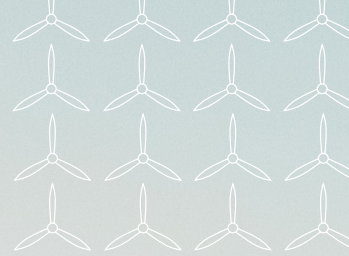




Scottish & Southern
Electricity Networks

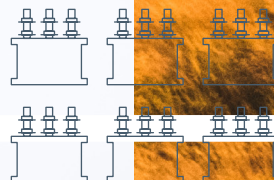
TRANSMISSION



Clash Gour Wind farm Connection

Site Selection Consultation

June 2025



ssen-transmission.co.uk/projects/project-map/clash-gour-wind-farm-connection/

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The Consultation Event will be taking place on:

Tuesday 3 June, 2–7pm
Edinkillie Hall, Dunphail, Forres, IV36 2QW



Powering change together



The time has come to further enhance Scotland’s energy infrastructure, providing power for future generations as we move towards net zero.

The shift to a cleaner, more sustainable future is about more than climate change. It’s about ensuring future generations have the same opportunities to thrive as we have all had.

Countries around the world are investing in their energy infrastructure to support the demands of modern economies and meet net zero targets. The UK is leading the way in building a modern, sustainable energy system for the future.

We all have a part to play

When it comes to net zero, we have to be in it together. The UK and Scottish governments have ambitious net zero targets, and we’re playing our part in meeting them.

We work closely with the National Energy System Operator (NESO) to connect vast renewable energy resources—harnessed by solar, wind, hydro and marine generation—to areas of demand across the country. Scotland is playing a big role in meeting this demand, exporting two thirds of power generated in our network.

But there’s more to be done. By 2050, the north of Scotland is predicted to contribute over 50GW of low carbon energy to help deliver net zero. Today, our region has around 9GW of renewable generation connected to the network.

At SSEN Transmission, it is our role to build the energy system of the future.

We’re investing over £20 billion into our region’s energy infrastructure this decade, with the potential for this to increase to over £30 billion. This investment will deliver a network capable of meeting 20% of the UK’s Clean Power 2030 target and supporting up to 37,000 jobs, 17,500 of which will be here in Scotland.



More information about the policies and documents driving the need for the energy system for the future can be found here:

Who we are

We’re responsible for maintaining and investing in the electricity transmission network in the north of Scotland. We’re part of SSE plc, one of the world’s leading energy companies with a rich heritage in Scotland that dates back more than 80 years. We are also closely regulated by the GB energy regulator Ofgem, who determines how much revenue we are allowed to earn for constructing, maintaining and renovating our transmission network.

What we do

We manage the electricity network across our region which covers a quarter of the UK’s land mass, crossing some of the country’s most challenging terrain. We connect renewable energy sources to our network in the north of Scotland and then transport it to where it needs to be. From underground/subsea cables and overhead lines to electricity substations, our network keeps your lights on all year round.

Working with you

We understand that the work we do can have an impact on communities. So we’re committed to minimising our impacts and maximising all the benefits that our developments can bring to your area. We’re regularly assessed by global sustainability consultancy AccountAbility for how we engage with communities. That means we provide all the information you need to know about our plans and how they will impact communities like yours. We want to hear people’s views, concerns, or ideas and harness local knowledge so that our work benefits their communities: today and long into the future. You can share your views with us at: ssen-transmission.co.uk/talk-to-us/contact-us/

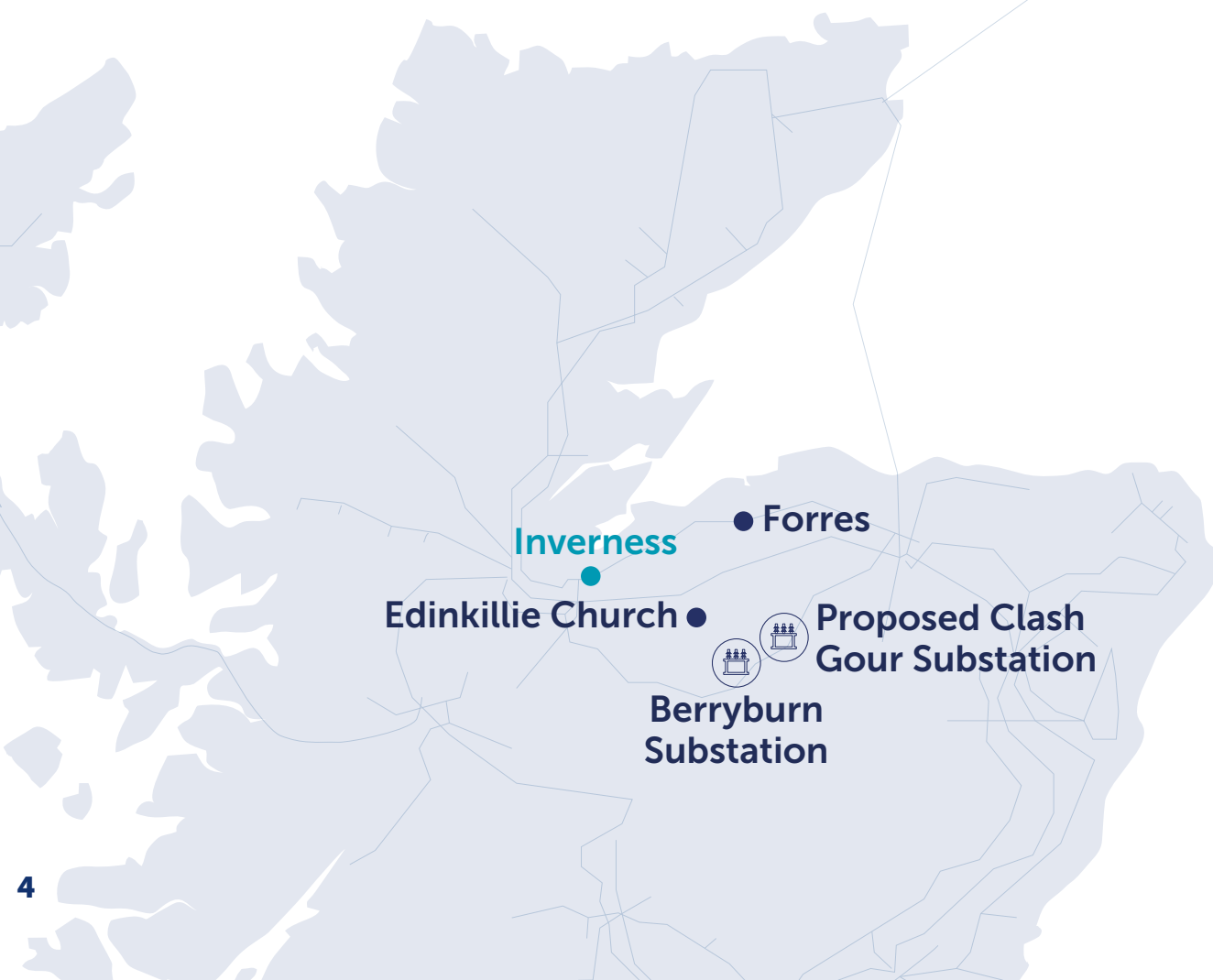
About the project

As the transmission license holder in the north of Scotland, we have a duty under Section 9 of the Electricity Act 1989 to facilitate competition in the generation and supply of electricity. We have an obligation to offer non-discriminatory terms for connection to the transmission system, both for new generation and for new sources of electricity demand.

Developer EDF Renewables (EDFR) has consent from The Energy Consents Unit to construct their Clash Gour development consisting of a 210-megawatt (mW) Windfarm on the Altyre Estate, approximately 12km South of the town of Forres, Moray.

The proposed search area is located to the South of Forres, along an unclassified public road that spurs off the A940 from Tomnamoon and rejoins at Edinkillie Church.

A new substation will be required to enable the power from the windfarm to be transmitted to the grid via the 275kV OHL running between Knocknagel and Blackhillock. SSEN Transmission will now assume responsibility for delivery of the required Clash Gour Substation. As such there is a requirement to undertake a site selection exercise following SSEN Transmission procedures to ensure that the site location is the most appropriate.



Our consultation process

The work we have planned has the potential to deliver benefits in your community, Scotland, and beyond. Yet we know that achieving our goals will require a lot of work that may impact your local community. That's why we want to work with you every step of the way throughout the planning and delivery stages of these essential works.

We're committed to delivering a meaningful consultation process that actively seeks the views of everyone affected by our plans. That means making our plans clear and easily accessible, so that you can give us input throughout each stage of the development process.

Throughout the consultation, we'll present our approach to developing the project. We will also provide some maps to show you where everything will be located.

We want you to share your thoughts and opinions on our plans, where you think we can make improvements, concerns about the impact of our work and as we develop the project, what you think of any changes and refinements we make.

By telling us what you think, you will help shape our proposals. We want to harness your local knowledge so that we spot any unforeseen challenges early and maximise the potential benefits and opportunities for your communities.

Because, ultimately, we want you to work with us to ensure that the energy infrastructure we build will be the best it can possibly be.

Who we are consulting with

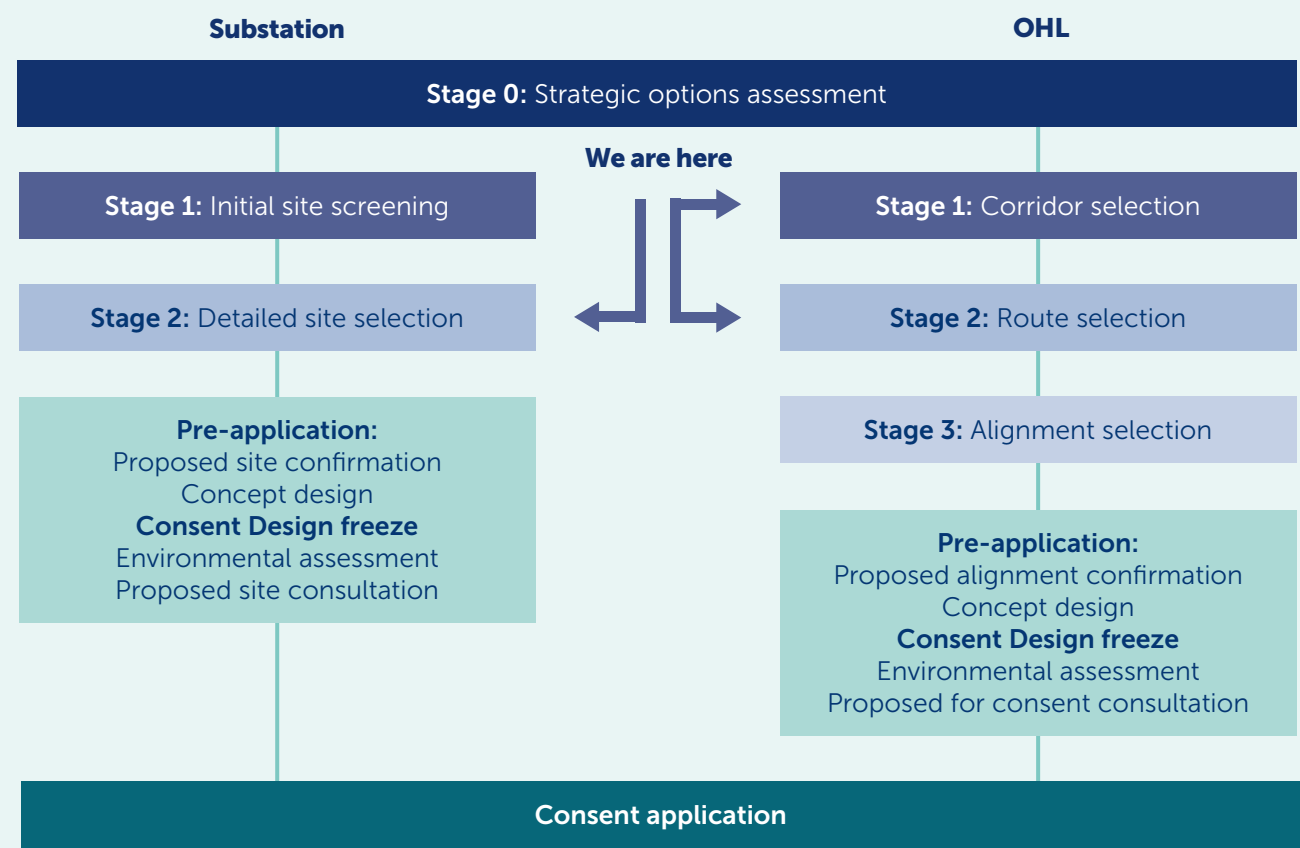
As well as communities, we are keen to hear feedback from a broad range of other stakeholders such as landowners, businesses, non-statutory consultees and statutory consultees such as local authorities, NatureScot, Scottish Environment Protection Agency (SEPA), Historic Environment Scotland (HES) and Forestry and Land Scotland (FLS).



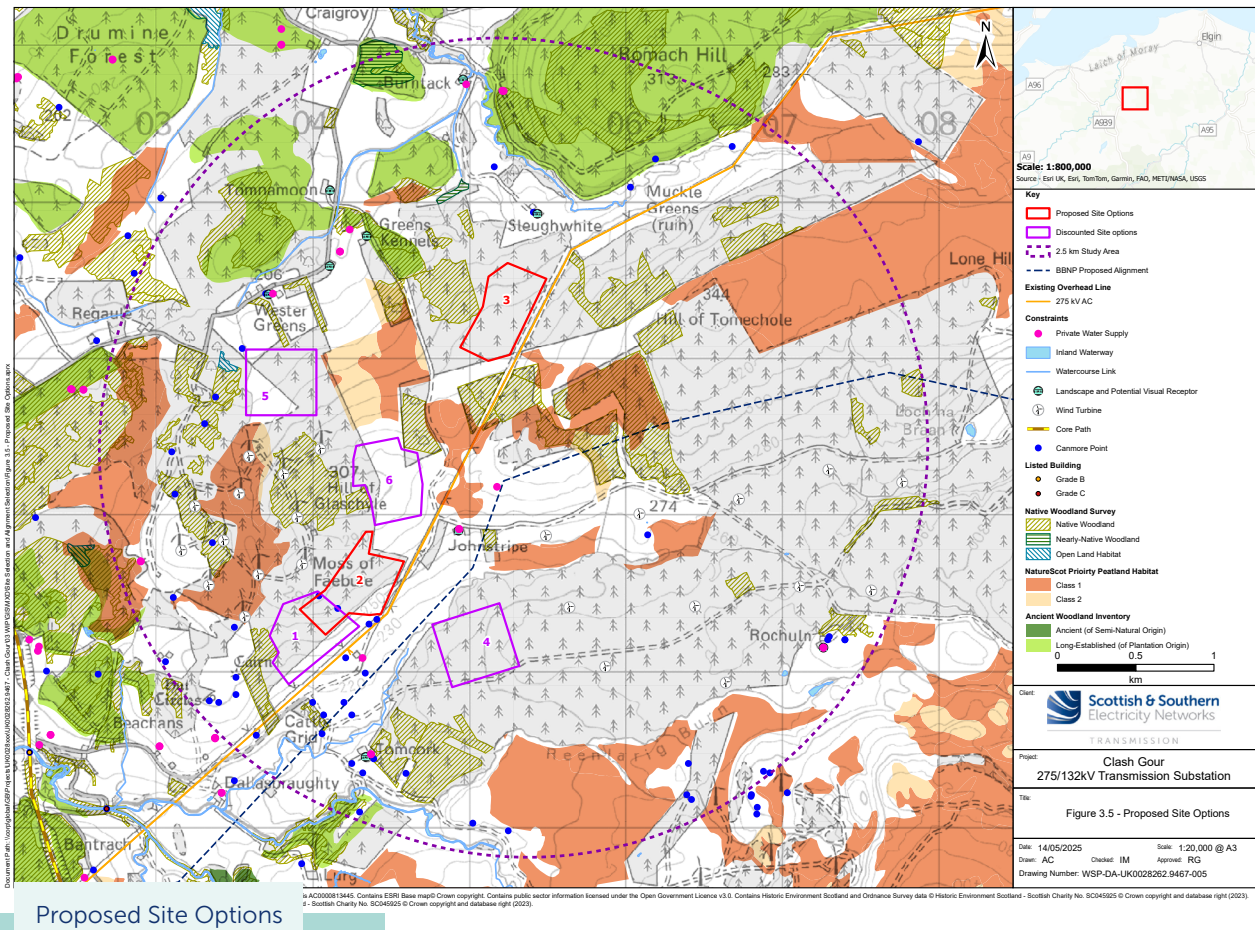
Our site selection process

SSEN Transmission has developed and implemented a formal process for the selection of sites for new substations of 132kV and above. The main aim of the process is to provide a consistent approach to the selection of new substation sites and is underpinned by our statutory licence obligations. Our site selection process ensures the design, consenting, construction and operation of a substation is done in a manner that is technically feasible and financially viable, whilst causing on balance the least disturbance to the environment and the people who live, work and use those areas for recreation.

Current Project – Stage 2



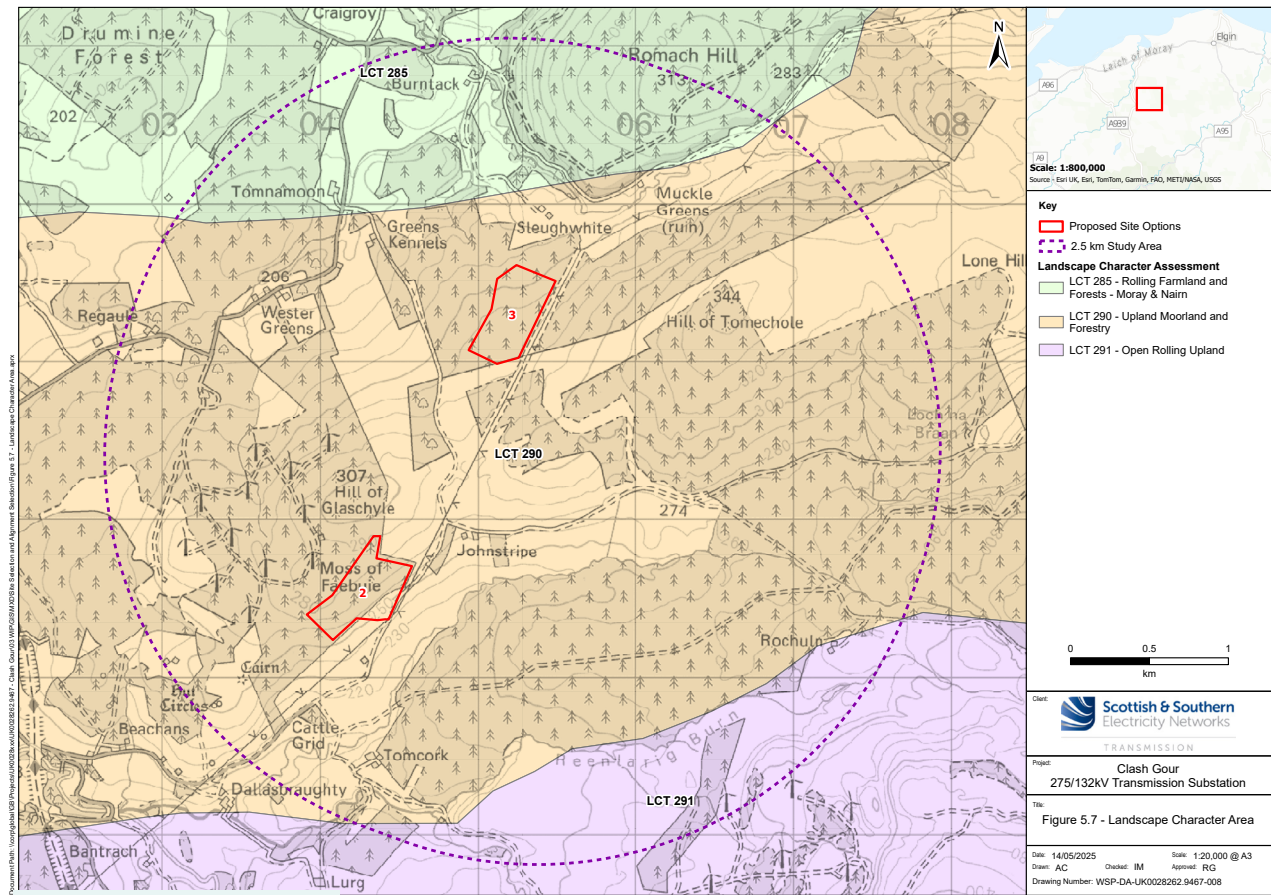
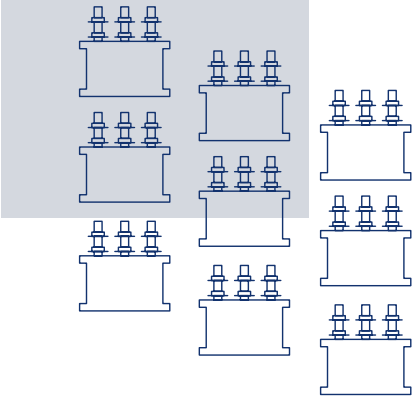
To identify potential site locations for the new substation, we began with a search radius of 2.5km from the consented clash gour EDFR site. This is to minimise the length of the connection required between the new substation and the consented development. Using a Multi-Criteria Analysis (MCA) and Geographic Information System (GIS) 6 potential sites were identified within the 2.5km radius as shown in the map below.



Our proposed site: Site No.2

Why this site?

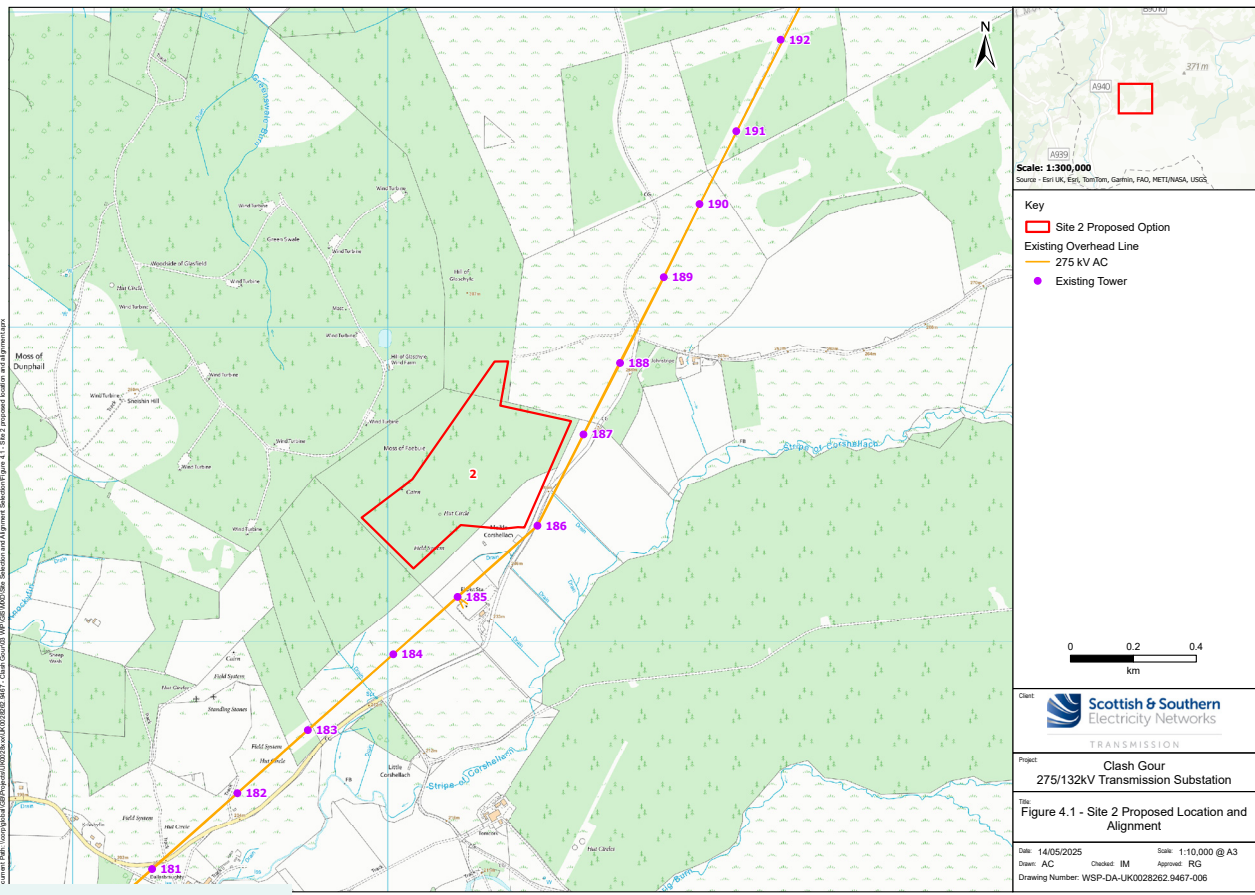
A site walkover was undertaken by a multi-disciplined team in January 2025. This enabled the 6 sites to be filtered to 2 sites, as identified in the image below.



Short listed sites - 2 and 3

Sites No.2 and 3 were then assessed as part of the Detailed Site Selection Process. The key aim of this process is to identify a preferred substation site, which avoids where possible physical, environmental and amenity constraints, is likely to be acceptable to stakeholders, and is economically viable, considering engineering and connection requirements.

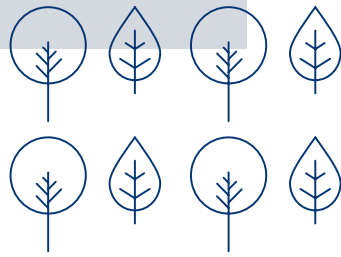
The accumulation of this process concluded with a Substation Site Selection Report. Our multi-disciplinary team were responsible for analysing each of the sites and recording this within the report against the predetermined MCA. This iterative process allows all sites to be scrutinised in increasing detail, bringing cost, technical and environmental considerations together in a way which seeks the best balance. The output of the report identified Site 2 as the preferred site.



Preferred site selection

SSEN Transmission proposes Site Option 2 as the preferred substation site. Located near to the consented EDFR site. Site 2 accommodates the substation design and size and offers a degree of flexibility with regards to future renewable energy connections to the site.

The proposed search area in the above image will allow for all construction activities related to a Substation platform approximately 280m x 155m, however these sizes are subject to change as we complete our detailed design phase of the project.



Environmental considerations

The following potential environmental impacts will be assessed as part of the Environmental Impact Assessment (EIA) or voluntary Environmental Appraisal (EA), which will be submitted as part of any planning application to Moray Council. The requirement for EIA will be established with the local authority prior to an application for planning permission being made. Thereafter the EIA/EA will be available for members of the public to view and comment on, along with all other supporting documentation, as part of the planning application.

Landscape and visual

There are no national, regional, or locally designated landscapes within the study area. The intervening distance, landform and vegetation, are such that the proposed Site Options are considered unlikely to compromise the special qualities or key characteristics of the Cairngorms National Park, Findhorn Valley and the Wooded Estates Special Landscape Area, the corridor of the locally designated Scenic Approaches (A940 and Findhorn Valley), or Landmark Hills which lie beyond the study area.

Each of the two Site options lie within National landscape character type (LCT) 290 Upland Moorland and Forestry and Regional LCT 10 Upland Moorland and Forestry, which both share the same boundary. Within this landscape, wind turbines occupy open moorland, and an associated substation (Berryburn Transmission Substation) is sited on lower slopes at a distance from the windfarm. Each of the two Site options occupies the rolling slopes and flanks of hills, within land currently used as forest plantation. The forest cover at Site 2 has been felled and harvested, whilst the forest cover at Site 3 has been replanted, with the young trees varying in height up to about 3m.

A landscape and visual assessment will be carried out to understand and identify and significant effects and propose recommendations to mitigate these effects.



Water Environment and drainage

The Moray Council data indicates three private water supply (PWS) located within 1 km of Site Option 3 and one PWS within 1km of Site Option 2, however this PWS is within 250 m of Site Option 2.

Data obtained from Scottish Water (SW) indicates that there is one SW asset within 1km of Site Option 3; The data also indicates that there are no SW assets within 1 km of Site Option 2.

Habitat classification surveys indicate the presence of species that have potential reliance on groundwater; therefore, the presence of groundwater dependent terrestrial ecosystem (GWDTE) within and surrounding the two site options cannot be ruled out at this stage.

According to NatureScot, there are no designated sites relevant to hydrology, geology and hydrogeology within 2 km of all Site Options.

An appropriate site drainage plan for both the construction and operational phases will be developed to ensure no adverse impacts on the surrounding water environment.

Woodland and Forestry

Both Site Options avoid impact on protected forestry and woodland, with no encroachment on areas of National Forest Inventory or Ancient Woodland Inventory. Both sites are located within land used for commercial forestry. The land at Site Option 2 is currently felled, while at Site Option 3 there is a mix of young and maturing trees that would be required to be felled. Site Option 3 is located immediately adjacent to Native Woodland (Scots Pine Woodland). While Site Option 2 is also located within an area of commercial forestry, the land has already been felled, thus resulting in a reduced impact on commercial forestry operations.

Natural Heritage

Four International statutory designated sites were identified within 10 km of the Site Options, including Special Areas of Conservation at Lower Findhorn Woods, Moidach More and the River Spey and the Darnaway and Lethen Forest Special Protection Area. A further two internationally designated sites (Moray and Nairn Coast SPA and Moray and Nairn Coast RAMSAR) were identified when the search radius was extended to 20 km of wintering geese.

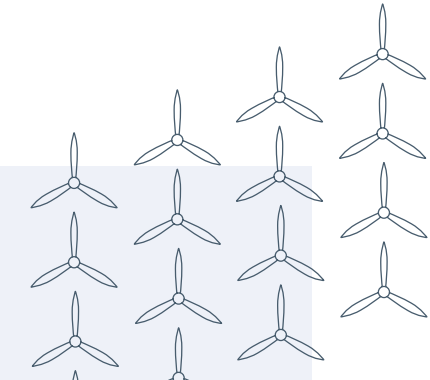
No National or Local statutory designated sites are located within 2 km of the Site Options. Additionally, no non-statutory designated were identified within 1km of the Site Options. Class 3 peatland is present in the southern corner of Site Option 3. No peatland habitat was identified within Site Option 2.

A habitat classification survey was undertaken in April 2025. Site Option 2 is dominated by other coniferous woodland, recently felled and replanted with young saplings, in the centre and extending to the southern limit, with a mosaic of degraded blanket bog in the northern edge, and a small area of upland heathland and dry heaths in the southern edge. Site Option 3 is dominated by other coniferous woodland- predominantly young and middle-aged plantation forest, with a small area of blanket bog in the southern edge, and other Scot's pine woodland (plantation) in the western edge.

Site Options 2 and 3 and some areas immediately adjacent comprise suitable habitat to support a range of protected and notable species including badger, bats, wildcat, red squirrel, pine marten, reptiles, amphibians and terrestrial invertebrates.

With regards to ornithology, skylark, curlew, snipe, oyster catcher, lapwing and buzzard were identified within Site Option 2 at the time of earlier habitat classification and protected species surveys. No birds were observed within Site Option 3 at the time of the survey. Within both Site Options, the heathland and bog habitats could support ground nesting birds. Waders were recorded within the agricultural grassland of Site Option 2 and further suitable habitat is likely present in the surrounding area. Snipe will overwinter in marsh areas/wetland habitats, which are present in both Site Options. Areas of woodland could support passerine species. Lastly, the open habitat could support foraging barn owl and woodlands could support tawny owl.

Further survey work will therefore be required as part of the EIA process and where necessary appropriate mitigation will be identified.



Noise

Construction noise is considered to be short term and intermittent and can be controlled through the implementation of a noise management plan, which would include working hours agreed with Moray Council.

Traffic

The construction of the proposed development will require vehicles to deliver plant, machinery and workers to the site. An appropriate construction traffic management plan would be developed to ensure road safety for all other road users during the construction works for suitable management of all abnormal loads and vehicle movements.

Cultural Heritage

There are no World Heritage Sites, Scheduled Monuments, Inventory Gardens and Designed Landscapes, and Inventory Battlefields within 2km of the Site Options. There are four SMR entries located within 250 m of Site Option 2. There are no SMR entries located within 250 m of Site Option 3.

Consultation will be carried out with Moray Council to identify any on-site archaeological investigation that would be required before construction works commence and if required a Written Scheme of Investigation would be prepared which would set out a strategy for archaeological mitigation in advance of the construction works.

There are no non-inventory Gardens and Designed Landscapes or Conservation Areas located within 2km of both Site Options. There is one Category C Listed Building, Bridge of Bantrach (LB2186), located 2km southwest of Site Option 2 and no Listed Buildings within 2km of Site Option 3.

Land Use and Recreation

Neither Site Option 2 or Site Option 3 is located on land that is classified as 'best most versatile' (BMV) agricultural land. Therefore, loss of prime agricultural land is not a constraint.

There are no recreation assets and/or Core Paths that interact with either Site Option.

Engineering considerations

The fundamental engineering considerations when selecting a preferred site location for a new substation include: access, connectivity, footprint requirements, ground and environmental conditions and avoiding hazards. The proposed new EDFR Clash Gour Windfarm will need to connect into our new substation. The substation is required to be located so that it can be readily connected to the windfarm scheme, as well as future connections and the wider existing transmission network.

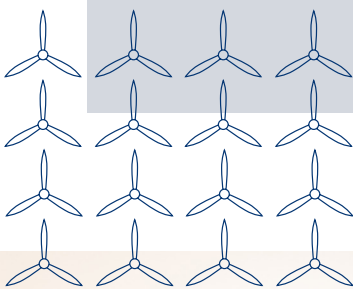
Site character

Site 2 is located approximately 1km from the consented EDFR Scheme and has suitable footprint to accommodate the substation engineering design. Site 2 already has an existing access track, which offers construction benefits during excavation and enabling works for the development of the substation platform and the OHL temporary diversions. During the assessment, our engineers established no constraints on the adjacent land. This will allow ancillary infrastructure and connections to be made to the site. No unique or unforeseeable risks were identified from an engineering perspective. This enables site 2 to accommodate the optimal substation design required.



What next?

Today's consultation and feedback will inform our final site selection and project design. Our team will consider your feedback in advance of progressing our design and development through the statutory planning process outlined below.



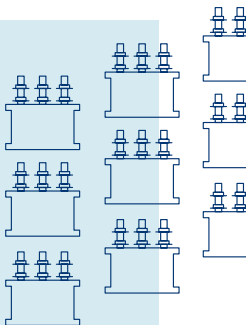
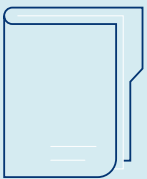
The Town and Country Planning Process

The legislation that enables the planning of projects like Clash Gour Windfarm Connection, is the Town and Country Planning (Scotland) Act 1997.

Engaging the right people

Local Planning Authorities determine the outcome of any applications made under the Town and Country Planning Act and establish the planning pathway our substation projects must take, including which consents are required. This involves confirming whether projects require Environmental Impact Assessments (EIAs) under the relevant legislation. If our project is deemed non-EIA (due to its scale or potential environmental impacts), a voluntary Environmental Appraisal (EA) may be produced by us to support the consent application. These assessments would be made publicly available once submitted in support of a planning application.

The substation proposed as part of the Clash Gour Windfarm Connection project is classed as "National Development" under the Town and County Planning process; therefore, pre-application consultation is required with the public and interested parties.

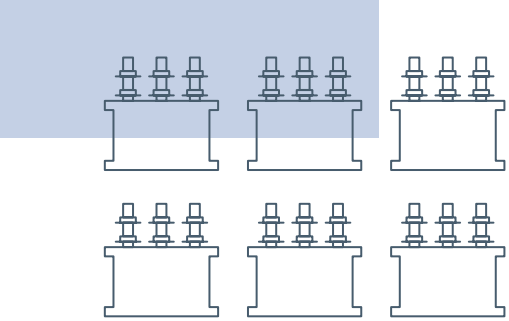


Submitting a planning application

The planning application is due to be submitted to Moray Council in spring of 2026. A Pre-application Consultation Report will accompany the planning application providing details of the consultation undertaken and communicating how the consultation process has influenced the proposed development. Where comments are received that cannot be addressed in the final proposal, an explanation will also be given why this is the case.

Comments made through the pre-application consultation process are not formal representations to Moray Council. When the planning application is submitted there will be an opportunity to make formal representations to Moray Council.





Other projects in the local area

As the transmission operator in the north of Scotland, we need to maintain and invest in the high voltage electricity transmission network in our area to provide a safe and reliable electricity supply to our communities.

We also need to offer terms for connections to the transmission network for new generation such as wind farms and pumped storage schemes and for new sources of electricity demand.

Therefore, as well as Clash Gour Windfarm Connection, we have a number of other projects within the local area we are currently progressing, described below.

Beauly – Blackhillock – New Deer – Peterhead 400kV Overhead Line (BBNP)

This project spans a significant length of the northeast of Scotland and will involve the construction of a new 400kV overhead line (OHL) between new proposed substations near Beauly, Blackhillock, New Deer and Peterhead. The connection will be delivered via an overhead line of steel lattice towers (commonly referred to as pylons) likely to average around 57m in height, with the overhead line spanning a total length of approx. 185km. Since the project was first consulted upon in September 2022, our project team have been working to refine our proposals, considering feedback from local stakeholders and we are now able to share our Proposed Alignment which will be taken forward in our consent application.

Corshellach Substation (Berryburn Extension)

This project is an extension of the existing Berryburn substation and will formally be known as Corshellach Substation. The project will involve the installation of a new 275kV/33kV grid transformer within a new compound, located on land adjacent to the existing Berryburn substation, on the Altyre Estate, located approximately 12km south of Forres. There are 2 embedded generators driving this project who are in contract with the National Energy System operator (NESO). To facilitate the connection between the existing overhead line tower and the new substation, new downleads will be required. These works would be carried out under separate consent under Section 37.

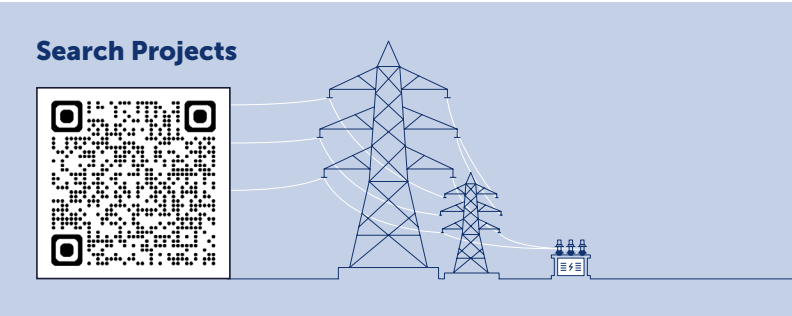
Local renewable developments:

We know that local stakeholders are keen to understand the full extent of renewable developments being proposed in their local area.

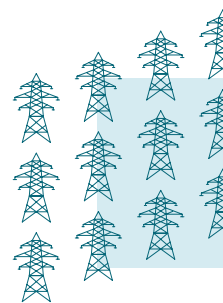
Applications to connect to the transmission network in our licence area are made to National Grid ESO and undergo a lengthy process of assessment before we begin to develop a network connection for those developments.

We aim to be transparent about the renewable developments looking to connect to our network but are not permitted to disclose any details of these developments until they are in the public domain.

A list of projects that hold contracts for Transmission Entry Capacity (TEC) with National Grid, the Electricity System Owner is available from their website: [Transmission Entry Capacity \(TEC\) register | ESO \(nationalgrideso.com\)](https://www.nationalgrideso.com)



Finding common ground with landowners



We recognise that landowners and occupiers are key stakeholders in the development of our projects. At all levels, we will be transparent about our proposals and keep the conversation open and constructive when it comes to those affected and reaching effective compromise.

From the outset of the project, our land team have been identifying and contacting landowners and occupiers who may be affected by our proposals. If you are a landowner who is affected by the proposals and have not yet had contact from us, please get in touch via the contact details for the dedicated project land managers found on the relevant webpages: [Clash Gour Wind Farm Connection - SSEN Transmission](#)

We work with landowners and occupiers to mitigate the effects of our infrastructure on their properties and our team of Land Managers will be on hand to answer queries and address concerns throughout this process.

As part of this, we need to carry out various engineering and environmental surveys to inform what we design and how we build it. We will always seek consent from affected landowners and occupiers in advance for these surveys.

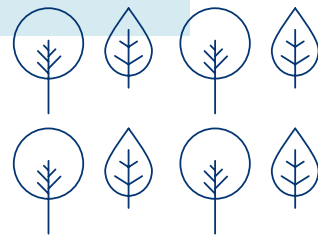
Once we have finalised the design, we will be required to secure the appropriate land rights from landowners and occupiers in order to secure planning consent.

Our land managers will endeavour to reach a voluntary agreement with landowners and occupiers, however, as a statutory undertaker, we might need to underpin voluntary discussions with an application to Scottish Ministers for a Necessary Wayleave or Compulsory Purchase Order.

Ultimately this is to ensure nationally significant infrastructure projects are delivered on time and in line with our licence obligations. We also have a duty to protect the interests of the UK bill payer. Statutory powers are not used lightly as we aim to work with landowners and occupiers to secure the necessary land rights voluntarily.

All potentially affected landowners and occupiers have the opportunity to provide feedback at our in-person consultation events and by submitting a feedback form. We would encourage all those with an interest to submit their views through this consultation.





Delivering a positive environmental legacy

On every project we deliver, we always need to consider how we impact the environment in that area. As we enhance the transmission network, we have a responsibility to design and build our projects to protect and enhance the environment. We will always look to minimise the potential impacts from our activities and achieve Biodiversity Net Gain (BNG).

As the first developer to consult upon and implement an award-winning approach to deliver Biodiversity Net Gain (BNG) on all new sites, we're committed to delivering a "greener grid", focusing on habitat restoration and creating biodiversity growth as we invest in our network. We are committed to delivering 10% Biodiversity Net Gain on all sites gaining consent going forward. This ensures that we don't just restore our natural habitats but actively improve them for the benefit of local communities, wildlife, flora and fauna.

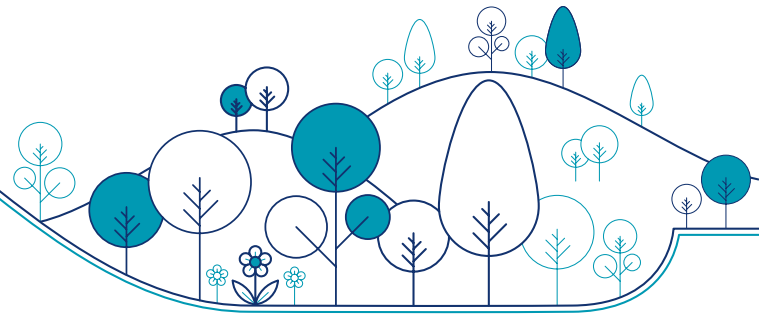
During the development, construction and operation of our projects, we will leave the environment in a measurably better state than before development started, ensuring a positive environmental legacy at all our sites.

As this project progresses through the development process, we will actively seek ways to avoid and minimise impacts on biodiversity, through careful routeing and site design to avoid impacting areas of highest biodiversity value.

Where avoidance is not possible, we will offset this by introducing new habitats along with restoration efforts. These can be achieved within the boundary of the development site, or by providing support to local groups involved with habitat restoration or creation projects, within the locale of the development site.

If there are biodiversity improvement projects in your local area that we could get involved with, please contact the Community Liaison Manager.

Example projects

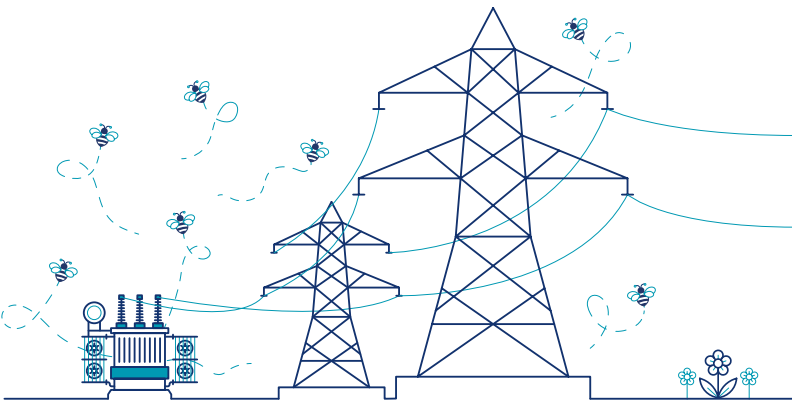


Argyll Coast and Countryside Trust (ACT)

Argyll's rainforest is a unique and rare habitat of ancient and native woodland. This collaboration with ACT will help deliver our compensatory tree planting and BNG commitments in Argyll. It also aligns with ACT's woodland planting ambitions, supporting its charitable objectives including biodiversity gain, health and well-being, improvement for local people, outdoor learning opportunities and climate change workshops.

Thurso South substation and The Bumblebee Conservation Trust:

We created approximately 10 hectares of bee-friendly habitat to support the pollination of the rare endemic great yellow bumblebee. This contributed to wider conservation efforts for this bee species. A collaboration with The Bumblebee Conservation Trust facilitated research on food availability for bumblebees, identifying the need for a diverse seed mix containing key flowering species to enhance early, main and late food supply to support the full life cycle of bumblebees.



Project Timeline

2023/24

- Substation design development
- Environment and engineering surveys



2025

- Site Selection public consultation event: **June**
- Further refinement of the Design following site selection
- Pre-Application Public consultation event 1: **September**
- Pre-Application public consultation event 2: **November**



2026

- Town and Country Planning application submitted for the Substation
- S37 Planning application submitted for the OHL
- Funding applications finalised for board approval



2027

- Planning decision received
- Funding applications approved and contracts awarded
- Site clearance and enabling works complete
- Construction works commence with platform build



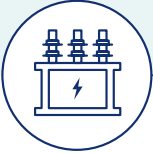
2028

- Construction works ongoing, transformers installed



2029

- General construction and commission work complete
- Full energisation and connection to the grid



Have your say

We value community and stakeholder feedback. Without this, we would be unable to progress projects and reach a balanced proposal.

The feedback period

We will accept feedback from now until **Tuesday 17 June 2025**.

How to provide feedback:

Submit your feedback online by scanning the QR code on this page or via the form on our project webpage at: ssen-transmission.co.uk/projects/project-map/clash-gour-wind-farm-connection/

Email the feedback form to the Community Liaison Manager. Or write to us enclosing the feedback form at the back of this booklet.

Our Community Liaison team

Each project has a dedicated Community Liaison Manager who works closely with community members to make sure they are well informed of our proposals and that their views, concerns, questions or suggestions are put to our project teams.

Throughout the life of our projects, you will hear from us regularly. We aim to establish strong working relationships by being accessible to key local stakeholders such as community councils, residents' associations and development trusts, and regularly engage with interested individuals.



To support everyone online, we provide accessibility and language options on our website through 'Recite Me'. The accessibility and language support options provided by 'Recite Me' include text-to-speech functionality, fully customisable styling features, reading aids, and a translation tool with over 100 languages, including 35 text-to-speech.

Please select "Accessibility" on our website to try out our inclusive toolbar."

What we're seeking views on

We want you to share your thoughts and opinions on our plans, where you think we can make improvements, concerns about the impact of our work and any changes or refinements we can make.

We'll be actively looking to mitigate the impacts of the site as much as possible over the coming months, but it would be helpful to understand what you believe we should be doing to help minimise these impacts and if there are any opportunities to deliver a local community benefit you would like us to consider.

We encourage all interested community members to fill in a feedback form when submitting feedback, however if you prefer, you can email us to provide your feedback or ask any questions.

Community Liaison Manager

Gordon Gilfillan



SSEN Transmission, 10 Henderson Road, Inverness, IV1 1SN



gordon.gilfillan@sse.com



07389 754 548

Additional information:



The best way to keep up to date is to sign up to project updates via the project webpage:

ssen-transmission.co.uk/projects/project-map/clash-gour-wind-farm-connection/

You can also follow us on social media:



@assentransmission



@SSETransmission

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