

Perth and Kinross Council
Planning and Placemaking Committee – 10 April 2024
Pre-Application Report by Strategic Lead - Economy, Development and Planning
(Report No. 24/113)

PROPOSAL: Formation of 400kV substation comprising erection of ancillary buildings, hardstanding, plant and machinery access laydown/work compound area(s) and associated works

LOCATION: Shindour, Feddal Hill Wood, Braco

Ref. No: [24/00001/PAN](#)
Ward No: P7- Strathallan

Summary

This report is to inform the Committee of a potential forthcoming planning application in respect of a national development for formation of 400kV substation comprising erection of ancillary buildings, hardstanding, plant and machinery access laydown/work compound area(s) and associated works at Shindour Feddal Hill Wood, Braco. The report also aims to highlight the key planning policies and the likely stakeholders who would be involved in the decision making process, and to offer a brief overview of the key planning issues which are likely to be relevant to the proposal.

BACKGROUND AND DESCRIPTION

1. In accordance with the provisions of the Town & Country Planning (Scotland) Act 1997 (as amended), the applicants submitted a Proposal of Application Notice (PoAN) on 12 February 2024. The purpose of this report is to inform the Planning and Placemaking Committee of a forthcoming planning application in respect of a national development for formation of 400kV substation comprising erection of ancillary buildings, hardstanding, plant and machinery access laydown/work compound area(s) and associated works. Pre-application reports give the Committee an opportunity to raise issues which it would like to see addressed in the planning application.
2. This PoAN seeks to formally establish a national development. The exact range of uses, scale and design of the development will be arrived at during pre-application discussions.

ENVIRONMENTAL IMPACT ASSESSMENT (EIA)

3. Due to the scale of the proposal it will require to be screened as to whether the proposal is an EIA development under the EIA 2017 Regulations. It is

noted that a screening opinion has already been provided, reference 23/02147/SCRN, and is not subject of an EIA development.

PRE-APPLICATION PROCESS

4. The PoAN (reference **24/00001/PAN**) confirmed that two public exhibitions will be held at Braco Village Hall, Feddal Road, Braco, FK15 9QD, on 20 March and 12 June 2024 between 3pm -7pm. The Ward Councillors, MP's and MSP's, Braco and Greenloaning Community Council, Blackford Community Council, Muthill and Tullibardine Community Council, Auchterarder and District Community Council, Dunblane Community Council and Kilmadock Community Council have been notified. The results of the community consultation will be submitted with the planning application as part of the required Pre-Application Consultation (PAC) Report.

DEVELOPMENT PLAN

5. The Development Plan for the area comprises National Planning Framework 4 (NPF4) and the Perth and Kinross Local Development Plan 2 (2019) (LDP2).

National Planning Framework 4

6. The National Planning Framework 4 (NPF4) is the Scottish Government's long-term spatial strategy with a comprehensive set of national planning policies. This strategy sets out how to improve people's lives by making sustainable, liveable and productive spaces.
7. NPF4 was adopted on 13 February 2023. NPF4 has an increased status over previous NPFs and comprises part of the statutory development plan.
8. The Council's assessment of this application has considered the following policies of NPF4:
 - Policy 1: Tackling The Climate and Nature Crisis
 - Policy 2: Climate Mitigation and Adaptation
 - Policy 5: Soils
 - Policy 4: Natural Place
 - Policy 6: Forestry, Woodland and Trees
 - Policy 7: Historic Assets and Places
 - Policy 11: Energy
 - Policy 13: Sustainable Transport
 - Policy 14: Design, Quality and Place
 - Policy 20: Blue and Green Infrastructure
 - Policy 21: Play, Recreation and Sport
 - Policy 22: Flood Risk and Water Management
 - Policy 23: Health and Safety

Perth and Kinross Local Development Plan 2019

9. The Local Development Plan 2 (2019) (LDP2) sets out a vision statement for the area and states that, “Our vision is of a Perth and Kinross which is dynamic, attractive and effective which protects its assets whilst welcoming population and economic growth.” It is the most recent statement of Council policy and is augmented by Supplementary Guidance.
10. The principal relevant policies are, in summary:
 - Policy 1A: Placemaking
 - Policy 1B: Placemaking
 - Policy 2: Design Statements
 - Policy 6: Settlement Boundaries
 - Policy 15: Public Access
 - Policy 26B: Scheduled Monuments and Archaeology: Archaeology
 - Policy 31: Other Historic Environment Assets
 - Policy 33A: Renewable and Low Carbon Energy: New Proposals for Renewable and Low-Carbon Energy
 - Policy 33B: Renewable and Low Carbon Energy: Repowering and Extending Existing Facilities
 - Policy 35: Electricity Transmission Infrastructure
 - Policy 39: Landscape
 - Policy 40A: Forestry, Woodland and Trees: Forest and Woodland Strategy
 - Policy 41: Biodiversity
 - Policy 42: Green Infrastructure
 - Policy 51: Soils
 - Policy 52: New Development and Flooding
 - Policy 53A: Water Environment and Drainage: Water Environment
 - Policy 53C: Water Environment and Drainage: Surface Water Drainage
 - Policy 54: Health and Safety Consultation Zones
 - Policy 55: Nuisance from Artificial Light and Light Pollution
 - Policy 56: Noise Pollution
 - Policy 60B: Transport Standards and Accessibility Requirements: New Development Proposals

OTHER POLICIES

11. The following supplementary guidance and documents are of particular importance in the assessment of this application:
 - [Supplementary Guidance - Flood Risk and Flood Risk Assessments](#) (adopted in 2021)
 - [Supplementary Guidance - Forest & Woodland Strategy](#) (adopted in 2020)
 - [Supplementary Guidance - Landscape](#) (adopted in 2020)
 - [Supplementary Guidance - Placemaking](#) (adopted in 2020)
 - [Planning Guidance - Planning & Biodiversity](#)
 - [Supplementary Guidance - Renewable & Low Carbon Energy](#) (draft)

NATIONAL GUIDANCE

12. The Scottish Government expresses its planning policies and guidance through the National Planning Framework, Planning Advice Notes, Creating Places, Designing Streets, National Roads Development Guide and a series of Circulars.

Planning Advice Notes

13. The following Scottish Government Planning Advice Notes are likely to be of relevance to the proposal:
 - PAN 1/2011 Planning and Noise
 - PAN 2/2011 Planning and Archaeology
 - PAN 3/2010 Community Engagement
 - PAN 51 Planning, Environmental Protection and Regulation
 - PAN 61 Planning and Sustainable Urban Drainage Systems
 - PAN 73 Rural Diversification
 - PAN 75 Planning for Transport

PLANNING SITE HISTORY

14. [05/01911/FUL](#) Full Planning Permission was approved on 21 April 2006 for Construction of 275/33kv electricity substation, associated building and temporary storage areas, site huts, upgrading/widening works to existing private access road and improvements to junction where access road meets the B8033.
15. [13/01036/FLL](#) Full Planning Permission was approved on 9 July 2013 for Formation of a temporary works compound and topsoil storage area.
16. [14/01758/FLL](#) Full Planning Permission was approved on 24 December 2014 for Permanent retention of temporary access track constructed as part of Beauly-Denny overhead power line.
17. [15/00470/FLL](#) Full Planning Permission was approved on 11 June 2015 for Erection of substation control building, formation of access road and associated works.
18. [16/01719/PN](#) was approved on 7 November 2016 for Formation of a forestry track.
19. [17/01810/FLL](#) Full Planning Permission was approved on 24 November 2017 for Formation of an energy storage facility, vehicular access and associated works.
20. [20/00013/PAN](#) On 5 February 2021 for Formation of an energy storage facility comprising control building, battery storage container units, ancillary equipment, parking, boundary treatments, landscaping and associated works.

21. [21/00756/FLM](#) Full Planning Permission Major was approved on 16 December 2021 for Formation of a 49.9MW energy storage facility comprising 50 battery storage container units, control building, ancillary equipment, parking, access track, boundary treatments, landscaping and associated works.
22. [21/00020/PAN](#) On 3 February 2022 for Formation of a battery energy storage compound comprising battery storage units, ancillary buildings and equipment, landscaping and associated works.
23. [22/02231/FLM](#) Full Planning Permission Major for Formation of a 49.99MW battery energy storage compound comprising battery storage units, ancillary buildings and equipment, bogland restoration, landscaping and associated works.
24. [23/02147/SCRN](#) On 7 February 2024 for Cambushinnie 400kV Substation - New substation site near the existing Braco west substation.

CONSULTATIONS

25. As part of the planning application process the following would be consulted:

External

- Scottish Environment Protection Agency
- NatureScot
- Scottish Water
- Transport Scotland
- Scottish Forestry
- Health and Safety Executive
- Perth and Kinross Heritage Trust
- National Grid - GAS
- Braco and Greenloaning Community Council
- Blackford Community Council
- Muthill and Tullibardine Community Council
- Auchterarder and District Community Council
- Dunblane Community Council
- Kilmadock Community Council
- Scottish Fire and Rescue Service

Internal

- Environmental Health – Noise, Lighting and Private Water Supply
- Developer Contributions Officer
- Community Greenspace including Access
- Transportation and Development
- Structures and Flooding
- Biodiversity Officer

KEY ISSUES AGAINST WHICH A FUTURE APPLICATION WILL BE ASSESSED

26. The key considerations against which the eventual application will be assessed include:
- a. Visual Impact
 - b. Scale, Design and Layout
 - c. Relationship to Nearby Land Uses
 - d. Natural Heritage and Ecology
 - e. Landscape
 - f. Water Resources and Soils
 - g. Air Quality
 - h. Transport Implications
 - i. Tourism and Economy
 - j. Impact on Agriculture
 - k. Archaeology and Cultural Heritage

ADDITIONAL STATEMENTS WHICH WILL BE REQUIRED

27. Should an EIA Report not be required the following supporting documents will need to be submitted with any planning application:
- Planning Statement
 - Design and Access Statement
 - Pre-Application Consultation (PAC) Report
 - Construction environment Management Plan (CEMP)
 - Transport Assessment including Construction Traffic Management Plan (CTMP)
 - Flood Risk and Drainage Assessment
 - Landscape and Visual Impact Assessment
 - Tree and Woodland Survey
 - Phase 1 Habitat Survey including Protected Species Survey
 - Archaeological Assessment
 - Sustainability Assessment
 - Ecological Impact Assessment
 - Peat Management Plan
 - Sustainability including Carbon Assessment
 - Site Biodiversity Action Plan and biodiversity enhancements
 - Noise and Lighting Assessment
 - Ground Investigation Survey including peatland and groundwater.
 - Noise and Lighting Assessment

CONCLUSION AND RECOMMENDATION

28. This report summarises the key issues which should be considered as part of the appraisal of any subsequent planning application which may be lodged in respect of this development and members are recommended to note these

key issues and advise officers of any other issues which they consider should be included as part of the application and assessment.

Background Papers: None
Contact Officer: Kirsty Strong – Ext 01738 475333
Date: 28 March 2024

DAVID LITTLEJOHN
STRATEGIC LEAD – ECONOMY, DEVELOPMENT & PLANNING

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