, however in all cases the settings of these assets would not be significantly adversely affected by the construction and operation of the proposed development due largely to distance, surrounding built environment, screening provided by existing forestry, woodland and hedgerows and in the case of the Tomphubil Limekiln (category B Listed Building), new screening provided as part of the proposed landscaping and planting mitigation.
- 4.4.15 There are no Gardens and Designed Landscapes within 3km of the Proposed Development.
- 4.4.16 It has been assessed within the EIA Report that there is a low potential for unknown buried archaeological remains to be present within the site following consideration of the current and past

land use within the Inner Study Area, but the possibility of buried remains of archaeological interest being present cannot be ruled out.

- 4.4.17 Mitigation measures are proposed that would reduce and off-set any potential direct effects on hitherto buried remains that may survive within the site and which could be disturbed by construction of the proposed development, including the appointment of an Archaeological Clerk of Works (ACoW) to oversee all aspects of the construction phase archaeological mitigation work; the Preparation of a Written Scheme of Investigation (WSI) to be submitted to the planning authority for approval prior to any construction works commencing; and, implementation of the scope of works outlined in the WSI during the construction phase. Adoption of the monitoring measures would ensure that any residual effects on potential buried remains are of only minor adverse significance and not significant.
- 4.4.18 The EIA Report has assessed the cumulative effect of the Proposed Development in addition to, and in combination with, the Associated Development on the heritage assets identified and has concluded that they will be no greater than the effect of the Proposed Development alone; that is an impact of no more than a low magnitude, resulting in effects of minor significance (not significant).
- 4.4.19 The EIA Report demonstrates that there will be no negative impacts upon designated heritage assets as a result of the Proposed Development. The Proposed Development is considered to be in accordance with Policies 26, 27 and 31.

4.5. 'A Low Carbon Place'

Energy, Heat and Electricity

- 4.5.1 **Policy 35: Electricity Transmission Infrastructure** is the policy which is most relevant to the consideration of the Proposed Development and offers support for electricity substations and associated infrastructure. It is noted that in environmentally sensitive locations appropriate mitigation will be required and should be considered as part of the preparation of any proposal.
- 4.5.2 The EIA Report which accompanies the application sets out how the Application Site has been selected and designed to minimise adverse impacts on the environment and to avoid environmentally sensitive locations. Embedded and enhanced mitigation has been proposed where necessary, in doing so the Proposed Development would not result in unacceptable effects to the environment. The Proposed Development can draw support from Policy 35.

4.6. 'A Natural Resilient Place'

The Natural Environment

- 4.6.1 'Policy 38: Environment and Conservation' seeks to prevent development from significantly impacting the following four categories:
- Policy 38A: International Nature Conservation Sites;
 - Policy 38B: National Designations; and

■ **Policy 38C: Local Designations.**

- 4.6.2 **'Policy 39: Landscape'** is a multi-criteria policy offering support for development proposals which do not conflict with the aim of maintaining and enhancing the landscape qualities of Perth and Kinross.
- 4.6.3 **Policy 41: Biodiversity'** is a related policy, which seeks to protect and enhance wildlife and wildlife habitats, taking into account the ecosystems and natural processes in an area. Specifically, Policy 41, aims to protect European and other Protected Species.
- 4.6.4 **Policy 47: River Tay Catchment Area** looks to protect the nature conservation interests of the River Tay Catchment Area with specific criteria required to be met for development proposals within its catchment including Tummel Bridge.
- 4.6.5 Chapters 5 and 6 of the EIA Report assess the potential impact upon ecological and ornithological features respectively. Chapter 4 of the EIA Report considers the likely significant effects on landscape and visual amenity associated with the construction and operation of the proposed development.

Ecological Resource

- 4.6.6 With respect to terrestrial ecology, the EIA Report states that there are no designated sites within the application boundary. The closest are the Dalcroy Promontory SSSI approximately 1.4km to the north, the River Tay Special Area of Conservation (SAC) approximately 2.2km to the north and the Schiehallion Site of Special Scientific Interest (SSSI) located approximately 5km to the southwest of the site.
- 4.6.7 All designated sites, except the River Tay SAC, have been scoped out of the assessment as no direct links exist whereby impacts arising from the construction, operation or decommissioning of the proposed development could impact these designated sites. No direct impacts to statutory designated nature conservation sites have been identified. However, construction of the proposed development within the vicinity of tributaries of the River Tay SAC could result in indirect impacts, such as pollution or silt-laden run-off entering the SAC via Allt Kinardochoy.
- 4.6.8 Following the implementation and adherence to the CEMP and specifically the proposed Species Protection Plan (SPP), impacts on the River Tay SAC would be reduced in magnitude to negligible over the short-term. Subsequently no significant effects are predicted on the River Tay SAC. Notwithstanding this, a separate assessment to support an Appropriate Assessment is included in EIA Report Volume 4, Technical Appendix 5.1: Habitats Regulations Appraisal and Appropriate Assessment.
- 4.6.9 The dominant habitats within the study area are coniferous woodland plantation, acid dry heath and blanket bog. The construction of the proposed development would result in permanent habitat loss, primarily to habitats of local or lesser importance and as such were not assessed further within the EIA. Only blanket bog habitat which is considered to be of national importance was considered for further assessment.

- 4.6.10 The design of the proposed development was altered as far as possible, following the phase 1 surveys to avoid areas of blanket bog. The shape of both the substation platform and of the construction compound and laydown areas have been adjusted to avoid any areas of blanket bog, while still providing enough space for each feature to function. Subsequently no direct impacts on blanket bogs are predicted from the construction of the proposed development.
- 4.6.11 No dwelling places of protected species were recorded during the field surveys, but field signs of pine marten, red squirrel and badger were recorded within the ecological survey area. Adder could also potentially be present. Following the successful adherence with the Final CEMP and specifically the proposed SPP, impacts on pine marten, red squirrel, badger and adder would be reduced in magnitude to negligible over the short-term. Subsequently no significant impacts are predicted on protected species. No significant effects are predicted during operation.
- 4.6.12 There is potential for significant cumulative effects as a result of the Proposed Development and Associated Development on designated sites, habitats and protected species. These impacts in combination do not present a more significant impact. However, with the proposed mitigation in no significant cumulative effects are predicted.
- 4.6.13 Overall, the residual effects on ecological receptors after consideration of mitigation measures are non-significant.

Ornithological Resources

- 4.6.14 With regards to ornithology, the EIA Report considers the potential for effects during construction and operation of the proposed development as well as cumulative developments. Operational impacts have been scoped out of the assessment as no impacts on ornithological receptors are anticipated during the operation phase due to the low level of disturbance (occasional visits by staff for maintenance) and the absence of any features likely to cause significant collision risk for birds.
- 4.6.15 The EIA Report notes that there is one designated site, Dunalastair SSSI, located approximately 6.1km from the site. There is no connectivity between the proposed development and this site therefore it was scoped out of further assessment.
- 4.6.16 A total of 13 species were identified within the study area in the Breeding Bird Survey (BBS), as illustrated on Figure 6.3 of the EIA Report. There are no bird species recorded breeding during the BBS which are considered to be of greater than local importance. Of the species recorded within the Site, two Red listed species, song thrush and tree pipit, were recorded, with a single instance of each bird singing. Two Amber listed species were recorded, with four records each of meadow pipit and willow warbler.
- 4.6.17 Common gull and osprey were recorded over Loch Kinardochy during breeding bird surveys, but no signs of breeding were observed. A pair of red-throated diver were recorded flying into and landing on Loch Kinardochy during surveys in 2020. Neither bird was recorded on site during previous visits in spring 2020, so it is assumed that these birds are not breeding on Loch Kinardochy. Loch Kinardochy is considered too big to be suitable for red throated diver.

- 4.6.18 As both osprey and red throated diver are present in the surrounding area the potential for birds to nest within the site still exists. As such mitigation measures are proposed as part of the CEMP to protect bird nests during construction including pre construction surveys for osprey and red throated diver. If required SPP would be prepared to prevent construction impacts on these species. Vegetation would also be removed outside of the breeding bird season. If this cannot be done, areas to be cleared would be surveyed by the Ecological Clerk of Works to ensure no nests are present. Where nests are present a suitable buffer will be established.
- 4.6.19 The EIA Report concludes that following the successful adherence with the CEMP and the prevention measures proposed, the likelihood of any impacts on bird nests including schedule 1 bird nests during construction, are considered very unlikely. Significant impacts on nesting birds are therefore not predicted.
- 4.6.20 Cumulative effects have been assessed in the EIA Report, and although there is potential for significant adverse effects during construction, following the successful implementation of proposed mitigation, no significant residual cumulative impacts are predicted.
- 4.6.21 The EIA Report demonstrates that there are no negative impacts resulting from the Proposed Development on ornithological interests.
- 4.6.22 With regard to biodiversity generally, the Proposed Development includes various biodiversity enhancement measures as part of the Landscape Plans for the site, including the choice of trees proposed in the new woodland planting, planting of species rich grassland which would promote visual interest while enhancing and aiding biodiversity.
- 4.6.23 The Applicant is committed to protecting and enhancing the environment by minimising the potential impacts from construction and operational activities.
- 4.6.24 A Biodiversity Net Gain (BNG) Assessment has been undertaken. The results of the BNG assessment informed the design process for the proposed development, including the alteration of the footprint/shape of the proposed substation platform and construction compound and laydown areas to avoid blanket bog habitats and minimising the amount of excess material to be used on site to avoid an overall net loss of biodiversity on the site.
- 4.6.25 The Proposed Development complies with the relevant policies 38A, 38B, 38C, 41 and 47 of the PKLDP2 insofar as they relate to biodiversity resources.

Landscape Resources

- 4.6.26 A landscape and visual impact assessment (LVIA) is contained within Chapter 4 of the EIA Report. The proposed development would be located within a topographical basin between Meall Damh to the east, and the foothills of Schiehallion, a popular Munro, to the west. The proposed development is located within a largely rural landscape characterised by a low topographical basin with dense coniferous forestry and pasture bisected by existing grid infrastructure and local roads. The form of the landscape and prevalence of forest cover provides potential for screening/filtering of views of the proposed development from many of the sensitive neighbouring receptor locations.

- 4.6.27 The LVIA identifies two nationally important landscapes designated for their landscape value; Loch Rannoch and Glen Lyon National Scenic Area (NSA) located approximately 1.3km south west of the Proposed Development, and Loch Tummel NSA located approximately 1.5km east/north east.
- 4.6.28 Policy 38B considers NSA's and states that development which would affect an NSA will only be permitted where the Council is satisfied that the proposed development will not adversely affect the integrity of the area or the qualities for which it has been designated. The LVIA concludes in relation to the two NSAs that there would not be any impacts which would adversely affect the special qualities or characteristics of the designation, or impact upon the justification for their designation. The integrity of the NSA would not be affected.
- 4.6.29 There are three Landscape Character Types (LCT) within the study area, Lower Upland Glens and Lochs LCT (SNH 375); Summits and Plateaux Tayside LCT (SNH 376); and Mid Upland Glens LCT (SNH 371). The application site is located on the merging boundary of the Lowland Upland Glens and Lochs LCT and the Summits and Plateaux Tayside LCT, however the substation and platform would be located fully within the Summits and Plateaux Tayside LCT.
- 4.6.30 The EIA Report concludes that while construction activities would introduce disturbance and complexity to the landscape, and would represent a substantial impact, and a temporary major/moderate adverse effect on the landscape character of the host LCT in this location which would be significant, such effects would be highly localised with the majority of this landscape being unaffected or effected to a non-significant degree. Furthermore, the effect would be largely reversed in the short to medium term following completion of construction work and establishment of proposed landscape proposals. Overall, given the size and scale of the LCT as a whole the effects would not be significant.
- 4.6.31 Once operational, although the Proposed Development would increase the presence of major utility infrastructure within a localised part of the LCT, it would not extend beyond the existing horizon and would not be a novel or contrasting feature to the existing character of the landscape, due to the presence of existing electricity OHL infrastructure. Along with the landscape mitigation proposed, the Proposed Development is therefore not predicted to result in a significant adverse effect on this LCT.
- 4.6.32 No significant effects are predicted during construction on the two remaining LCTs within the study area, due to the limited visibility, distance and short duration of the works. Likewise, no significant effects are predicted once the Proposed Development is operational.
- 4.6.33 The LVIA concludes that no significant visual effects are anticipated for any of the scattered residential properties in proximity of the Proposed Development due to the setting of the substation within topographical basin, intervening screening and additional proposed planting and earth mounds. In addition, no significant visual effects are anticipated on the surrounding transport routes or on recreational routes, due to a combination of existing screening from forestry, backclothing provided by surrounding vegetation, the presence of existing utility infrastructure and the result of proposed landscape mitigation which would assist in screening the substation further.
- 4.6.34 Five representative viewpoints were assessed in the LVIA. Moderate/minor residual effects attributable to the proposed development were identified at one of these locations. The remaining

four representative viewpoints are considered to have minor adverse residual effects. As such no significant effects are predicted at these representative viewpoints.

- 4.6.35 Landscape mitigation measures are proposed and detailed in Figure 4.5 Draft Landscape Mitigation Proposal of the EIA Report.
- 4.6.36 The EIA has considered the potential cumulative effects of the Proposed Development alongside the Associated Development on landscape resource. There would be no significant cumulative effects arising from the Associated Development in addition to the Proposed Development. The greatest effects would be on landscape character however this would be limited to the landscape immediately surrounding the Project Site and would reduce quickly with distance.
- 4.6.37 The EIA Report concludes that overall, no significant landscape and visual effects are anticipated as a result of the Proposed Development. The Proposed Development has been designed to minimise landscape and visual impacts and whilst some visual impacts are inevitable for electricity transmission infrastructure, the impacts have been mitigated to eliminate any significant adverse effects in compliance with the aims of Policy 39.
- 4.6.38 **'Policy 40: Forestry, Woodland and Trees'** is made up of 'Policy 40A: Forest and Woodland Strategy' and 'Policy 40B Trees Woodland and Development'. Policy 40A supports proposals which deliver woodlands, protect existing trees and encourage good woodland management. Policy 40B notes that where the loss of woodland cover is unavoidable, the Council will require mitigation measures to be provided.
- 4.6.39 The Proposed Development site is located within an area of commercial forestry plantation, which is the subject of an existing Forest Management Plan managed by Forestry Land Scotland (FLS). The Proposed Development would result in the long-term loss of 7.61 ha of forest resource relating to the substation platform area, SUDS areas and the access road. 0.04ha of this relates to loss of native broadleaf trees relating to the access track. Some temporary felling will be required to manage wind throw and as a buffer to SUDS ponds. These areas are within the control of the Applicant and will be replanted at the end of the construction phase to ensure no net loss of forest resource.
- 4.6.40 In terms of the loss of forestry associated with accommodating the individual components of the proposed development, the applicant proposes compensatory planting in line with the Scottish Government Policy on the Control of Woodland Removal. The Applicant has reached agreement with a local landowning charity (Highland Perthshire Communities Land Trust) to undertake off site compensatory native woodland planting of 9.0 ha within their landholding at Dun Coillich, 1.6 km south of the site.
- 4.6.41 The EIA Report has considered the cumulative impact of the Proposed Development and Associated Development. Some additional felling will be required to facilitate the Associated Development (0.2ha) which will also be compensated for as part of the planting at Dun Coillich noted above. No significant cumulative effects are therefore predicted.
- 4.6.42 The Proposed Development is deemed to accord with Policy 40.

- 4.6.43 **Policy 42: Green Infrastructure** requires new development to contribute to the creation, protection, enhancement and management of green infrastructure. The policy has limited relevance but to the extent that it is relevant the Proposed Development can draw support from the policy in the respect that it incorporates high standards of environmental design and mitigates the negative impacts of development utilising green infrastructure.

Environmental Resources

- 4.6.44 **Policy 51: Soils** seeks to protect soils from damage and limit development on areas of good quality agricultural soil. The site is not located within an area of 'good quality agricultural soil as defined by the policy. The policy also seeks to protect and avoid disturbance to and the loss of carbon rich soils including peatland.
- 4.6.45 Chapter 7 of the EIA Report considers geology and soils. The majority of the site has either no peat present or has a shallow depth of peat present. Peat depths surveys of the area found peat depths of between 0.5 and >1 m within the site boundary. Immediately west and fringing the western margin of the site is an area of Class 1 peat habitat. The proposed substation platform, access track, and temporary construction compound and laydown areas were sited to avoid the deeper areas of peat located in the southwestern part of the site. The majority of the proposed development footprint is therefore underlain by <1 m of peat, which would be disturbed during construction.
- 4.6.46 A Stage 1 PMP has been prepared (EIA Report Volume 4, Technical Appendix 7.2) which documents outline measures to mitigate potential impacts on peat and carbon rich soils through the construction phase. This is a live document that will be updated further as the project progresses through detailed design and operation. The PMP seeks to ensure that any impacts on peat and carbon rich soils are reduced to a Low or Negligible magnitude, particularly with regard to any areas of deeper peat in the south-west corner of the site, such that no significant effects are predicted. No significant effects are predicted on peatland during the operational phase.
- 4.6.47 The EIA identified potential cumulative effects relating to the construction of the Associated Development, where there is potential for deep peat. Subject to the proposed mitigation, including PMP, CEMP, and further geotechnical investigations at detailed design stage, no significant adverse effects are predicted.
- 4.6.48 No significant impacts on soils are identified in the EIA Report. The Proposed Development accords with Policy 51.

Building Resilience

- 4.6.49 **Policy 52: New Development and Flooding** states that there is a presumption against new development on the functional flood plain, in areas where there is a risk of flooding, or where a proposal would increase the flooding risk elsewhere.
- 4.6.50 **Policy 53: Water Environment and Drainage** is closely connected to Policy 52 and aims to ensure there is no deterioration of the water body status, and provides guidance in relation to foul drainage, surface water drainage and the reinstatement of natural watercourses.

- 4.6.51 Chapter 7 of the EIA Report assesses the impact of the Proposed Development on the water environment. A Preliminary Drainage Strategy, including flood risk, is provided in EIAR Volume 4, Technical Appendix 7.1.
- 4.6.52 The EIA Report notes that parts of the site may be affected by surface water flooding as identified in the SEPA Flood maps. The Drainage Impact Assessment provides details of the proposed measures to ensure that runoff from the development is not greater than under present conditions. With these features integrated into the development, and with adequate sizing of the watercourse crossing for the access road, there should be no increase in flood risk to surrounding areas or other development. No fluvial or tidal flood risk has been identified at the site.
- 4.6.53 A site specific CEMP will be written in accordance with the relevant best practice guidance on pollution prevention and mitigation. The CEMP would set out the environmental management requirements and responsibilities incumbent upon the main contractor with respect the water environment (amongst other things). The main contractor would be required to develop specific Environmental Management Plans (EMPs) which would include the methodologies and management measures to be employed in the construction of the proposed development. It is anticipated that foul sewage from temporary welfare facilities would be to tank for off-site removal. In addition, any works taking place near watercourses i.e. construction of the proposed access track crossing over the Allt Kinardochoy, will be undertaken in accordance with SEPA guidance and in line with the requirements of the CAR to prevent or reduce adverse effects to the watercourse.
- 4.6.54 The proposed drainage strategy will incorporate SUDs features. It is anticipated that the SUDs features proposed will provide the required mitigation with regards to water quality, with full details provide at later design stages. Although the Loch Kinardochoy and the Allt Kinardochoy are considered to be of High Sensitivity, the magnitude of change is considered to be Negligible, as a result of the standard mitigation practice proposed and which would be set out in the CEMP, and no significant effect is predicted.
- 4.6.55 The EIA has considered the cumulative effects of the Proposed Development alongside the Associated Development. No significant residual potential impacts in relation to flooding or the water environment are predicted. Impacts on water features such as the Loch Kinardochoy and Allt Kynachan, as well as downstream PWS, are addressed through design interventions or standard mitigation practice such that the magnitude of the impact is predicted to be 'Negligible' therefore the significance of effect is predicted to be 'Negligible'.
- 4.6.56 The Proposed Development is considered to comply with Policies 52 and 53.
- 4.6.57 **Policy 55: Nuisance from Artificial Light and Light Pollution** seeks to avoid proposals where the lighting would result in obtrusive and or/intrusive effects, or a statutory nuisance.
- 4.6.58 The temporary construction compounds are likely to be equipped with lighting installations for use during low light conditions and security lighting. All temporary lighting installations would be downward facing and would be switched off during daylight hours and out with working hours. Any effect would be temporary and not expected to be significant. During operational phase, the substation would generally not be illuminated. Floodlights would be installed but would only be used in the event of a fault or when essential maintenance needs to be carried out during the hours of darkness.

- 4.6.59 The Proposed Development is not considered to create light obtrusive or intrusive lighting effects and is considered to be acceptable in the context of Policy 55.
- 4.6.60 **Policy 56: Noise Pollution** states that there will be a presumption against the siting of development proposals which will generate high levels of noise in the locality.
- 4.6.61 Noise sources during the construction phase would include increased traffic flows and noise from construction activities. Liaison with landowners and local residents would be carried out to ensure that minimum disruption occurs throughout all stages of construction of the Proposed Development. Appropriate working hours would be agreed with PKC. Any potential noise and vibration effects would be controlled through the inclusion of an appropriate blasting scheme detailed within the CEMP.
- 4.6.62 The substation would generate noise during operation. The location of residential receptors in relation to the Proposed Development was a consideration in the design development process. Following a baseline noise survey and acoustic modelling (as presented in EIAR Volume 4: Technical Appendices 3.4 and 3.5) no potential significant effects in relation to noise during the operational phase of the proposed development have been identified, as such noise has been scoped out of the EIA.
- 4.6.63 The Proposed Development is considered to accord with Policy 56.

4.7. 'A connected Place'

Transport and Accessibility

- 4.7.1 '**Policy 60: Transport Standards and Accessibility Requirements**' provides guidance on transport and accessibility for new development proposals including the promotion of active travel and parking standards. Policy 60 notes that in some circumstances developers may have to produce a Transport Assessment and implement appropriate mitigation measures. A Transport Assessment has been undertaken in accordance with policy and is provided at Technical Appendix 10.1 Transport Assessment to the EIA Report.
- 4.7.2 In addition, the policy is more directly relevant to development proposals that involve significant travel generation, once operational, the Proposed Development will not be a high travel generating use and will not be in use by the public. As such the parking and active travel guidance in the policy is not considered relevant to this piece of large-scale transmission infrastructure.
- 4.7.3 No impacts are predicted on the core paths network.
- 4.7.4 The main impact on the road network will be during the construction phase. Chapter 10 of the EIA Report considers Traffic and Transport matters, alongside the above mentioned Transport Assessment and details the proposed works, provides traffic generation estimates and proposes road network mitigation to limit impacts as a result of the Proposed Development.
- 4.7.5 During the construction period, the following traffic would require access to the to the Proposed Development: Staff transport, in either cars or staff minibuses; Construction equipment and

materials, deliveries of machinery and supplies such as concrete and crushed rock; and Abnormal loads.

- 4.7.6 The total traffic movements are not predicted to increase by more than 30% on the study area network for the Proposed Development. In addition, the construction phase is transitory in nature and the peak of construction activities are short-lived. However, the assessment of the Proposed Development significance suggests HGV flows in Aberfeldy and on the B846 are considered significant effects during the construction phase, prior to the application of specific mitigation measures.
- 4.7.7 Mitigation has been proposed and is set out at section 10.6 of Chapter 10 of the EIA Report. This includes the implementation of a Construction Traffic Management Plan (CTMP); Abnormal Load Management Plan and use of a convoy system, as well as public information in advance of works relating to movement of abnormal loads / convoys.
- 4.7.8 No significant effects are predicted on the road network and receptors considered following the implementation of the mitigation proposed.
- 4.7.9 The cumulative assessment of the Proposed Development and Associated Development significance suggests HGV flows in Aberfeldy and on the B846 are considered significant effects, prior to the application of specific mitigation measures as noted above. Once implemented no significant cumulative effects are predicted.
- 4.7.10 The Proposed Development once operational will have no adverse impact on the road network as there will be very limited traffic associated with this stage. The traffic associated with construction will be for a temporary period only and can be managed through the implementation of a CTMP.
- 4.7.11 The Proposed Development is deemed to be in accordance with Policy 60 insofar as it is relevant.

4.8. Supplementary Guidance

- **Flood Risk and Flood Risk Assessments Supplementary Guidance (adopted June 2014)**

- 4.9.1 This document provides detailed flooding guidance to support Local Development Plan Policies. Flood Risk has been considered in Chapter 7 of the EIA Report and in the Preliminary Drainage Strategy. Some areas of the site, in its pre-development context, are identified to be potential risk of surface water flooding but the design has incorporated good practice surface water management. There are no predicted impacts on downstream flood risk as a result of changes to the surface water runoff.
- 4.9.2 The Council is currently revising the Flood Risk and Flood Risk Assessments Supplementary Guidance to support the adopted PKLDP2 (2019). In 2019 PKC consulted on the Flood Risk and Flood Risk Assessments Draft Supplementary Guidance which will be progressed towards adoption in due course.

- **Forest and Woodland Strategy Supplementary Guidance (adopted March 2020)**

- 4.9.3 This document supports and expands upon policies within the PKLDP2 (2019), specifically Policy 40: Forestry, Woodland and Trees, and provides a guide to the future development of woodlands and forests in Perth and Kinross which will be used in the assessment of planning applications. The Guidance has been updated to align with the recently adopted Local Development Plan (2019) and changes to national policy particularly the publication of the Scottish Forestry Strategy (2019-2029).
- 4.9.4 The purpose of the Perth and Kinross Forest and Woodland Strategy is to:
- Provide a strategic framework for the development of forestry in the area;
 - Provide a local interpretation of the Scottish Forestry Strategy;
 - Ensure a balance of forestry with other land uses by identifying appropriate locations for a variety of types of woodland expansion and management practice;
 - Ensure forestry activity contributes across the range of Council policy objectives; and
 - Ensure that the public benefits of managing and expanding the area's forest estate are optimised.
- 4.9.5 The impact of the Proposed Development on forestry is addressed fully above in the context of Policy 40A and 40B. The Proposed Development is considered to be acceptable in the context of Policy 40 (A & B) and the Forest and Woodland Strategy document as it will ensure no net loss of trees through replacement and off site compensatory planting.
- **Landscape Supplementary Guidance (adopted March 2020)**
- 4.9.6 This document was produced to include the review and update of Local Landscape Designations in Perth and Kinross into the Council's planning policy framework. The purpose of the Supplementary Guidance is to reinforce and provide further guidance on the policies within the PKLDP2 (2019) specifically Policy 39: Landscape, considered above, and to help to bring forward land management initiatives to protect and enhance the 11 Special Landscape Areas within Perth and Kinross. The Guidance has been updated to align with the recently adopted Local Development Plan (2019) and changes to policy particularly on Wild Land.
- 4.9.7 The Proposed Development is located on the merging boundary of the Lowland Upland Glens and Lochs LCT and the Summits and Plateaux Tayside LCT. The Landscape Supplementary Guidance identifies landscape units within these LCTs, and the site is partially within 'landscape unit' 3 'Schiehallion' and partially with landscape unit 14 'Loch Tummel'. The site lies outside the 11 Local Landscape Areas highlighted in the Supplementary Guidance for their special qualities/significance. The EIA Report concludes that there will be no long-term effects on the landscape.

4.9. Development Plan: Conclusions

- 4.9.1 The Proposed Development has been assessed against the key relevant policies of the Development Plan. The Applicant has prepared an EIA Report which provides an assessment of the Proposed Development against a number of environmental considerations. The design development process has incorporated embedded mitigation throughout to reduce the impact of the Proposed Development on the surrounding environment. The EIA Report concludes that there are no unacceptable effects on the environment as a result of the Proposed Development, or cumulatively

with other developments assessed, subject to the proposed mitigation measures being put in place. A full schedule of mitigation proposed is provided at Volume 5a of the EIA Report.

- 4.9.2 The Proposed Development can draw support from the Development Plan, which recognises the importance of energy infrastructure to the region, is supportive of proposals which assist in renewable energy generation and which supports electricity infrastructure where there would be no unacceptable effects to the environment. The Proposed Development is acceptable in this regard with no significant adverse effects predicted.
- 4.9.3 The Proposed Development is considered to accord with Perth and Kinross Local Development Plan.

5 Material Considerations

5.1 Introduction

5.1.1 This section of the Planning Statement provides an assessment of the Proposed Development against the following key material considerations of relevance:

- The National Planning Framework 3;
- Scottish Planning Policy;
- The Scottish Energy Strategy: The future of energy in Scotland; and
- Emerging Supplementary Guidance.

5.2 National Planning Framework

5.2.1 The Scottish Government published the National Planning Framework 3 (NPF3) on 23 June 2014. It sets out the Scottish Government's central purpose "*to create a more successful country, with opportunities for all of Scotland to flourish, through increasing sustainable economic growth*".

5.2.2 In the Ministerial Foreword to the NPF3 it is noted that the "*NPF3 brings together the plans and strategies in economic development, regeneration, **energy**, environment, **climate change**, transport and digital infrastructure to provide a coherent vision of how Scotland should evolve over the next 20 to 30 years*". (Emphasis added)

5.2.3 NPF3 is a long-term strategy for Scotland and is the spatial expression of the Government's Economic Strategy and plans for development and investment in infrastructure.

5.2.4 Together, NPF3 and Scottish Planning Policy (considered below) applied at the strategic and local levels, are intended to help the planning system deliver the Government's vision and outcomes for Scotland and to contribute to the Government's central purpose.

The National Vision

5.2.5 NPF3 sets out the Government's vision for Scotland to be, *inter alia*:

- A successful, sustainable place – "*We live in high quality, vibrant and sustainable places with enough, good quality homes*";
- A low carbon place – "*Our built environment is more energy efficient and produces less waste and we have largely decarbonised our travel*";
- A natural resilient place – "*natural and cultural assets are respected; they are improving in condition and represent a sustainable economic, environmental and social resource for the nation...*";
- A connected place – "*We make better use of our existing infrastructure and have improved internal and international transport links to facilitate our ambition for growth and our commitment to an inclusive society*".

- 5.2.6 The Proposed Development is most closely related to achieving ‘A Low Carbon Place’ due to its importance in supporting the generation of new renewable electricity and supporting security of supply.
- 5.2.7 NPF3 acknowledges that good progress has been made in diversifying Scotland’s energy generation capacity. The Proposed Development forms an integral part of the transmission network required to ensure the system operates effectively and to maintain the quality and supply of electricity across the network.
- 5.2.8 NPF 3 acknowledges that proposals are coming forward for world-leading projects for energy generation. NPF3 supports the maintenance and enhancement of the electricity grid network. Paragraph 3.28 states that:
- “Electricity grid enhancements will facilitate increased renewable electricity generation across Scotland. An updated national development focusing on enhancing the **high voltage transmission network** supports this...”*
- 5.2.9 NPF3 notes that strengthening the electricity grid will be essential in unlocking renewable resources, both onshore and offshore. The Proposed Development is indirectly linked to this objective as it will serve to strengthen the electricity grid for new renewable energy generation coming on line thus ensuring security of supply.
- 5.2.10 Paragraph 3.28 continues noting that *“The environmental impacts of this type of infrastructure require careful management.”* Mitigation is identified as an important part in the delivery of these important pieces of infrastructure. The Applicant recognises the importance of mitigating the impact of a development of this scale to a satisfactory level. The EIA Report submitted in support of this application sets out the required mitigation measures which will assist in ensuring the Proposed Development can be delivered without unacceptable impacts on the local and wider environment.

Delivery: National Developments - Outcomes

- 5.2.11 NPF3 identifies 14 national developments that are needed to help to deliver the Scottish Government’s spatial strategy. National development status establishes the need for a project however it does not grant development consent. Planning permission and any other necessary assessments and consents will still be required. NPF3 sets out detailed descriptions of the components of each national development to assist planning authorities. The Proposed Development is deemed to fall under the description of ‘national development’ as identified within Annex 1 of NPF 3.
- 5.2.12 As part of the low carbon place strategy the Scottish Government recognises the need for a range of infrastructure, including new developments and refurbishment or enhancement of existing facilities. Delivery will be assisted by three national developments, one of which is **‘A High Voltage Energy Transmission Network’**. The Proposed Development would fall within this category.
- 5.2.13 An Enhanced High Voltage Energy Transmission Network is needed to facilitate renewable energy development and its export. Paragraph 3.40 notes that strengthening the electricity grid will be essential in unlocking renewable resources, both onshore and offshore.

- 5.2.14 The importance of the Proposed Development is therefore recognised in NPF3.
- 5.2.15 Annex A of NPF3 provides the technical descriptions of the statements of need as required by the Planning etc. (Scotland) Act 2006 and identifies those developments to be processed as national developments within the planning system where applications for consent are required.
- 5.2.16 The Proposed Development would fall under the class of development noted as “*new and/or upgraded onshore sub stations directly linked to electricity transmission cabling of or in excess of 132 kilovolts*”.
- 5.2.17 In terms of the specific need case for this type of development NPF3 states that “*these classes of development are needed to support the delivery of an enhanced high voltage electricity transmission grid which is vital in meeting national targets for electricity generation, statutory climate change targets, and security of energy supplies*”. The Proposed Development will support the delivery of these targets and in this regard can draw significant support from NPF3.
- 5.2.18 The Applicant recognises that this type of development requires careful management in delivery. The EIA Report has been prepared to assess and manage the potential impacts of construction and operation on the environment. It has been demonstrated that the proposal is acceptable in environmental and policy terms. The Proposed Development has a direct relationship with achieving the Scottish Government’s aims as set out in NPF3 and as such can draw strong support from this national level policy.

5.3 Scottish Planning Policy

- 5.3.1 Scottish Planning Policy (SPP) was published on 23 June 2014. An erratum was published on the 18th December 2020 as a result of changes to paragraphs 28, 29,30, 32, 33 and 125 of SPP. The changes relate to sustainable development and housing land supply.
- 5.3.2 The purpose of SPP is to set out national planning policies which reflect Scottish Government Ministers’ priorities for the operation of the planning system and for the development and use of land.
- 5.3.3 Paragraph (iii) states that, as a statement of Ministers’ priorities, the content of the SPP is a material consideration that carries significant weight, although it is for the decision maker to determine the appropriate weight to be afforded to it in each case.
- 5.3.4 Paragraph 11 sets out NPF3 and SPP’s single vision for Scotland’s planning system:
“We live in a Scotland with a growing, low-carbon economy with progressively narrowing disparities in well-being and opportunity. It is growth that can be achieved whilst reducing emissions and which respects the quality of environment, place and life which makes our country so special. It is growth which increases solidarity – reducing inequalities between our regions. We live in sustainable, well-designed places and homes which meet our needs. We enjoy excellent transport and digital connections, internally and with the rest of the world”.
- 5.3.5 To achieve this vision, SPP sets out the four planning outcomes which are described above in paragraph 5.2.5, in relation to NPF3.

Presumption in Favour of Sustainable Development

- 5.3.6 SPP “introduces a presumption in favour of sustainable development” and states that:
- “the planning system should support economically, environmentally and socially sustainable places by enabling development that balances the cost and benefits of the proposal over the longer term. The aim is to achieve the right development in the right place; it is not to allow development at any cost”* (paragraph 28).
- 5.3.7 The presumption in favour of sustainable development has important consequences for development management practice. Paragraphs 32 and 33 of SPP explain how this Policy Principle is ‘operationalised’ in development management.
- 5.3.8 Para. 32 states that “*the presumption in favour of sustainable development*” does not change the statutory status of the Development Plan as the starting point for decision making. This is an important acknowledgement as the legal position remains the primacy of the Development Plan and the application of section 25 of the Town and Country Planning (Scotland) Act 1997 for planning decision making.
- 5.3.9 SPP directs decision makers as follows, “*proposals that accord with development plans should be considered acceptable in principle and consideration should focus on the detailed matters arising*”.
- 5.3.10 The Development Plan assessment at Chapter 4 has concluded that the Proposed Development is in accordance with the LDP2 for Perth and Kinross adopted in 2019.
- 5.3.11 As has been set out above, the Proposed Development is an important national development which is recognised in NPF3.
- 5.3.12 SPP notes that the planning system should support the transformational change to a low carbon economy and support the development of a diverse range of electricity generation from renewable energy technologies – including the expansion of renewable energy generation capacity.
- 5.3.13 The Proposed Development contributes to the aims of SPP through its indirect support to new renewable energy generation. The need for the Proposed Development is driven by a requirement to ensure electricity voltage levels, along the Beauly – Denny OHL, stay within the required voltage limits following the connection of new renewable energy generation stations and will assist in the continuation of the quality and supply of electricity across the network.
- 5.3.14 SPP also seeks to protect the natural environment and notes that the environment is a valued national asset offering a wide range of opportunities for enjoyment, recreation and sustainable economic activity. SPP notes that the planning system should facilitate positive change while maintaining and enhancing distinctive landscape character. The Proposed Development has been assessed in terms of its impact on the landscape. The assessment concludes that there would be significant landscape effects, nor significant effects on any visual receptors identified. No significant cumulative effects are predicted as a result of the Proposed Development and Associated Development.

- 5.3.15 No statutory designated nature conservation sites of ecological or ornithological importance occur within the application site. No protected species or sites designated for nature conservation are predicted to be impacted by the Proposed Development, either individually or cumulatively, following the application of the recommended mitigation.
- 5.3.16 SPP notes that the planning system should prevent development which would have a significant probability of being affected by flooding or would increase the probability of flooding elsewhere. The EIA Report notes that parts of the site may be affected by surface water flooding as identified in the SEPA Flood maps. The Drainage Impact Assessment provides details of the proposed measures to ensure that runoff from the development is not greater than under present conditions. With these features integrated into the development, and with adequate sizing of the watercourse crossing for the access road, there should be no increase in flood risk to surrounding areas or other development. No fluvial or tidal flood risk has been identified at the site.
- 5.3.17 The Applicant has engaged a variety of specialist consultants to undertake the relevant environmental and technical assessments which inform the EIA Report, and which assess the Proposed Development and its impact on the local environment. The Proposed Development is deemed to be acceptable in environmental terms and can draw support from SPP. It is also considered that the Proposed Development, given it would contribute to SPP outcomes and is in line with relevant SPP policy principles, can be considered sustainable development. As a consequence, the Proposed Development should benefit from the presumption in favour, which is an important policy consideration which remains applicable to the consideration of the Proposed Development.

5.4 Scottish Energy Strategy: The future of energy in Scotland

- 5.4.1 Scotland's first Energy Strategy, published in December 2017, sets out the Scottish Government's vision for the future energy system in Scotland. It articulates six energy priorities for a whole-system approach that considers both the use and the supply of energy for heat, power and transport. Those of most relevance to the Proposed Development include:
- System security and flexibility; and
 - Renewable and low carbon solutions.
- 5.4.2 The Proposed Development is just one part of Scotland's energy strategy. In simple terms, it will support the connection of new renewable energy projects, amongst other sources, and enhance the wider network.
- 5.4.3 The Energy Strategy notes that "*Scotland should have the capacity, the connections, the flexibility and resilience necessary to maintain secure and reliable supplies of energy to all of our homes and businesses during as our energy transition takes place*". There are many elements to achieving this, which the Proposed Development would form a part of.

5.5 A vision for Scotland's Electricity and Gas Networks

- 5.5.1 The Scottish Government's 'Vision for Scotland's Electricity and Gas Networks' document was published in March 2019. The vision statement highlights that, "*By 2030 Scotland's energy system will have changed dramatically in order to deliver Scotland's Energy Strategy targets for renewable energy*

and energy productivity...Our electricity and gas networks will be fundamental to this progress across Scotland, and there will be new ways of designing, operating and regulating them to ensure that they are used efficiently.”

5.5.2 With regards to electricity transmission, the document supports (page. 5):

- *“A secure and resilient transmission network for Scotland, engineered to reflect the changing dynamics of the electricity system, and with a System Operator able to access the technical services needed to maintain stability.*
- *New transmission infrastructure that ensures we can meet Scotland’s renewable energy ambitions”*

5.5.3 The Proposed Development can draw support from the Vision for Scotland's Electricity and Gas Networks to 2030 as an important investment in the electricity network in this part of Scotland. The Proposed Development will directly ensure the continuation of the quality and supply of electricity across the network, ensuring a safe, efficient and coordinated operation of the network, which will support the growth in renewables.

5.5.4 The Proposed development can draw direct support from this Vision for Scotland’s Electricity and Gas Networks.

5.6 Emerging Supplementary Guidance

5.6.1 As noted above, Perth and Kinross Council adopted their LDP2 in late 2019. In 2019 PKC consulted on the following draft Supplementary Guidance (SG) documents for the proposed LDP2:

- **Flood Risk and Flood Risk Assessments; and**
- **Renewable & Low Carbon Energy.**

5.6.2 The draft Renewable and Low Carbon Energy Supplementary Guidance (2019) sets out how proposals for Renewable and Low Carbon Energy installations will be assessed. The SG provides some procedural guidance relating to electricity infrastructure and highlights a number of key factors which applicants must take into account when submitting an application i.e. biodiversity and natural heritage, landscape and visual amenity and hydrology among others, all of which have been considered within the EIA Report.

5.6.3 Following consultation in 2019, changes to the guidance, online mapping and a Habitats Regulation Appraisal are being prepared. The guidance is anticipated to be adopted in 2021.

5.7 Material Considerations: Conclusion

5.7.1 The Proposed Development has been assessed against the relevant material considerations and can draw support from these. In particular the support for national developments set out within NPF3 of which the development is one. The Proposed Development will indirectly support the delivery of renewable energy generation through the enhancement of the electricity grid allowing new projects to connect into the system.

5.7.2 The support that can be taken from the above noted material considerations adds further weight to the Proposed Developments accordance with the Development Plan. There is nothing within the material considerations considered above which would alter the conclusion that the application should be approved, and planning permission granted.

6 Conclusions

6.1 Development Plan

- 6.1.1 The Proposed Development would support the delivery of renewable energy generation. The need for the Proposed Development has been established through the Development Plan. The Plan at the strategic and local levels, recognises the need for additional electricity transmission infrastructure to be developed in Perth and Kinross. The proposal therefore can draw support from the Plan.
- 6.1.2 The policy assessment undertaken at chapter 4 above has concluded that the Proposed Development can be developed with no unacceptable effects on the environment with the application of mitigation measures proposed and has therefore been assessed as being in accordance with the Plan.

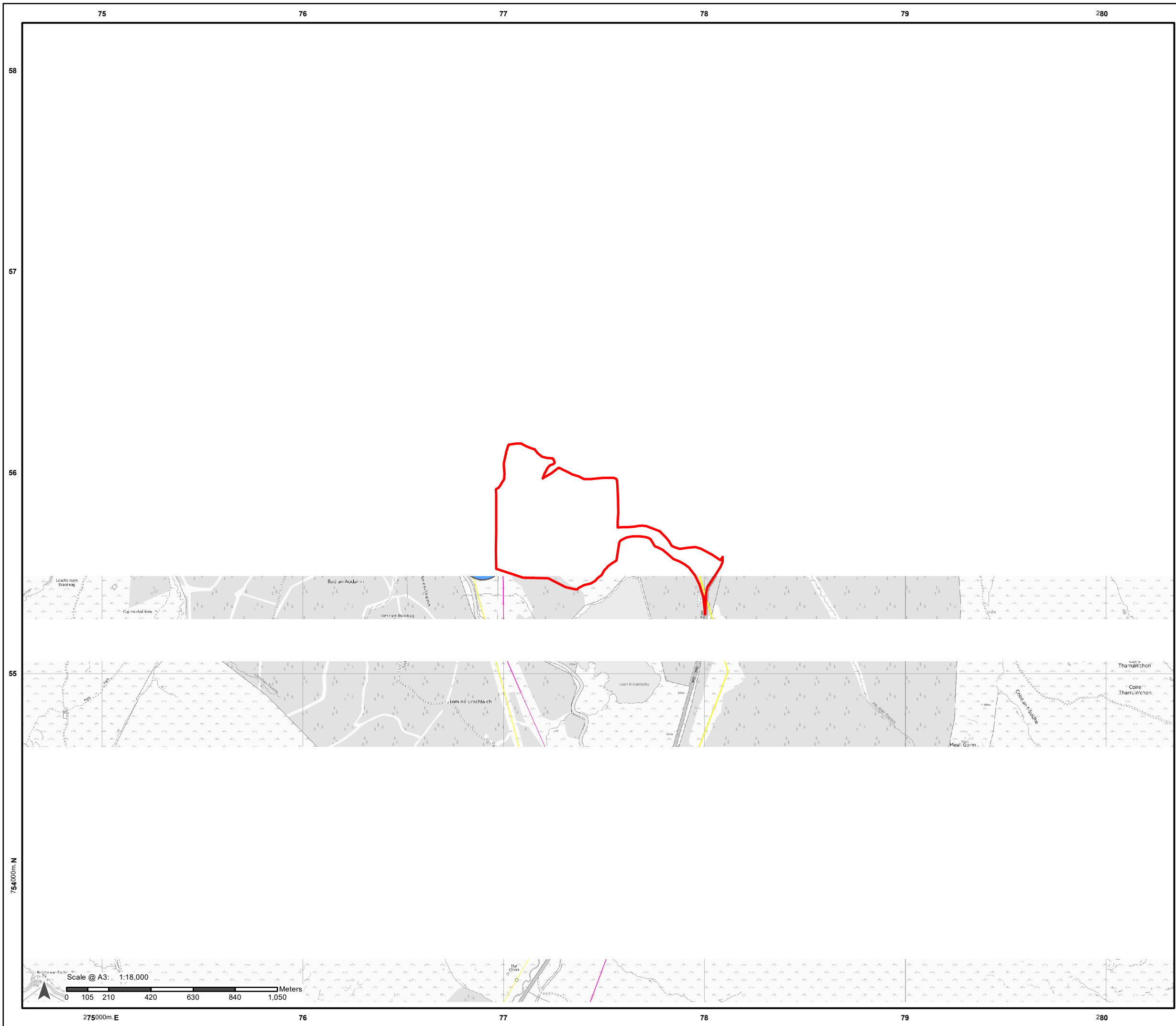
6.2 Materials Considerations

- 6.2.1 There are no material considerations which outweigh the Proposed Development's accordance with the Development Plan. Indeed, the Proposed Development benefits from significant support from the material considerations considered in Chapter 5, particularly the strategic importance the proposal is given as a national development identified in NPF3 and the support for the project within the Scottish Energy Strategy and A Vision for Scotland's Electricity and Gas Networks.

6.3 Overall Conclusions

- 6.3.1 The Proposed Development has been developed with careful consideration of the potential environmental effects through the production of an EIA Report. With mitigation in place, the Proposed Development would not result in unacceptable effects on the environment and is seen in the context of existing electricity infrastructure. Mitigation measures in the form of a landscape strategy would minimise the landscape and visual impacts of the Proposed Development.
- 6.3.2 The Proposed Development is an essential part of the strategic grid reinforcement which is essential for providing the transmission infrastructure capacity necessary to realise the potential of Scotland's renewable energy resources, maintaining long-term security of electricity supply supporting sustainable economic development. As a national development it can draw support from NPF3.
- 6.3.3 The Planning Statement has assessed the Proposed Development against the Development Plan and is deemed to be in accordance with the plan and there are no material considerations which would outweigh this conclusion.

Appendix 1 - Site Location Plan



Legend

Proposed Development

Application Site Boundary

Associated Development

Proposed Permanent 132 kV NeSTS Tower (25m LoD)

Proposed Permanent Tower 230R (25m LoD)

Proposed Permanent Tower 231A (50m LoD)

Proposed Temporary Tower 1 (75m LoD)

Proposed Temporary Tower 2 (100m LoD)

Proposed Access Track to Tower T227 (10m Corridor)

Proposed Temporary Access Track to Tower 231 (10m Corridor)

Existing OHL

33kV

132kV

275kV

400kV

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Project No: 1700003966_Conv
Project: Kinardochoy Reactive Compensation Substation EIAR

Title:
Figure 1.1: Project Site Location

Drawn by: BR Date: 07/01/2021

Drawing: R170_3966_Fig1.1_SiteLoc_2

Appendix 2 - Perth and Kinross Local Development Plan 2 Policy Schedule

Perth and Kinross Local Development Plan 2 (2019) Policy Schedule

Policy 1: Placemaking (1A, 1B & 1C)

POLICY 1A

Development must contribute positively to the quality of the surrounding built and natural environment. All development should be planned and designed with reference to climate change, mitigation and adaptation.

The design, density and siting of development should respect the character and amenity of the place, and should create and improve links within and, where practical, beyond the site. Proposals should also incorporate new landscape and planting works appropriate to the local context and the scale and nature of the development.

POLICY 1B

All proposals should meet all the following placemaking criteria:

- (a) *Create a sense of identity by developing a coherent structure of streets, spaces, and buildings, safely accessible from its surroundings.*
- (b) *Consider and respect site topography and any surrounding important landmarks, views or skylines, as well as the wider landscape character of the area.*
- (c) *The design and density should complement its surroundings in terms of appearance, height, scale, massing, materials, finishes and colours.*
- (d) *Respect an existing building line where appropriate or establish one where none exists. Access, uses, and orientation of principal elevations should reinforce the street or open space.*
- (e) *All buildings, streets, and spaces (including green spaces) should create safe, accessible, inclusive places for people, which are easily navigable, particularly on foot, bicycle and public transport.*
- (f) *Buildings and spaces should be designed with future adaptability, climate change and resource efficiency in mind wherever possible.*
- (g) *Existing buildings, structures and natural features that contribute to the local townscape should be retained and sensitively integrated into proposals.*
- (h) *Incorporate green infrastructure into new developments to promote active travel and make connections where possible to blue and green networks.*
- (i) *Provision of satisfactory arrangements for the storage and collection of refuse and recyclable materials (with consideration of communal facilities for major developments).*
- (j) *Sustainable design and construction.*

POLICY 1 C

For larger developments (more than 200 houses or 10 hectares (ha)) the main aim is to create a sustainable neighbourhood with its own sense of identity. Neighbourhoods should seek to meet the key needs of the residents or businesses within or adjacent to the neighbourhood, ie local shopping, recreation, recycling etc. The development of a Masterplan will be required. The Placemaking Supplementary Guidance for Perth & Kinross Council will provide a full breakdown as to how this can be achieved.

Policy 2: Design Statements

Design statements will normally need to accompany a planning application if the development:

- (a) comprises five or more dwellings; or
- (b) is a non-residential use greater than 0.5 ha in area; or
- (c) affects the character and/or appearance of a Conservation Area, Historic Garden, Designed Landscape, or the setting of a Listed Building or Scheduled Monument.

A design statement may also be required to accompany a planning application for other forms of development where design sensitivity is considered a critical issue. If applicants are uncertain as to whether a design statement is expected, or on the level of scope and detail that will be appropriate, then the views of the Council should be sought prior to submitting an application.

Note: Further guidance can be found in the *Placemaking Supplementary Guidance*.

Policy 14: Open Space Retention and Provision

Policy 14A: Existing Areas

Areas of open space, parks, outdoor sport facilities, including sport pitches, and allotments/community growing areas, are areas of land which have value to the community for either recreational or amenity purposes; these areas are located both within and outside settlement boundaries. Development proposals resulting in the loss of these areas will not be permitted, except in circumstances where one or more of the following apply:

- (a) Where the site is principally used as a recreation resource, the proposed development is ancillary to the principal use of the site as a recreational resource.
- (b) The proposed development involves a minor part of the site which would not affect its continued use as a recreational or amenity resource.
- (c) In the case of proposals involving the loss of a recreational facility, the facility which would be lost would be replaced by provision of one of comparable or greater benefit and in a location which is convenient for its users, or by the upgrading of an existing provision to provide a better quality facility, either within the same site, or at another location which is convenient for its users.
- (d) Where a proposal would involve the loss of a sports pitch, a playing field strategy prepared in consultation with sportscotland has demonstrated that there is a clear excess of sports pitches to meet current and anticipated future demand in the area, and that the site could be developed without detriment to the overall quality of provision.

Policy 14B: Open Space within New Developments

The Council will seek the provision of appropriate areas of informal and formal open space that is accessible to all users as an integral part of any new development where existing provision is not adequate. Allotments should be incorporated where there is a proven demand in the local area. The Council will also encourage opportunities for the provision of community growing spaces as part of new developments where appropriate.

Where it is physically impossible or inappropriate to meet the open space provision on-site, consideration will be given to the provision of a suitable alternative.

In areas where there is an adequate existing supply of accessible open space of an appropriate quality, a financial contribution towards improvement or management of existing open space may be considered an acceptable alternative.

Note: Further information detailing open space provision in new developments will be provided in *Supplementary Guidance*

Policy 15: Public Access

Development proposals that would have an adverse impact upon the integrity of any (proposed) core path, disused railway line, asserted right of way or other well-used route and connectivity proposals identified in the Regional Transport Strategy and Delivery Plan will not be permitted. Development proposals that would affect unreasonably public access rights to these features will not be permitted unless these adverse impacts are adequately addressed in the plans and suitable alternative provision is made.

Development that may have an adverse impact on either of the Long Distance Routes (Crook of Devon to Kinross and the Tyndrum to Crieff section of the Cross-Scotland Pilgrim Way) identified as national developments in National Planning Framework 3, will not be permitted.

Policy 26: Scheduled Monuments & Archaeology (26A, 26B)

Policy 26A – Scheduled Monuments

There is a presumption against development which would have an adverse effect on the integrity of a Scheduled Monument and its setting, unless there are exceptional circumstances.

Note: *Where a proposal would have a direct impact on a scheduled monument, the prior written consent of Historic Environment Scotland via a separate process (Scheduled Monument Consent) is required in addition to any other consents required for the development.*

Policy 26B – Archaeology

The Council will seek to protect areas or sites of known archaeological interest and their settings. Where development is proposed in such areas, there will be a strong presumption in favour of preservation in situ. Where, in exceptional circumstances, preservation of the archaeological features is not feasible, the developer, if necessary through appropriate conditions attached to the granting of planning permission, will be required to make provision for the survey, excavation, recording and analysis of threatened features prior to development commencing.

If discoveries are made during any development, work should be suspended, the local Planning Authority should be informed immediately and mitigation measures should be agreed.

Policy 27: Listed Buildings (27A)

There is a presumption in favour of the retention and sympathetic restoration, correct maintenance and sensitive management of listed buildings to enable them to remain in active use, and any proposed alterations or adaptations to help sustain or enhance a building's beneficial use should not adversely affect its special architectural or historic interest.

Encouragement will be given to proposals to improve the energy efficiency of listed buildings within Perth and Kinross, providing such improvements do not have a significant detrimental impact on the special architectural or historic interest of the building.

Enabling development may be acceptable where it can be shown to be the only means of preventing the loss of listed buildings and securing their long-term future. Any development should be the minimum necessary to achieve these aims. The layout, design, materials, scale, siting and use of any development which will affect a listed building, or its setting should be appropriate to the building's character, appearance and setting.

Policy 31: Other Historic Environment Assets

There is also a range of non-designated historic assets and areas of historical interest, including historic landscapes, other gardens and designed landscapes, historical woodlands and routes which do not have statutory protection. These resources are, however, an important part of Scotland's heritage and the Council will seek to protect and preserve significant resources as far as possible, in situ wherever feasible.

Policy 35: Electricity Transmission Infrastructure

Proposals for electricity transmission infrastructure (including lines, towers/pylons/poles, substations, transformers, switches and other plant) will be supported. In locations that are sensitive, mitigation may help address concerns and should be considered as a part of the preparation of proposals. This may include, where appropriate, underground alternatives to over ground route proposals. Where new

infrastructure provision will result in existing infrastructure becoming redundant, the Council will seek the removal of the redundant infrastructure as a requirement of the development.

Policy 38: Environment and Conservation (38A, B & C)

POLICY 38A: International Nature Conservation Sites

Development which could have a significant effect on a site designated or proposed under the Habitats or Birds Directive (Special Areas of Conservation and Special Protection Areas) or Ramsar site, will only be permitted where:

- (a) an appropriate assessment has demonstrated that it will not adversely affect the integrity of the site; or*
- (b) there are no alternative solutions; and*
- (c) there are imperative reasons of overriding public interest, including those of social or economic nature; and*
- (d) compensatory measures are provided to ensure that the overall coherence of the Natura network is protected.*

POLICY 38B: National Designations

Development which would affect a National Park, National Scenic Area, Site of Special Scientific Interest or National Nature Reserve, will only be permitted where the Council as Planning Authority is satisfied that:

- (a) the proposed development will not adversely affect the integrity of the area or the qualities for which it has been designated; or*
- (b) any such adverse effects are clearly outweighed by social, environmental or economic benefits of national importance.*

POLICY 38C: Local Designations

Development which would affect an area designated by the Council as being of local conservation or geological interest will not normally be permitted, except where the Council as Planning Authority is satisfied that:

- (a) the objectives of designation and the overall integrity of the designated area would not be compromised; or*
- (b) any locally significant adverse effects on the qualities for which the area has been designated are clearly outweighed by social and economic benefits.*

Note: *The identification of local sites will be included within Supplementary Guidance.*

Policy 39: Landscape

All Landscapes

Development and land use change, including the creation of new hill tracks, should be compatible with the distinctive characteristics and features of Perth and Kinross's landscapes; which requires reference to the Tayside Landscape Character Assessment. Accordingly, development proposals will be supported where they do not conflict with the aim of maintaining and enhancing the landscape qualities of Perth and Kinross. They will need to demonstrate with reference to an appropriate landscape capacity study that either in the case of individual developments, or when cumulatively considered alongside other existing or proposed developments:

- (a) *they do not erode local distinctiveness, diversity and quality of Perth and Kinross’s landscape character areas, the historic and cultural dimension of the area’s landscapes, visual and scenic qualities of the landscape, or the quality of landscape experience;*
- (b) *they safeguard views, viewpoints and landmarks from development that would detract from their visual integrity, identity or scenic quality;*
- (c) *they safeguard the tranquil qualities of the area’s landscapes;*
- (d) *they safeguard the relative wildness of the area’s landscapes including, in particular, the areas identified on the 2014 SNH Wild Land Areas map;*
- (e) *they provide high-quality standards in landscape design, including landscape enhancement and mitigation schemes when there is an associated impact on a landscape’s qualities;*
- (f) *they incorporate measures for protecting and enhancing the ecological, geological, geomorphological, archaeological, historic, cultural and visual amenity elements of the landscape; and*
- (g) *they conserve the experience of the night sky in less developed areas of Perth and Kinross through design solutions with low light impact.*

Development which would affect a Wild Land Area, as defined on the 2014 SNH map of Wild Land Areas, will only be permitted where the Council as Planning Authority is satisfied that: it can be demonstrated that any significant effects on the qualities of these areas can be substantially overcome by siting, design or other mitigation.

Local Landscape Areas (LLAs) are the local landscape designation. Development should only be permitted where it will not have a significant adverse impact on their special character or qualities, or where these impacts are clearly outweighed by social and economic benefits that are more than of local significance to Perth and Kinross.

Note: Reference should be made to Landscape Supplementary Guidance, and the individual statements of significance for each LLA should be used to consider potential impacts on their special qualities and objectives.

Policy 40: Forestry, Woodland and Trees (40 A & B)

Policy 40A: Forest and Woodland Strategy

The Council will support proposals which:

- (a) *deliver woodlands that meet local priorities as well as maximising benefits for the local economy, communities, sport and recreation and environment;*
- (b) *protect existing trees/woodland including orchards, especially those with high natural, historic and cultural heritage value;*
- (c) *seek to expand woodland cover in line with the guidance contained in the Perth and Kinross Forest and Woodland Strategy Supplementary Guidance;*
- (d) *encourage the protection and good management of amenity trees, or groups of trees, important for visual amenity, sport and recreation or because of their cultural or*

heritage interest;

- (e) *ensure the protection and good management of amenity trees, safeguard trees in Conservation Areas and trees on development sites in accordance with BS5837 'Trees in Relation to Construction';*
- (f) *seek to secure establishment of new woodland in advance of major developments where practicable and secure new tree planting in line with the guidance contained in the Perth and Kinross Forest and Woodland Strategy. The planting of native trees and woodland will be sought where it is appropriate.*

Policy 40B: Trees Woodland and Development

Tree surveys, undertaken by a suitably qualified professional, should accompany all applications for planning permission where there are existing trees on a site. The scope and nature of such surveys will reflect the known or potential amenity, nature conservation and/or recreational value of the trees in question and should be agreed in advance with the Council.

The Council will follow the principles of the Scottish Government Policy on Control of Woodland Removal and developers are expected to fully accord with its requirements. In accordance with that document, there will be a presumption in favour of protecting woodland resources except where the works proposed involve the temporary removal of tree cover in a plantation, which is associated with clear felling and restocking.

In exceptional cases where the loss of individual trees or woodland cover is unavoidable, the Council will require mitigation measures to be provided.

Note: *The Council prepared Supplementary Guidance Forest and Woodland Strategy which provides locational guidance and seeks to:*

- *promote multi-objective woodland management that delivers environmental, economic and social benefits;*
- *enhance the condition of existing woodland cover and expand them to develop habitat networks that complement the landscape character and other land uses;*
- *enhance landscape through sensitive restructuring or removal of inappropriately sited and commercially unviable forest blocks;*
- *encourage sustainable forestry that contributes to adaptation and mitigation of a changing climate;*
- *enhance habitat connectivity both within and between river catchments using the most appropriate species and or land management options;*
- *conserves and expands riparian woodlands using appropriate species for the benefit of biodiversity and flood alleviation purposes;*
- *promote community participation in woodland planning and management;*
- *promote the value of trees and woodlands as a sustainable tourism asset;*
- *apply the guidance and advice in the Scottish Government's Control of Woodland Removal Policy when considering proposals for tree removal;*
- *identify trees and woodlands in the Perth and Kinross area where nature conservation is of primary importance.*

Note: *To aid interpretation of Policy 40B, Policy Map D shows woodland of high nature conservation value (the Native Woodland Survey of Scotland native and nearly native woodland and planted ancient woodland). Please note that the map does not contain all of the types of woodland listed in the Scottish Government Control of Woodland Removal Policy.*

Policy 41: Biodiversity

The Council will seek to protect and enhance all wildlife and wildlife habitats, whether formally designated/protected or not, taking into account the ecosystems and natural processes in the area.

The Council will apply the principles of the Planning for Nature: Development Management and Wildlife Guide and will take account of the Tayside Local Biodiversity Action Plan (LBAP) and relevant national and European legislation relating to protected species when making decisions about applications for development.

Proposals that have a detrimental impact on the ability to achieve the guidelines and actions identified in these documents will not be supported unless clear evidence can be provided that the ecological impacts can be satisfactorily mitigated. In particular, developers may be required to:

- (a) *ensure a detailed survey is undertaken by a qualified specialist where one or more protected or priority species is known or suspected. In accordance with the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017, development proposals that could have a significant impact on the environment may require an Environmental Impact Assessment;*
- (b) *demonstrate all adverse effects on species and habitats have been avoided wherever possible. A Landscape Plan may be required to demonstrate the impact of the development and how good design and site layout can enhance the existing biodiversity;*
- (c) *include mitigation measures and implementation strategies where adverse effects are unavoidable;*
- (d) *enter into a Planning Obligation or similar to secure the preparation and implementation of a suitable long-term management plan or a site Biodiversity Action Plan, together with long-term monitoring.*

European Protected Species

Planning permission will not be granted for development that would, either individually or cumulatively, be likely to have an adverse effect upon European protected species (listed in Annex IV of the Habitats Directive (Directive 92/43/EEC)) unless the Council as Planning Authority is satisfied that:

- (a) *there is no satisfactory alternative; and*
- (b) *the development is required for preserving public health or public safety or for other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment.*

In no circumstances can a development be approved which would be detrimental to the maintenance of the population of a European protected species at a favourable conservation status in its natural range

Other Protected Species

Planning permission will not be granted for development that would be likely to have an adverse effect on protected species unless it can be justified in accordance with the relevant protected species legislation (Wildlife and Countryside Act 1981 (as amended) and the Protection of Badgers Act (1992)).

Policy 42: Green Infrastructure

The Council will require all new development to contribute to green infrastructure by:

- (a) *creating new multifunctional green infrastructure, particularly where it can be used to mitigate any negative environmental impacts of the development, and/or create linkages to wider*

- green and blue networks;*
- (b) incorporating high standards of environmental design;*
- (c) ensuring that development does not lead to the fragmentation of existing green and blue networks;*
- (d) the protection, enhancement and management of existing green infrastructure within and linked to the site and the incorporation of these into development proposals:*
 - (i) open spaces and linkages for active travel or recreation, including links between open spaces and the wider countryside and the provision of new connections where required;*
 - (ii) existing species and habitats and the creation of new habitats and wildlife corridors, including trees, hedgerows and woodlands where appropriate;*
 - (iii) the water environment which is an important contributor to the network of blue and green corridors for the alleviation of flood risk, wildlife, recreation and the amenity needs of the community.*

The temporary use of unused or underused land as green infrastructure will be encouraged. The use of a site for temporary green infrastructure will not prevent it from being developed in the longer term.

Note: *The Green Infrastructure Supplementary Guidance gives further information on how development can comply with this policy.*

Policy 47: River Tay Catchment Area

The Council will seek to protect and enhance the nature conservation interests within the River Tay Catchment Area. In order to ensure no adverse effects on the River Tay Special Area of Conservation, all of the following criteria will apply to development proposals at Acharn, Balnaguard, Camserney, Croftinloan/Donavoured/East Haugh/Ballyoukan, Fearnan, Fortingall, Grandtully/Strathtay/Little Ballinluig, Logierait, Tummel Bridge, Concraigie, Craigie, Kinloch and Kinloch Rannoch and criteria (b) and (c) to development proposals at Bankfoot and Kirkmichael.

- (a) Drainage from all development should ensure no reduction in water quality.*
- (b) Construction Method Statement to be provided where the development site will affect a watercourse. Methodology should provide measures to protect the watercourse from the impact of pollution and sediment.*
- (c) Where the development site is within 30m of a watercourse, an otter survey should be undertaken and a species protection plan provided, if required.*

Note: Planning Guidance 'River Tay Special Area of Conservation' (produced by SEPA, SNH, Angus Council and the Council) provides detailed advice to developers on the types of appropriate information and safeguards to be provided in support of planning applications for new projects which may affect the River Tay Special Area of Conservation.

Policy 51: Soils

The Council seeks to protect soils from damage such as erosion or compaction. Developments located on areas of good quality agricultural soils* will only be supported where they:

- (d) minimise impact on soil resources;*
- (e) implement appropriate soil management measures, particularly for valuable soils such as good-quality agricultural soils*, and soils with a high organic content;*
- (f) adopt best practice when moving, storing and reinstating soils (see Scottish Soils: <https://soils.environment.gov.scot/>)*
- (g) consider opportunities to re-use soils necessarily excavated from the site.*

* Defined for the purposes of this policy as Land Capability for Agriculture (LCA) Classification 1, 2, 3.1 and 3.2.

The Council is also committed to ensuring that development avoids disturbance to, and the loss of, carbon rich soils, including peatland, which are of value as carbon stores. Commercial extraction of peat will only be permitted in areas suffering historic, significant damage through human activity and where the conservation value is low and restoration is impossible.

References should be made to the Carbon and Peatland Maps available on the Scottish Soils website. Development will only be permitted on areas of carbon-rich soils, including peatland, where it has been clearly demonstrated that there is no viable alternative, or where the economic and social benefits of the development would outweigh any potential detrimental effect on the environment. The presence of any carbon rich soils, including peatland, will be required to be validated through the undertaking of appropriate field surveys.

Where exceptions allow for development that would disturb carbon rich soils, development should be informed by:

- *an appropriate peat survey and management plan;*
- *any disturbance or excavation be minimised; and*
- *an assessment of the likely effects of the development on carbon dioxide emissions, and suitable mitigation measures implemented to minimise carbon emissions (with details of both submitted as part of the application).*
- *details setting out how the development could contribute towards local or strategic peatland habitat enhancement or restoration.*

Note: Reference should be made to the Scottish Soils website including the Carbon and Peatland map (SNH). Carbon rich soils are considered to be Class 1, 2 and 5 soils contained in the Carbon and Peatland Map.

Policy 52: New Development and Flooding

Within the parameters as defined by this policy the Council supports the delivery of the actions and objectives to avoid an overall increase, reduce overall, and manage flood risk as set out within the relevant SEPA Flood Risk Management Strategies and the Local Flood Risk Management Plans.

There will be a general presumption against proposals for built development or land raising on a functional flood plain and in areas where there is a medium to high risk of flooding from any source, or where the proposal would increase the probability of flooding elsewhere. In addition, built development should avoid areas at significant risk from landslip, coastal erosion, wave overtopping and storm surges.

Where a risk of fluvial/coastal flooding is known or suspected the Council will use the flood risk framework shown in the diagram overleaf and consider that areas of:

- (1) *medium to high flood risk are not suitable for civil infrastructure;*
- (2) *low to medium flood risk are suitable for most forms of development; and*
- (3) *little or no flood risk shown present no flood related constraints on development.*

All development within areas of low to high flood risk must incorporate a suitable climate change allowance as well as a 'freeboard' allowance and the use of water-resistant materials and forms of construction appropriate to its function, location, and planned lifetime relative to the anticipated changes in flood risk arising from climate change.

To allow for adaption to increased flood risk associated with climate change, development should not:

- (1) *increase the rate of surface water run-off from any site (taking account of rain falling on the site and run off from adjacent areas);*
- (2) *reduce the naturalness of the river;*
- (3) *add to the area of land requiring flood protection measures;*
- (4) *affect the flood attenuation capability of the functional flood plain; nor*
- (5) *compromise major options for future shoreline or river management.*

Infrastructure and buildings should generally be designed to be free from surface water flooding in greater than 0.5% rainfall events. A Drainage Impact Assessment (DIA) will be required to consider pluvial flooding for any proposed development greater than 1,000m².

Note: Further detailed guidance is set out in the Flood Risk and Flood Risk Assessment Supplementary Guidance.

Category 1 - Medium to High Flood Risk (Annual probability of watercourse, tidal or coastal flooding greater than 0.5% or 1:200)

There will be a general presumption against proposals for built development or land raising on a functional flood plain and in areas at medium to high flood risk of flooding from any source, or where the proposal would increase the probability of flooding elsewhere. Exceptions may be made where publicly maintained flood protection measures for an event with a 0.5% annual probability already exist, are under construction or are planned measures in a current flood risk management plan. Development within the built-up area or any important component of the Development Plan settlement strategies may be acceptable for residential, institutional, commercial and industrial development (including access roads/paths, parking and waste storage areas) provided:

- (1) *no homes or premises are occupied before the flood protection measures are complete and operational;*
- (2) *a Flood Risk Assessment is undertaken in accordance with the Flood Risk and Flood Risk Assessments Supplementary Guidance (in addition a Drainage Impact Assessment will usually be required); and*
- (3) *development within undeveloped or sparsely populated areas should be located outwith the functional 0.5% (1:200) flood plain unless this location is essential for operational reasons, and an alternative lower risk location is not available;*
- (4) *flood resilient materials and construction methods are used where appropriate;*
- (5) *any loss of flood plain storage capacity mitigated to achieve a neutral or better outcome;*
- (6) *a flood action plan is prepared;*
- (7) *essential infrastructure is designed and constructed to remain operational during floods and not impede water flow.*

Category 2 - Low to Medium Flood Risk (Annual probability of watercourse, tidal or coastal flooding in the range 0.1% - 0.5% or 1:1000 - 1:200)

Suitable for most forms of development but may be subject to a Flood Risk Assessment (in accordance with our Flood Risk and Flood Risk Assessments Supplementary Guidance). They are not appropriate locations, however, for civil infrastructure. If the Council is satisfied that there is no viable alternative location, or that such facilities already exist and are proposed to be extended, the facilities (including

access roads/paths, parking and waste storage areas) must be capable of remaining operational and accessible during extreme flooding events.

Flood resilient materials and construction methods will be encouraged particularly where adjacent to medium and high-risk areas.

Category 3 - No Flood Risk (Annual probability of watercourse, tidal or coastal flooding of less than 0.1% or 1:1000)

No flood-related constraints on development.

Policy 53: Water Environment and Drainage (A, B, C)

Policy 53A : Water Environment

Development at any location and of any scale should protect and where practical improve the water environment (ground and surface water) in accordance with Water Framework Directive 2000/60/EC. The Scottish River Basin Management Plan has protection and improvement objectives which aim to ensure that there is no deterioration of water body status and where possible secure long-term enhancements to water body status.

Proposals for development which do not accord with the Scotland River Basin Management Plan will not be permitted unless the development is judged by the Council to be of significant specified benefit to society and/or the wider environment. The only situation where culverting for land gain may be permissible is where a development is of overriding public interest. A minimum buffer between a development and a watercourse should be applied in keeping with the flood risk supplementary guidance.

Policy 53B : Foul Drainage

Foul drainage from all developments within and close to settlements that have public sewerage systems will require connection to the public sewer. In settlements where there is little or no public sewerage system, a private system may be permitted provided it does not have an adverse effect on the natural and built environment, surrounding uses and amenity of the area. For a private system to be acceptable it must comply with the Scottish Building Standards Agency Technical Handbooks and applicants should also demonstrate suitable maintenance arrangements will be put in place for communal systems.

Policy 53C: Surface Water and Drainage

All new development will be required to employ Sustainable Urban Drainage Systems (SUDS) measures including relevant temporary measures at the construction phase. SUDS will be encouraged to achieve multiple benefits, such as flood water management, landscape, green infrastructure, biodiversity and opportunities to experience nature near where people live. Ecological solutions to SUDS will be sought and SUDS integration with green/blue networks wherever possible.

Policy 55: Nuisance from Artificial Light and Light Pollution

Consent will not be granted for proposals where the lighting would result in obtrusive and/or intrusive effects. The Council may secure the regulation of lighting installations and their maintenance through the use of conditions attached to the granting of planning permission.

Policy 56: Noise Pollution

There will be a presumption against the siting of development proposals which will generate high levels of noise in the locality of existing or proposed noise sensitive land uses and similarly against the locating of noise sensitive uses near to sources of noise generation.

In exceptional circumstances, where it is not feasible or is undesirable to separate noisy land uses from noise sensitive uses, or to mitigate the adverse effects of the noise through the negotiation of design solutions, the Council may use conditions attached to the granting of planning consent, or if necessary planning agreements, in order to control noise levels. A Noise Impact Assessment will be required for those development proposals where it is anticipated that a noise problem is likely to occur.

Policy 60: Transport Standards and Accessibility Requirements

Policy 60A: Existing Infrastructure

The Plan identifies existing transport infrastructure; encouragement will be given to the retention and improvement of these facilities provided the improvements are compatible with adjoining land uses.

Policy 60B : New Development Proposals

All development proposals that involve significant travel generation should be well-served by, and easily accessible to all modes of transport. In particular the sustainable modes of walking, cycling and public transport should be considered, prior to private car journeys. The aim of all development should be to reduce travel demand by car and ensure a realistic choice of access and travel modes is available, including opportunities for active travel and green networks.

All development proposals (including small-scale proposals) should:

- (a) *be designed for the safety and convenience of all potential users;*
- (b) *incorporate appropriate mitigation on-site and/or off-site, provided through developer contributions where appropriate, which might include improvements and enhancements to the walking/cycling network and public transport services including railway and level crossings, road improvements and new roads;*
- (c) *incorporate appropriate levels of parking provision not exceeding the maximum parking standards laid out in SPP, including application of maximum on-site parking standards to help encourage and promote a shift to the more sustainable modes of travel of walking, cycling and public transport;*
- (d) *fit with the strategic aims and objectives of the Regional Transport Strategy and the Tay Cities Deal;*
- (e) *support the provision of infrastructure necessary to support positive changes in Low and Ultra Low Emission Vehicle transport technologies, such as charging points for electric vehicles, hydrogen refuelling facilities and car clubs, including for residential development.*

In certain circumstances developers may be required to:

- (a) *prepare and implement travel plans to support all significant travel generating developments;*
- (b) *prepare a Transport Assessment and implement appropriate mitigation measures where required.*

Development for significant travel generating uses in locations which would encourage reliance on the private car will only be supported where:

- (a) *direct links to the core paths networks are or can be made available;*
- (b) *access to local bus routes with an appropriate frequency of service which involve walking no more than 400m are available;*
- (c) *it would not have a detrimental effect on the safe and efficient operation of the strategic road and/or rail network including level crossings;*
- (d) *the transport assessment identifies satisfactory mechanisms for meeting*

sustainable transport requirements, including the implementation of a site travel plan.

Developers should include consideration of the impact of proposals on the core paths network and local and strategic transport network.

Cycling and Walking

New developments should provide access from the development to off-road walking and cycling provision as part of the green network, and contribute to its enhancement and improved connectivity. Existing active travel routes will be safeguarded and incorporated into development. Cycle parking facilities should be provided.

Car Parking

Development proposals should not exceed maximum on-site parking standards, including disabled parking, to help encourage and promote a shift to the more sustainable modes of travel of walking, cycling and public transport.

Where an area is well served by sustainable transport modes, more restrictive standards may be considered appropriate. In rural areas where public transport is infrequent, less restrictive standards may be applied.

Developers of town centre sites will be required to contribute to the overall parking requirement for the centre in lieu of individual parking provision.

Note: *Non statutory Guidance for Transport will give guidance on sustainable and active travel and the infrastructure requirements (such as the Perth Cycle Network Plan as part of an exemplar walking and cycling friendly settlement and links to other settlements); requirements for public transport availability in new developments; provision of infrastructure to support low and ultra-low emission vehicles; provision of infrastructure for shared vehicle use (such as car clubs); and low car or no car developments in highly accessible areas. It will also provide information about when transport assessment or statement is required and provide guidance on travel plans.*

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