Our approach to the design and routing of new electricity transmission lines

2012
We own and manage the grid to which many different energy sources are connected. In Britain we run systems that deliver gas and electricity across the entire country, holding a vital position at the centre of the energy system. That puts us at the heart of one of the greatest challenges facing our society: the creation of new sustainable energy solutions and the development of an energy system that can underpin our economic prosperity in the 21st century.
Introduction

The energy challenge and electricity transmission

The UK faces a major challenge in the way it produces and generates electricity. As a country we need to ensure secure and reliable energy supplies while at the same time tackling climate change. This means a significant investment in new low carbon power sources.

Part of this challenge is ensuring that these new power sources, whether from nuclear, wind and other renewables, gas or clean coal, are connected to the high voltage electricity transmission network in order to carry the electricity to where it is needed. In England and Wales, much of the new electricity generation will be sited on the coast, or offshore, where there is currently very little existing transmission infrastructure. New electricity transmission lines will therefore be required in these areas. We may also need to carry out work on existing areas of the network to upgrade and reinforce it to make it fit for these new low carbon sources of electricity.

Deciding where and how to build new high voltage electricity transmission lines is a complex issue. Most of the existing network takes the form of overhead lines, as these provide the most economic solution to the energy transmission challenge, and therefore the least impact on consumer bills. As we build the country’s new network, we need to balance the need for secure and reliable energy supplies with affordability for bill-payers and the visual impact of the network.

We are very aware of the impact of new overhead transmission lines on the landscape and on local communities, and we do consider other technologies to mitigate this such as placing new electricity lines underground as buried cables. This is known as ‘undergrounding’.

We carried out a public consultation on this topic between December 2010 and July 2011, and we have listened to communities on this important issue. Respondents to this consultation demonstrated strong support for undergrounding. This document sets out how we consider undergrounding together with other methods of mitigating the visual impacts of our transmission lines.

The current UK high voltage electricity transmission network
We have no inherent preference for either overhead or underground approaches and we will always seek to deliver the best balance.

Our duties and obligations

We are regulated by Ofgem, the electricity and gas markets regulator, to ensure value for money for consumers and we must satisfy our various statutory duties (see back page). We are required under the Electricity Act (1989) to “develop and maintain an efficient, coordinated and economical electricity transmission system, and to facilitate competition in the supply and generation of electricity”. We need to be responsible for the cost of projects we promote as those costs will ultimately be borne by all electricity users.

We also have a duty to “consider the desirability of preserving amenity” when undertaking projects which includes impacts on communities, landscape and visual amenity, cultural heritage and ecological resources. To satisfy this duty, we seek to avoid areas which are nationally or internationally designated for their landscape, wildlife or cultural significance, such as National Parks.

We recognise, however, that not all sites that are valued by, and important for, the wellbeing of local communities are included in designated areas. Our approach therefore ensures that we consider all of the potential economic, environmental and social impacts of proposed projects, not just those relating to designated sites.

Achieving the balance

Satisfying all of our duties can be complex and so we treat each project on a case-by-case basis to strike the appropriate balance. Our stakeholders confirmed that this was the right approach during our public consultation on undergrounding.

We believe that we will best achieve this balance by:

- Consulting widely, effectively and at a formative stage of our project proposals.
- Being open with information and transparent about the judgements we make.
- Developing proposals that deliver what society needs from us.

Ultimately the relevant decision-making body has to decide whether our proposals strike the right balance and so we aim to bring them fully developed and well-considered plans on which to base their decisions.
This document sets out how we identify the most appropriate location and technology for any new electricity transmission line in order to best satisfy society’s needs. It sets out how we will collect data, undertake research and analysis, consult stakeholders and communities and listen to feedback in order to inform our judgements.

The process involves the development of our projects from the earliest stage of identifying high-level options right through to the submission of detailed proposals. We begin by looking at all of the feasible options, which may cover a very wide geographical area and a number of different technologies such as underground cables or overhead lines. We then narrow down the options through a process of careful analysis and consultation. Having established which of the potential option(s), we think best meet(s) society’s needs, we focus in on broad corridor locations for any new transmission lines by talking with local communities and others, and then we concentrate on where a new line might run to minimise any impacts on local people.

At each stage of refinement we gain more detailed information about the constraints that might affect a particular route. These might include designated sites like National Parks but could also include non-designated areas such as particularly sensitive landscapes or iconic views. As we learn more, we back-check at each stage to see if any new information exists that would have an impact on the best technology or route.

Our Approach is informed by the results of our undergrounding consultation and our experience of major transmission infrastructure projects. It complies with the requirements of the Planning Act 2008 and the National Policy Statement on Electricity Networks Infrastructure (EN-5), and retains the principles of the Holford Rules which give guidance on the routeing of overhead lines.

We will review our Approach in the light of:
- changes to our responsibilities, legislation, government policy or guidance;
- changes in best practice guidance in environmental, social or economic appraisal;
- relevant technology advances; or
- new information about the application or costs of different technologies.

To find out more about the Holford Rules and our other statutory duties see pages 18–20
This process, which is described fully overleaf, is intended as guidance for our project teams and for all stakeholders with an interest in our projects. All projects are different and where we need to deviate from this process, we will explain the reasons, and ensure that we still satisfy all of our obligations. For example, in the case of some smaller projects, such as the replacement of a short section of overhead line, we may combine some or all of stages 1, 2 and 3 to identify a preferred choice.
What is needed?
The identified need could be: to connect new generation sources to the existing network; to create more capacity where needed in the existing network; or an investment in anticipation of potential new generation. The need case is kept under review throughout the development of the project.

Do we need new infrastructure?
We always see if the existing network can accommodate the customer or capacity needs economically and efficiently before we would consider building any new infrastructure. We look at alternatives to meet the required need, which may include adjusting arrangements with customers, how we operate the network, or investments in equipment that can optimise the use of the existing network to reduce or avoid the need for major investment. This is usually more sustainable, less expensive and is likely to have the least visual impact.

Identifying Strategic Options
Where new infrastructure is needed, we consider the many ways in which this could be achieved. We call this ‘generating strategic options’. We will identify a number of different strategic options, which might include:
- different technologies (such as underground cables, gas-insulated lines, overhead lines or sub-sea High Voltage Direct Current (HVDC) cables);
- different geographical connection points; or
- a combination of the two.

Technical Compliance Filter
Before we do any further work we make sure that all of the potential strategic options would work on our network and we reject any that would not meet technical standards. We do this because we need to understand which options would work in practice before we talk to stakeholders.

Benefit Filter
There are potentially many ways in which we could meet the identified need, and many of them will be very similar. We reduce the number of options for stakeholders in an open and transparent way by making sure that every potential strategic option we take forward for further appraisal has some benefit over another option.
At this Stage we explore with stakeholders the different ways in which we might meet the need for new infrastructure in a particular area, and discuss those options and how we assess them with core stakeholders.

Consult Core Stakeholders
At the early stages of the project we consult a number of organisations – referred to as our core stakeholders – who represent statutory interests. We talk to core stakeholders about the potential options we are considering and how we should assess them. We seek their views as to which considerations should inform our judgements based on what is important to local stakeholders. We ask the relevant local authorities to input into our consultation arrangements.

Options Appraisal
Options Appraisal is the method we use to compare options and analyse their relative costs and benefits. We take a structured approach to determining overall preferences among alternative options. This means that stakeholders can see the basis on which we have made our judgements and have balanced our duties. We consider environmental, socio-economic and technical issues alongside a capital and lifetime cost for each strategic option.

Preferred Strategic Option
We identify a preferred strategic option or options to take forward for further assessment. This may involve a choice of technology or may simply be the identification of connection points, with further development of the technology choice at Stage 2.

If a predominantly overhead route is preferred at this stage, there will still be a continuing process of appraisal and consultation throughout Stages 2 and 3, which will consider the ways in which the impact of a new line can be mitigated and may ultimately result in undergrounding of certain sections of the route. At this stage we may also look for options which have opportunities to remove existing infrastructure in order to minimise the overall ‘wirescape’.

We may promote a sub-sea or predominantly underground strategic option at this stage, particularly in light of very significant constraints relating to landscape or visual issues. Such constraints might include: locations with physical difficulties in constructing an overhead line (such as in urban areas or mountains) or the presence of highly valued landscapes such as National Parks or Areas of Outstanding Natural Beauty (AONBs). Sometimes there are significant constraints to a sub-sea or underground solution, such as important ports and harbours, or significant concentrations of buried archaeology.

Outputs
- Need Case
- Strategic Options Report including Options Appraisal
- Project Consultation Strategy
Route Corridor Studies

Routeing studies are carried out to identify broad potential corridors for the new transmission route within all strategic options that we are still considering. Similar siting studies are carried out to identify suitable locations for infrastructure, such as substations or converter stations if required.

When routeing overhead lines, we apply the Holford Rules (see page 18) and start to consider the types of mitigation that could offset any landscape or visual effects.

The routeing of sub-sea cables can be affected by constraints at the point of landfall, such as eroding shorelines or sensitive sand dune systems, and by marine constraints such as shipping lanes, fisheries, major ports and harbours, and ecological constraints, such as Special Protection Areas or Special Areas for Conservation. If a constraint was identified at this stage that could not be avoided or mitigated, then we may need to reconsider land-based options.

For onshore underground options we would consider the type of technology (cross-linked polyethylene insulated (XLPE) or Gas-Insulated Lines (GIL)) and whether the cable would be buried directly or in a surface trough or tunnel. When routeing underground cables, we may be restricted by built development, topography, soil type or existing land use. There may also be valuable habitats or cultural heritage sites that would be affected by ground disturbance. In these cases, we try to find a route corridor that avoids these constraints altogether. Where that is not possible, we may consider placing a section of line overhead on an otherwise underground route. The siting of sealing end compounds (which are used to make the transition from underground cable to overhead line) also requires careful consideration.
We identify and appraise a number of potential route corridors through which the transmission line could be routed and identify potential locations for associated infrastructure. We consult again with core stakeholders and local communities.

Consult Core Stakeholders
We consult our core stakeholders on the potential route corridor options we are considering and on the scoping of the next stage of Options Appraisal (below). We again seek views on the factors that are most important to local stakeholders and which are likely to be the most significant in judging the route corridors that would best serve society’s needs.

Options Appraisal
Options Appraisal is again applied to determine the environmental, socio-economic, technical, and cost implications associated with the different route corridor options. At this stage we have more detailed information about the different route corridors and carry out a more detailed appraisal.

Consult Stakeholders and Communities
During Stage 2 we will carry out a public consultation, which examines all of the options we have considered, and asks for views both on our preferred strategic option and the potential route corridors we have identified to achieve this. As a result of this public consultation, we may re-examine options that we have previously discounted or consider new alternatives proposed by members of the public. We produce a feedback report which will identify all of the comments received and how we intend to take them into account. Where we cannot take someone’s comments into account, we will explain why not.

Choice of Preferred Route Corridor
The results of the consultations, together with all of the studies carried out to this point, are used to identify the preferred route corridor or corridors.

In cases where we have previously chosen a predominantly overhead option, we may propose a fully overhead corridor or a route corridor which is a mixture of overhead and underground technologies, depending upon the constraints identified. Candidates for undergrounding might include: locations with physical difficulties in constructing an overhead line (such as in urban areas), wide river or estuary crossings, the presence of highly valued landscapes (which include National Parks and AONBs but could also include particularly sensitive landscapes and iconic views or areas where other potential impacts could only be mitigated by undergrounding). This is not an exhaustive list and all projects will be considered on a case-by-case basis.

If the preferred route corridor is predominantly overhead line, there will still be a continuing process of appraisal and consultation throughout Stage 3, as a result of which we may propose undergrounding certain sections of the route.

Where we have previously chosen a sub-sea strategic option, we will identify the preferred marine corridor and the locations for any associated land-based infrastructure. Where we have chosen an underground strategic option, we will identify the preferred underground corridor and the locations for any associated above-ground infrastructure. In some cases, we may not make a decision on technology at Stage 2, but simply identify a land-based corridor, and determine the most appropriate technology at Stage 3 once we have a full understanding of all of the constraints.

Outputs
- Route Corridor Study including Options Appraisal
- Project Consultation Strategy
- Consultation Feedback Report
Development of the Detailed Alignment

Whether the preferred route corridor is predominantly overhead, underground or sub-sea, detailed survey and assessment work is carried out to find the alignment of the transmission line which best satisfies all of our obligations and the needs of stakeholders. In doing this we seek to avoid as far as possible any impacts on people, settlements, and environmentally sensitive areas.

We continue to refine the route alignment to minimise any visual and other environmental impacts, in consultation with stakeholders and communities.

In cases where a predominantly overhead route has been selected, we will continue to apply the Holford Rules and we will identify any sections where it would be more appropriate to place the infrastructure underground. We may propose other forms of mitigation, which could involve tree planting or alternative pylon designs or the removal of other electricity transmission or distribution infrastructure. We will use the same approach for siting the associated land-based / above-ground infrastructure such as substations, converter stations or sealing end compounds.

Consult Stakeholders and Communities

We continue to exchange information with our stakeholders during the development of the detailed alignment. During consultation with the public we may establish community forums as a mechanism to support this consultation.

Environmental Impact Assessment and Options Appraisal

Where we are required to do so, we will carry out a full Environmental Impact Assessment of our preferred alignment and will consult with key stakeholders on the scope and results of this study. We may use Options Appraisal to compare the environmental and socio-economic performance of alternative alignments, and we will publish the results of our appraisal of the preferred alignment in a report or draft Environmental Statement.

We may also establish thematic groups, which will involve experts including local representatives of technical consultees to review our approach to specific issues. We will revisit earlier stages of our project development as required and will publish the outcomes of our public consultations explaining why we have selected a particular proposal. This will allow stakeholders to see how and where we have exercised our judgement and the factual basis upon which we have done so. We will develop our draft Statement of Community Consultation with the relevant local authorities, which sets out who and how we will consult on our proposals.
Having identified a broad route corridor, we look within that route to identify and appraise the preferred alignment through which the transmission line will be routed and the locations of any associated infrastructure. We do this in close liaison with stakeholders including landowners, local residents and organisations.
We hold a public consultation on our draft proposals to help us prepare our application for submission to the Planning Inspectorate for decision.

**Consult All Stakeholders**

We will carry out a public consultation on our proposed application as required by Sections 42 and 47 of the Planning Act (2008). This consultation includes communities, local councils, expert consultees and those who may be affected by our proposals. At the close of the consultation period, we will review our proposals and make any necessary amendments to what we propose in the light of information received through consultation. If necessary we will carry out further survey and appraisal work for alternative solutions.

We will produce a Consultation Report which sets out all of the feedback we have received throughout the process and how we have responded to it. This will allow all stakeholders who have contributed to see how their comments have been taken into account.

**Preparation of documentation**

Having carried out detailed assessments and consultation with the public and key stakeholders we will prepare all of the documents necessary for our proposed application.

We will consult with Local Planning Authorities and seek to agree Statements of Common Ground with them and potentially with other interested parties.

**Outputs**

- Consultation Report
- Draft Application Documents
- Statements of Common Ground
- Statement of Community Consultation
- Draft Environmental Statement

Examples of current and existing Consultation Reports can be found on our website.
Submission of our application

Once we have assessed the outcomes of the public consultation and made any necessary changes to the proposals we will submit our application for development consent to the Planning Inspectorate or other relevant decision-maker.

We follow the processes of the Planning Inspectorate for overhead line applications in England and Wales. We formally notify the public, core stakeholders and other bodies prescribed in the APFP Regulations 2009* of our application and those consulted have the opportunity to make relevant representations to the Planning Inspectorate and to register themselves as interested parties.

In England, our application will usually also include any additional development associated with overhead lines, such as substations and sealing end compounds.

In Wales, consent for this associated infrastructure will be determined by the relevant local planning authority.

Underground cables in England and Wales are considered as permitted development which means that planning permission has already been granted. Any planning applications for associated above-ground infrastructure such as sealing end compounds and substations are determined by the relevant local planning authority if not as part of a Development Consent Order (DCO) application.

For sub-sea cables, applications in English waters are determined by the Marine Management Organisation, and in Welsh waters by the Welsh Government. In both cases, applications for associated onshore infrastructure such as converter stations will be determined by the relevant local planning authority.

Stage 6
Consideration and Hearing

Once we have submitted our application we will provide such further information on our proposals as may be required for a hearing or Public Inquiry.

We will continue to follow the process of the relevant decision-making authority (see Stage 5) and to engage with interested parties.

Interested parties have the opportunity to influence the decision-making body through written representations and by giving evidence at a hearing or Public Inquiry.
The following reports are available at www.nationalgrid.com/majorprojectdocuments

- Our approach to Options Appraisal
- Our approach to Consultation
- Our approach to Socio-economics
Core stakeholders

Our core stakeholders for most projects would be drawn from the following:

- Local authorities
- Environment Agency
- English Heritage and/or Cadw
- Natural England and/or Countryside Council for Wales
- Marine Management Organisation and/or Welsh Government
- Joint Nature Conservation Committee
- Other parties proposed by the above
- Scottish Natural Heritage and Marine Scotland for projects that link to the network in Scotland

These parties are consulted from the earliest stages of our projects as a matter of good practice to ensure we take the best technical advice and local knowledge into account in the early development of our projects. The group of stakeholders is expanded and refined as the project develops and more local groups become involved. At this early stage we do not usually consult the public, as we may not have enough information about where any new lines might be located to have a meaningful dialogue. However the role of local groups including local planning authorities is partly to represent local opinion.

What is the role of the public?

We talk to people who may be affected by our new transmission lines throughout the development of each project. Our first public consultation will normally take place at Stage 2, but will cover all issues in the development of the project to date including the need case, strategic options and route corridor options. This gives local communities the opportunity to review the judgements we have made, and the information we have based them on. We publish the results of all our consultations, so that stakeholders can see how they have influenced the design of the scheme.

At the detailed routeing stage, we talk regularly to our consultees including more local stakeholders such as parish councils and local interest groups. We also consult with landowners along the proposed alignment. A further formal period of public consultation is held before we submit an application for development consent as required by the Planning Act 2008.

Once an application is submitted, taking account of the feedback from local people, the public can continue to make representation to the relevant decision-making body either in writing or in person at a hearing or Public Inquiry.
Our Options Appraisal methodology takes the following considerations (referred to in our internal guidance as ‘topics’ and ‘sub-topics’) into account when appraising alternative strategic options or route corridors.

**Environment**
- Landscape/Visual
- Ecology
- Historic Environment
- Air Quality
- Noise and Vibration
- Soils and Geology
- Water

**Socio-economic**
- Aviation and Defence
- Traffic and Transport
- Local Economic Impact

**Technical**
- Technical Complexity
- Delivery
- Capacity
- Technology
- Network Efficiency/Benefits

**Cost**
- Capital Cost
- Lifetime Cost

The methodology helps us to assess the implications of each alternative across a range of critical issues with the input of core stakeholders and the public. By assessing each of these areas, we are able to judge which option will deliver the needed infrastructure whilst balancing the various considerations such as minimising the visual impact and reducing the cost on consumers. There is no hierarchy between the environmental, socio-economic, technical and cost requirements, and each project will take into account the views of its stakeholders in determining the weight to be attributed to different sub-topics.

Whilst the results of Options Appraisal will inform decision-making, the methodology itself does not provide the answer. Instead it objectively sets out the implications of the different options across a wide range of subjects, and broadly shows which option performs best across the board. Those sub-topics that are considered by the stakeholders to be especially important will merit particular consideration in the decision-making process.

Options Appraisal is a robust and transparent approach to the option selection process, ensuring that all interested parties will be able to understand the information and analysis that underpin the judgements we make.
These guidelines on overhead line routeing were first set out in 1959. They are presented in the National Policy Statement for Electricity Networks Infrastructure (EN-5) and will continue to form the basis on which we route overhead lines.

Since the formulation of the original Rules, formal requirements for environmental assessment have been introduced. Whilst environmental assessment for overhead lines addresses wider topics than the visual amenity issue on which the Rules concentrate, they remain a valuable tool in selecting and assessing potential route options as part of the environmental assessment process. The Rules and our added notes of clarification are set out below:

**Rule 1**
Avoid altogether, if possible, the major areas of highest amenity value, by so planning the general route of the line in the first place, even if the total mileage is somewhat increased in consequence.

**Note on Rule 1**
Investigate the possibility of alternative routes, avoiding where possible the areas of the highest amenity value. The consideration of alternative routes must be an integral feature of environmental statements.

Areas of highest amenity value include: Areas of Outstanding Natural Beauty; National Parks; Heritage Coasts; World Heritage Sites and Registered Parks and Gardens.

**Rule 2**
Avoid smaller areas of high amenity value or scientific interests by deviation, provided this can be done without using too many angle towers, i.e. the bigger structures which are used when lines change direction.

**Note on Rule 2**
Some areas (e.g. Sites of Special Scientific Interest) may require special consideration for potential effects on ecology (e.g. to their flora and fauna).

Where possible choose routes which minimise the effects on the setting of areas or architectural, historic and archaeological interest including Conservation Areas, Listed Buildings, Listed Parks and Gardens and Ancient Monuments. Again, recognise that some sites of value may not be within designated areas.

**Rule 3**
Other things being equal, choose the most direct line, with no sharp changes of direction and thus with fewer angle towers.

**Note on Rule 3**
Where possible choose inconspicuous locations for angle towers, terminal towers and sealing end compounds.

**Rule 4**
Choose tree and hill backgrounds in preference to sky backgrounds wherever possible. When a line has to cross a ridge, secure this opaque background as long as possible, cross obliquely when a dip in the ridge provides an opportunity. Where it does not, cross directly, preferably between belts of trees.
Rule 5
Prefer moderately open valleys with woods where the apparent height of towers will be reduced, and views of the line will be broken by trees.

Note on Rules 4 and 5
Utilise background and foreground features to reduce the apparent height and domination of towers from main viewpoints. Minimise the exposure of numbers of towers on prominent ridges and skylines. Where possible avoid cutting extensive swathes through woodland blocks and consider opportunities for skirting edges of copses and woods. Protect existing vegetation, including woodland and hedgerows, and safeguard visual and ecological links with the surrounding landscapes.

Rule 6
Where country is flat and sparsely planted, keep the high voltage lines as far as possible independent of smaller lines, converging routes, distribution poles and other masts, wires and cables, so as to avoid a concentration of lines or ‘wirescape’.

Note on Rule 6
In all locations minimise confusing appearance.

Arrange wherever practicable that parallel or closely related routes are planned with tower types, spans and conductors forming a coherent appearance; where routes need to diverge, allow where practicable sufficient separation to limit the effects on properties and features between the lines.

Rule 7
Approach urban areas through industrial zones, where they exist; and when pleasant residential and recreational land intervenes between the approach and the substation, carefully assess the comparative costs of undergrounding.

Note on Rule 7
When a line needs to pass through a development area, route it so as to minimise as far as possible the effect on development.

Alignments should be chosen after consideration of effects on the amenity of existing development and on proposals for new development.

When siting substations take account of the effects of the terminal towers and line connections that will need to be made and take advantage of screening features such as ground form and vegetation.

Supplementary notes
Residential Areas
Avoid routeing close to residential areas as far as possible on grounds of general amenity.

Designations of County, District and Local Value
Where possible choose routes which minimise the effect on Special Landscape Areas, areas of Great Landscape Value and other similar designations of County, District or Local Value.

Alternative Tower Designs
In addition to adopting appropriate routeing, evaluate where appropriate the use of alternative tower designs now available.
These are some of National Grid’s statutory duties most relevant to our development of new infrastructure.

Section 9(2) of the Electricity Act 1989 (General duties of licence holders)

“It shall be the duty of the holder of a licence authorising him to transmit electricity:
(a) to develop and maintain an efficient, co-ordinated and economical system of electricity transmission;…”

Section 38 and Schedule 9 of the Electricity Act 1989

“(1) In formulating any relevant proposals, a licence holder or a person authorised by exemption to generate, transmit, distribute or supply electricity:

(a) shall have regard to the desirability of preserving natural beauty, of conserving flora, fauna and geological or physiographical features of special interest and of protecting sites, buildings and objects of architectural, historic or archeological interest; and

(b) shall do what he reasonably can to mitigate any effect which the proposals would have on the natural beauty of the countryside or on any such flora, fauna, features, sites, buildings or objects.”

Section 11A(2) of the National Parks and Access to the Countryside Act 1949 (Duty of certain bodies and persons to have regard to the purposes for which National Parks are designated).

“In exercising or performing any functions in relation to, or so as to affect, land in a National Park, any relevant authority shall have regard to the purposes specified in subsection (1) of section five of this Act and, if it appears that there is a conflict between those purposes, shall attach greater weight to the purpose of conserving and enhancing the natural beauty, wildlife and cultural heritage of the area comprised in the National Park.”

Section 85 of the Countryside and Rights of Way Act 2000 (General duty of public bodies etc)

“(1) In exercising or performing any functions in relation to, or so as to affect, land in an area of outstanding natural beauty, a relevant authority shall have regard to the purpose of conserving and enhancing the natural beauty of the area of outstanding natural beauty.”

Section 40 of the Natural Environment and Rural Communities Act 2006 states that “Every public body must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.”