Scottish & Southern Electricity Networks

TRANSMISSION

Clash Gour Wind Farm Connection: Substation and Overhead Line Consultation Document

10 November 2026



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GLOSSARY

Term	Definition
Amenity	The natural environment, cultural heritage, landscape, and visual quality. Also includes the impact of SSEN Transmission plc is works on communities, such as the effects of noise and disturbance from construction activities.
Above Ordnance Datum (AOD)	A term used in mapping and surveying to describe the height of a location relative to a specified Ordnance Datum.
Applicant	Scottish and Southern Electricity Networks Transmission (SSEN Transmission)
Biodiversity Net Gain (BNG)	BNG is a process which leaves nature in a better state than it started.
Consultation	The dynamic process of dialogue between individuals or groups, based on a genuine exchange of views and, normally, with the objective of influencing decisions, policies, or programmes of action.
Construction Environmental Management Plan (CEMP)	A document setting out construction-phase environmental management and mitigation measures
Construction Traffic Management Plan (CTMP)	A plan to manage construction traffic movements and reduce impacts on the local road network and nearby receptors.
Environmental Impact Assessment (EIA)	A formal process used to systematically identify, predict, and assess the likely significant environmental effects of a proposed project or development. For planning applications in Scotland, this process is set out in the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017. For applications for consent under section 37 of the Electricity Act 1989, the relevant EIA process is set out in the Electricity Works (Environmental Impact Assessment) (Scotland) Regulations 2017.
Habitat	Term most accurately meaning the place in which a species lives but also used to describe plant communities or agglomerations of plant communities.
Holford Rules	Guidelines on overhead line routeing first formulated in 1959 by Sir William later Lord, Holford. The Holford Rules set out a hierarchical approach to routeing which advocates avoiding areas of high amenity value, minimises changes in direction, which takes advantage of topography, and which minimises visual interactions with other transmission infrastructure.
Kilovolt (kV)	One thousand volts.
Megawatt (MW)	A unit for measuring electric power, with the value of 1,000,000 watts.
National Planning Framework 4 (NPF4)	The national spatial strategy for Scotland. It sets out the spatial principles, regional priorities, national developments, and national planning policy. It replaces NPF3 and Scottish Planning Policy.
Overhead line (OHL)	An electric line installed above ground, usually supported by lattice steel towers or poles.
Pre-Application Consultation (PAC)	Consultation undertaken before submission of a planning application to seek feedback from statutory consultees, stakeholders, and the public.
Principal Contractor	The key organisation involved during construction phase of Proposed Development who plans, manages, monitors, and coordinates the construction phase.
Private Water Supply (PWS)	A water supply not provided by Scottish Water, such as a spring or borehole serving individual properties.
Proposal of Application Notice (PAN)	Notice submitted by the developer to the Council detailing how they will engage the community on a proposal. It enables direct community feedback and outlines the intended planning application, including a general description and planned Pre-Application Consultation (PAC) activities, which must include two public events.

Term	Definition
Proposed Development	The proposed substation and associated infrastructure being assessed and consulted upon.
RAG Rating	A Red, Amber, Green rating provided to assess the potential impact of the proposed OHL.
Receptor	A person, property, habitat, species, heritage asset, or environmental feature that could be affected by the Proposed Development.
Report on Consultation	A report documenting consultation responses received and decisions made in response to those comments.
Scoping Opinion	The planning authority's /Stakeholders' opinion on the scope and level of detail to be included in the EIA Report.
Sensitive Receptor	A receptor that may be more susceptible to environmental change, such as residential properties, protected species or designated habitats.
Site Option	A potential location considered during the site selection process for the proposed substation.
Site Selection	The process of identifying and appraising potential locations for the Proposed Development
Stakeholders	Organisations and individuals who can affect or are affected by SSEN Transmission plc works.
Statutory Consultees	Designated bodies that must be consulted by local planning authorities during the EIA process.
Super Grid Transformer (SGT)	A high-voltage transformer used within a substation to change the voltage of electricity between different parts of the transmission network.
Study Area	The defined geographical area used for baseline review and assessment of potential effects.
Substation	A node on the network to allow safe control of the electricity network. This could include convergence of multiple circuits, transformation of voltage or other functions to maintain and operate the electricity network.
Water Framework Directive (WFD)	Legislation aimed at preventing the deterioration and enhancing the status of aquatic ecosystems, including groundwater, promoting sustainable water use, reducing pollution, and contributing to the mitigation of floods and droughts.
Works	Construction of Proposed Development i.e. onsite welfare activities, construction laydown areas, landscaping and biodiversity requirements, permanent access to the site.
Volts	The international unit of electric potential and electromotive force.

PREFACE

This Consultation Document has been prepared by WSP UK Ltd. on behalf of Scottish and Southern Electricity Networks (SSEN Transmission) to seek comments from all interested parties on Clash Gour Wind Farm Connection: Substation and Overhead Line Project.

The Consultation Document is available online at the project website: https://www.ssen-transmission.co.uk/projects/project-map/clash-gour-wind-farm-connection/

One consultation event will be undertaken on 10 November 2026. A second is to be undertaken on 23 March 2027.

SSEN Transmission has developed an online consultation tool, to enable the local community to experience the full exhibition on a computer, tablet, or mobile device. The online exhibition has been designed to look and feel like a real consultation in a community hall, with exhibition boards, maps, interactive videos, and the opportunity to share views on the proposals.

Visitors will be able to engage directly with the project team via a live chat function, where they can ask any questions they might have about the project and share their feedback on the current proposals.

Comments on this Consultation Document should be sent to:

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All comments are requested by 10 December 2026.

1. INTRODUCTION

1.1 Purpose of Document

1.1.1 This Consultation Document has been prepared by WSP UK Ltd ('WSP') on behalf of Scottish and Southern Electricity Networks Transmission (SSEN Transmission). SSEN Transmission, operating under licence held by Scottish Hydro Electric Transmission plc, owns, operates, and develops the high voltage electricity transmission system in the north of Scotland and western isles. This Consultation Document invites comments from all interested parties on the Proposed Site identified for a new 275/132 kilovolt (kV) substation and a 275 kV Overhead Line (OHL) tie-in from the existing network to the proposed substation. The Proposed Development is expected to require planning permission under the Town and Country Planning (Scotland) Act 1997[1] for the substation and associated works. The OHL elements may also require consent under section 37 of the Electricity Act 1989[2], with associated deemed planning permission, where applicable, under section 57(2) of the Town and Country Planning (Scotland) Act 1997.

1.1.2 The status of the Proposed Development within the planning hierarchy will be confirmed with reference to the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009[3]. The Proposed Development is also considered to fall within National Development 3: Strategic Renewable Electricity Generation and Transmission Infrastructure as identified in National Planning Framework 4[4].

1.1.3 Comments are now sought from statutory authorities, key stakeholders, elected representatives and the public on the Proposed Development. All comments received will inform further consideration of the Proposed Development.

1.1.4 The Consultation Document is available online at the Project website: https://www.ssen-transmission.co.uk/projects/project-map/clash-gour-wind-farm-connection/

1.2 Document Structure

1.2.1 This report is comprised of five sections as follows:

1: Introduction – setting out the purpose of the Consultation Document and the document structure;

2: The Proposals – describes the need for the project and provides an overview of the proposals;

3: Site Selection and the Preferred Option – outlines the site selection process undertaken to identify the preferred substation site;

4: Alignment Options and the Potential Alignment – outlines the alignment selection process to identify the potential alignment for the OHL; and

5: Consultation on the Proposals – invites comments on the Proposed Development and outlines the next steps following the consultation events.

1.3 Next Steps

1.3.1 As part of the consultation exercise, comments are sought from members of the public, statutory consultees, and other key stakeholders on the upcoming EIA. A Report on Consultation will be produced which will document the consultation responses received, and the decisions made in light of these responses.

[1] Scottish Government (1997). Town and Country Planning (Scotland) Act 1997. Available at: Town and Country Planning (Scotland) Act 1997 (Accessed: October 2026).
[2] UK Government (1989). Electricity Act 1989. Available at: Electricity Act 1989 (Accessed: October 2026).
[3] Scottish Government (2009). The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. Available at: The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 (Accessed: September 2026].
[4] Scottish Government (2023). National Planning Framework 4. Available at: National Planning Framework 4 - gov.scot (Accessed: September 2026).

2. THE PROPOSALS

2.1 The Need for the Project

2.1.1 The Clash Gour Wind Farm development consists of a 210-megawatt (MW) wind farm which has been consented by Scottish Ministers (Energy Consents Unit (ECU) reference: ECU00000738) on the Altyre Estate, approximately 12 km south of the town of Forres, Moray. An application was previously submitted by SSEN Transmission for a connection from the substation to the existing transmission network (ECU reference: ECU00003366) under section 37 of the Electricity Act 1989, based on the Applicant's indicative substation location, however the application has since been withdrawn.

2.1.2 It has recently been established that other transmission connections will be required in the surrounding area, therefore SSEN Transmission will now assume responsibility for consenting and delivery of the Proposed Development for the construction of a new 275/132 kV substation to enable the connection from the substation to the SSEN Transmission grid, including the associated OHL tie-in to connect to the existing 275 kV OHL network.

2.2 Project Overview

2.2.1 The project is referred to as the Clash Gour Wind Farm Connection Substation and Overhead Line (the 'Proposed Development') and would be located in the Moray Council authority area, approximately 12 km to the south of the town of Forres and approximately 37 km to the east of the City of Inverness (National Grid Reference NJ 04404 47536). When referring to the Proposed Development spatially, the 'Site/Alignment Selection Boundary' refers to the boundary inclusive of the substation and OHL elements. The 'Site' refers to the land the Proposed Development covers.

2.2.2 An overview of the Proposed Development is shown on **Figure 2.1: Site Location Plan**, with environmental features in relation to the site shown on:

- **Figure 2.2: Environmental Constraints 1** (hydrology, peat, and cultural heritage);
- **Figure 2.3: Environmental Constraints 2** (designated sites);
- **Figure 2.4: Environmental Constraints 3** (woodland); and
- **Figure 2.5: Zone of Theoretical Visibility (ZTV)[5] and Proposed Viewpoint Locations**.

2.2.3 The Proposed Development involves the construction of a new 275/132 kV substation and associated OHL tie-in with a temporary diversion to facilitate connection of the existing Clash Gour Wind Farm to the 275 kV OHL network. The aim of the Proposed Development is to enable renewable energy to connect to the existing transmission network.

2.2.4 The substation infrastructure would be situated on a permanent substation platform. The substation platform would be a shared platform, divided into two separate areas, one area for SSEN Transmission equipment, and another area for infrastructure associated with connection to the consented Clash Gour Wind Farm, which would be the responsibility of the wind farm operator, referred to as 'the Developer' in this report.

2.2.5 SSEN Transmission would be responsible for constructing the substation platform and associated groundworks, including the installation of two 275/132 kV Super Grid Transformers (SGTs) to connect to the existing 275 kV OHL network. The substation would also contain switching and protection equipment, busbars, metering infrastructure and OHL connections required to receive, transform, control, and distribute electricity safely and reliably.

2.2.6 The Developer would be responsible for the installation, ownership, and operation of part of the platform, which is expected to include two 132/33 kV transformers from which a 33 kV connection would link to the Clash Gour Wind Farm.

[5] A Zone of Theoretical Visibility (ZTV) is a computer-generated map that shows all the areas from which a proposed structure or development might theoretically be seen.

2.2.7 An OHL tie-in from the existing OHL network would create a permanent OHL connection into the proposed substation, including the construction of potentially up to seven new 275 kV towers with associated line circuit breakers and disconnectors (number to be confirmed on finalisation of alignment). At this stage, the potential tower works could consist of:

- three replacement towers;
- modification or replacement of two existing towers; and
- two temporary towers and a temporary OHL diversion, which would be required during construction of the Clash Gour substation.

2.2.8 In addition, the Proposed Development would require lighting, permanent access, drainage, earthworks, landscaping, and biodiversity enhancement as well as sufficient space for temporary construction work and construction compounds.

2.2.9 Works would also be required to an Access Track north of the Site connecting to the U89E road, to make it suitable for construction vehicles to use during construction of the Proposed Development. Road works are expected to include widening of the Access Track by approximately 1 m along its length, widening of the existing junction to the U89E at Tomnamoon and, if required, upgrades to the crossing of the Burn of Auldusack.

Substation

2.2.10 The substation infrastructure would be located on a permanent substation platform of up to 216.5 m width by 338.8 m length, with a footprint of approximately 73,350 m^2. The platform would be formed through a cut and fill exercise, by excavating into the local hillside and using site won material where suitable to create a level platform at an approximate elevation of 263 m Above Ordnance Datum (AOD). The platform would be orientated approximately southwest to northeast and generally orthogonal to the existing land slope.

2.2.11 The proposed substation platform would contain the equipment required to receive, transform, and distribute electricity while maintaining safety and system stability. This is expected to include two 275/132 kV SGTs that reduce electricity voltage to appropriate levels, along with supporting electrical infrastructure used to control, protect, and safely manage the flow of power. The Site would also contain connections for overhead power lines, metering equipment, electrical switching equipment, and busbars, which link different parts of the substation together. The tallest equipment on the substation platform is expected to be gantries up to 12 m in height.

2.2.12 The Proposed Development would also contain parking facilities with adequate electric vehicle charging, a control building, transformers, a backup diesel generator, separate welfare buildings and storage facilities, a harmonic filter compound, permanent site lighting and internal access roads, a Sustainable Drainage System (SuDS) for drainage attenuation, and landscaping and biodiversity enhancement measures.

2.2.13 The platform would contain space for the Developer to connect to the substation, likely to contain electricity transmission equipment (including two 132/33 kV transformers), parking facilities, a control building, storage facilities, a backup diesel generator, site lighting, and relevant access roads. It is anticipated that a small number of operational staff may use the Developer's office facilities.

Overhead Line

2.2.14 The existing Knocknagael – Blackhillock OHL runs broadly in a southwest to northeast direction adjacent to the Site. It is proposed to permanently divert the existing OHL whilst the substation is in construction and then remove the diversion and tie-in to the substation permanently upon completion. Potentially up to seven 275 kV OHL towers would be installed/modified, including two temporary towers during the construction period (number to be confirmed on finalisation of alignment). Existing sections of the OHL route no longer required would be removed. As part of the connection to the network a temporary OHL diversion would be required during the construction phase.

2.2.15 The proposed towers to be used are steel lattice structures from the 'L8C' tower family. Based on current assessments, the towers are expected to range in height from approximately 48 m to 58 m, however heights would be confirmed on agreement of the final alignment. A general diagram showing the proposed tower type has been shown in **Plate 2-1**.

2.2.16 The span length (distance between towers) will vary depending on topography, and land usage. The current average span from the initial assessment is 213 m with a maximum span of 323 m.

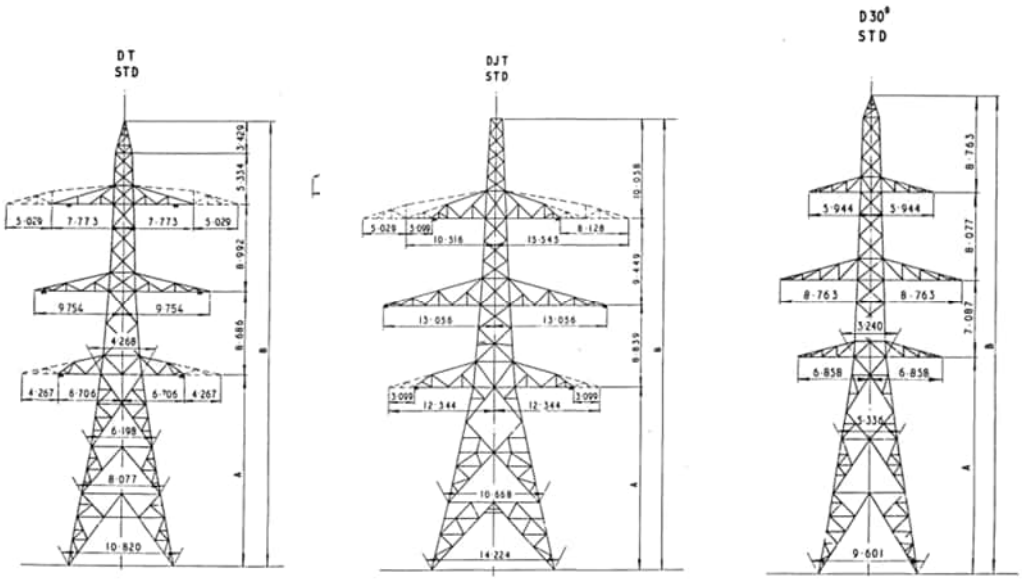


Plate 2-1: General Diagram of Proposed Tower Type

2.2.17 The application will seek consent for the construction and operation of the OHL, specifying a centre line, terminal and angle supporting structures with a prescribed horizontal Limit of Deviation (LOD) to allow flexibility in the final siting of individual towers and construction access to reflect localised land, engineering, and environmental constraints.

2.2.18 The horizontal LOD, for which consent will be sought, will be refined through the EIA process, and will ultimately seek to balance the need for flexibility in micro-siting with the desirability of avoiding, reducing, or controlling the potential for environmental impact.

2.2.19 A vertical LOD, i.e. the maximum height of a pole or tower above ground level, would be confirmed through the EIA process as more detailed design information is obtained. Whilst indicative tower heights are known, some structure heights may vary depending on topography.

2.3 Biodiversity Net Gain

2.3.1 Biodiversity Net Gain (BNG) is a process which aims to leave development sites in a better state for nature than pre-development and is an internationally recognised process and tool within the development industry. In Scotland, BNG is not currently implemented through the same statutory 10% biodiversity gain regime that applies in England. However, National Planning Framework 4 (NPF4) Policy 3 requires development to secure positive effects for biodiversity, with national, major and EIA development expected to demonstrate that biodiversity will be conserved, restored, and enhanced so that it is in a demonstrably better state than without intervention.

2.3.2 SSEN Transmission has committed to delivering 10% BNG on all projects gaining consent and has embedded BNG in major projects. This builds on its earlier commitment to no net loss of biodiversity and reflects SSEN Transmission's current approach to protecting and restoring nature.

2.3.3 SSEN Transmission has developed a BNG toolkit for use across the business, their consultants, and contractors, to enable a full assessment of BNG to ensure it meets the needs of SSEN Transmission's Scottish developments. It is an efficient and effective method for demonstrating whether development projects have been able to maintain or increase the biodiversity value of a development site after construction works.

BNG cannot be achieved where a project negatively affects statutory designated sites or irreplaceable habitats (e.g. blanket bog, ancient woodland); as such, this project will seek to avoid statutory designated sites and irreplaceable habitat. This project is required to achieve 10% net gain rather than no net loss.

3. SITE SELECTION AND THE PREFERRED OPTION

3.1 Background

3.1.1 The approach to site selection was informed by SSEN Transmission's guidance on 'Substation Site Selection Procedures for Voltages at or above 132 kV'[6]. The guidance sets out the approach to identification and selection of new substation sites. The guidelines are developed based on Horlock Rules[7] and principles, industry best practice and lessons learned. The Horlock Rules are a set of principles used to minimise the environmental and visual impact of high-voltage OHLs and substations.

3.1.2 The guidance document helps SSEN Transmission to meet its obligations under Schedule 9 of the Electricity Act 1989 which broadens the basis for site selection decisions to reflect contemporary practice and to provide a framework to ensure environmental, technical, and economic considerations are identified and appraised at each stage of the site selection process.

3.1.3 The site selection guidance splits a project into the following stages:

- Stage 0: Pre-Site Selection Activities – Strategic Connections Options Appraisal;
- Stage 1: Initial Site Screening;
- Stage 2: Detailed Site Selection; and
- Post Site Selection Activities – Consenting Process.

3.1.4 The stages that are carried out for site selection can vary depending on the type, nature and size of a project and consultation is carried out at each stage of the process as appropriate.

3.2 Site Identification and Selection Methods

3.2.1 In accordance with the steps outlined in SSEN Transmission's approach to substation site selection (July 2022) and having regard to the Holford Rules principles, the following considerations were taken into account as far as is practicable at that stage:

- Respect areas of high amenity value and take advantage of the containment of natural features such as woodland, fitting in with the landscape character of the area;
- Take advantage of ground form with the appropriate use of site layout and levels to avoid intrusion into surrounding areas;
- Use space effectively to limit the area required for development, minimising the effects on existing land use and rights of way;
- Alternative designs of substations may also be considered, e.g. 'enclosed,' rather than 'open,' where additional cost can be justified;
- Consider the relationship of substation structures with background and foreground features, to reduce the prominence of structures from main viewpoints; and
- When siting substations take account of the effects of line connections that will need to be made.

3.2.2 In addition, principles of BNG and the mitigation hierarchy were considered to inform detailed site design decisions as the project progresses.

Site Selection

3.2.3 Initially six alternative site options were identified and refined, in consultation with SSEN Transmission. Subsequently, two site options were then taken forward to be appraised: Site Option 2 and Site Option 3, shown on **Figure 3.1 Site Options**, with a summary on the site suitability initial assessment in **Table 3-1**.

[6] SSEN Transmissions (2022). Substation Site Selection Procedures for Voltages at or above 132kV.
[7] The Horlock Rules. [Online] Available at: https://www.nationalgrid.com/sites/default/files/documents/13796-The%20Horlock%20Rules.pdf (Accessed: September 2026).

Table 3-1: Initial Assessment of the Potential Substation Locations

Site Option	Initial Assessment
EDF Clash Gour substation location	Not suitable – this original area is not large enough to accommodate the required 'working area' for the substation, and expansion is constrained by the presence of Class 1 Peatland and existing and proposed transmission infrastructure.
Site Option 1	Not suitable – due to proximity to existing Berryburn Substation, and consented substation extension.
Site Option 2	**Suitable – within proximity to original proposed site location. Adjacent to existing infrastructure at Berryburn and proposed Corshellach substation access road. Land consists of recently felled woodland.**
Site Option 3	**Suitable – in close proximity to the existing OHL. No significant constraints nearby, however the site option is further away from a main access road and potentially visible to nearby residential properties.**
Site Option 4	Not Suitable – location to the east of the proposed Beauly to Peterhead alignment introduces difficulty for associated alignment connection into OHL network.
Site Option 5	Not Suitable – due to proximity to receptors, Dunphail Distillery, and residential properties.
Site Option 6	Not Suitable – due to landowner requesting to avoid land north of existing access track, to be used for forestry.

3.3 Description of the Site Options taken forward to Appraisal

Site Option 2

3.3.1 The site option is approximately 1 km west-southwest of T1 of the proposed Clash Gour Wind Farm. The site option is within 100 m west of the existing 132 kV network OHL. This site option benefits from an existing access track previously used for felling of forestry, during the land's previous use. The site lies southeast of Logie Wind Farm, and adjacent to the Berryburn Substation Extension development boundary, to the site option's southern extent.

Site Option 3

3.3.2 This site option is approximately 1.3 km north-northwest of T1 at the proposed Clash Gour Wind Farm, and sits adjacent to the existing 132 kV network OHL. This site option is not located on an existing road and has intervening woodland and Class 1 peatland between the site and T1 of Clash Gour.

3.4 Appraisal of the Site Options

3.4.1 A baseline desktop study was carried out to identify a broad range of potential environmental constraints and opportunities within an 'Area of Search,' and its adjacent context including provision of Red/Amber/Green (RAG) ratings. Site visits and surveys were undertaken for Ecology, Cultural Heritage, and Landscape between 2-4 April 2025. These site visits informed the potential for environmental effects related to the site options.

3.4.2 The appraisal of the site options has involved systematic consideration against environmental, engineering and cost criteria, as listed in **Table 3-2**. **Table 3-2** is in line with guidance provided in SSEN Transmission guidance "Substation Site Selection Guidelines for Voltages at or Above 132 kV".

Table 3-2: Topic Areas Considered for Substation Site Selection

Category	Sub-Topic
Environmental	
Natural Heritage	Designations
	Protected Species
	Habitats (including BNG)
	Ornithology

Category	Sub-Topic
	Hydrology / Geology
Cultural Heritage	Designations
	Cultural Heritage Assets
Landscape and Visual	Designations
	Landscape Character
	Visual
Land Use	Agriculture
	Forestry and Woodland
	Recreation
Planning	Policy
	Proposals
Engineering	
Connectivity	Existing circuits / network
	Future development possibilities
	Interface with SSE Distribution and Generation
	DNO Connection
Footprint Requirements	Technology
	Adjacent Land Use
	Space Availability
Hazards	Unique Hazards
	Railway Interface
	Existing Utilities
Ground Conditions	Topography
	Geology – Superficial Deposits (Peat)
	Geology – site testing to verify properties
Environmental Conditions	Elevation
	Salt Pollution
	Flooding
	Carbon Footprint
	SF6
	Contaminated Land
	Noise (proximity to dwellings / residential properties)
Construction Access	Access Road
	Transformer Delivery Road
Construction Safety	Customer access disruption during construction
Operation and Maintenance	Access
Cost	
Capital	Construction
	Diversions
	Public Road Improvements

Category	Sub-Topic
	Felling
	Land Assembly
	Consent Mitigations
Operational	Inspections
	Maintenance

3.4.3 The two site options were appraised based on the criteria listed in **Table 3-2** and a RAG rating has been applied to each topic area, indicating potential constraints to development. Green meaning 'low potential for the development to be constrained,' Amber meaning 'categories with potential for the development to be constrained' and Red meaning 'high potential for the development to be constrained'. The comparative RAG rating for environment, engineering and cost categories for Site Option 2 and 3 is shown in **Table 3-3**.

Table 3-3: Substation Site Options Environmental, Engineering and Cost RAG Appraisal

Category	Sub-Topic	Site Option 2	Site Option 3
Environmental			
Natural Heritage	Designations	L	L
	Protected Species	M	M
	Habitats (including BNG)	M	M
	Ornithology	M	M
	Hydrology / Geology	L	M
Cultural Heritage	Designations	L	L
	Cultural Heritage Assets	L	L
Landscape and Visual	Designations	L	L
	Landscape Character	M	L
	Visual	M	M
Land Use	Agriculture	L	L
	Forestry and Woodland	L	M
	Recreation	L	L
Planning	Policy	L	L
	Proposals	L	L
Engineering			
Connectivity	Existing circuits / network	L	L
	Outages	M	M
	Future development possibilities	M	M
	Interface with SSE Distribution and Generation	L	L
	DNO Connection	L	M
Footprint Requirements	Technology	L	L
	Adjacent Land Use	M	M
	Space Availability	M	L
Hazards	Unique Hazards	M	M
	Existing Utilities	L	L

Category	Sub-Topic	Site Option 2	Site Option 3
Environmental			
Ground Conditions	Topography	M	L
	Geology – Superficial Deposits (Peat)	M	M
Environmental Conditions	Elevation	H	H
	Salt Pollution	L	L
	Flooding	L	M
	Carbon Footprint	L	L
	SF6	L	L
	Contaminated Land	L	L
	Noise (proximity to dwellings / residential properties)	L	M
Construction Access	Access Road	L	M
	Transformer Delivery Road	M	M
Operation and Maintenance	Access	L	L
Cost			
Capital	Construction	M	L
	Diversions	L	H
	Public Road Improvements	L	H
	Felling	L	H
	Land Assembly	L	H
	Consent Mitigations	L	H
Operational	Inspections	L	L
	Maintenance	L	H

Summary of the Environmental Appraisal

3.4.4 The appraisal indicates that two site options are broadly comparable in environmental terms, with both scoring Green for designations, landscape and visual designations, agricultural/recreational land use, and planning policy, and Amber for habitats, protected species/ornithology, and visual impacts. The key differences relate to forestry and woodland, geology, hydrology and hydrogeology, and landscape character. Site Option 2 performs better for forestry and hydrology-related criteria due to the presence of already felled commercial forestry and limited potential impacts on Water Framework Directive (WFD) waterbodies or private water supplies, while Site Option 3 has greater constraints due to mature forestry and potential waterbody impacts. However, Site Option 3 is considered to have a lower impact on landscape character.

Summary of the Engineering Appraisal

3.4.5 The appraisal of the two site options similarly illustrates they are similar in their suitability. Site Option 2 was slightly favoured in terms of noise, as it only was found to have a single noise receptor within 900 m, whereas Site Option 3 had up to five residential receptors identified. Additionally, the proximity of Site Option 2 to the existing public road resulted in a more favourable appraisal. This is due to the access to the site not requiring significant construction of access roads. Site Option 3 would require the construction of a new access road.

Summary of the Cost Appraisal

3.4.6 The appraisal concluded that Site Option 2 is significantly favourable over Site Option 3 in every sub-topic, apart from Construction and Operational inspections.

3.5 Identification of a Preferred Site Option

3.5.1 As discussed above, the appraisal considered potential environmental effects while ensuring technical feasibility and cost effectiveness. Potential effects on population-related receptors, including visual amenity, recreation, noise, proximity to dwellings and flood risk, were also considered. Based on the combined appraisal, Site Option 2 was selected as the 'Preferred Site Option', to be taken forward, performing favourably in environmental terms for forestry and woodland and Geology, Hydrology and Hydrogeology, in engineering terms for noise and access, and in cost terms for diversions, public road improvements, tree felling, land assembly, consent mitigation and operational maintenance.

3.6 Previous Consultation on the Preferred Site Option

3.6.1 A public consultation event was held on Tuesday 3 June 2025 (14:00 – 19:00) at Edenkillie Hall, Dunphail, Forres (IV36 2QW) to consult with interested stakeholders on the Preferred Site Option (Site Option 2). Information was presented on the Site Options and interested stakeholders had the opportunity to discuss the options with the Project Team and provide feedback on each of the options. The consultation material was also made available in booklet format at the event and online, allowing members of the public an opportunity to access and view the material until the feedback period closed on 17 June 2025.

3.6.2 The consultation was advertised using several methods, including:

- Email to stakeholders to advise them of the consultation – local community councils, affected stakeholders, and Moray Councillors;
- Mailed invitations – invitations were mailed to 622 residential addresses and 33 businesses, within a 9.5 km radius of the Preferred Site Option, to notify of the consultation event and web page containing consultation materials; and
- Local newspaper publication – adverts were placed in the local newspaper publication 'Press & Journal' in the 20 May and 27 May issues.

3.6.3 The event was attended by 13 members of the public. A summary of the feedback from the event is shown in **Table 3-4**.

3.6.4 No statutory and/or non-statutory consultation responses were received within the consultation period.

Table 3-4: Summary of feedback from the public consultation event

Summary of the Comment	SSEN Transmission consideration of comment
Concerned about road safety under the Divie Viaduct, where visibility is poor and the road narrow. Request to install a traffic mirror on the wall adjacent the viaduct.	As the project progresses and the design is refined, further Traffic and Transport assessments will be undertaken, which will include a Construction Traffic Management Plan (CTMP). Access to the Proposed Development via the A940 will be via the existing road network to the north for all vehicles and construction traffic including Supergrid Transformer delivery. No access will be permitted from the A940 via the existing road network to the south during construction.
Concern over the detailed design of the substation, at the preferred site option. Request to keep the site close to existing infrastructure and at a lower elevation.	SSEN Transmission will continue to engage with stakeholders throughout the design process. The project is currently at the site selection stage, with no detailed design confirmed at this point. Continued engagement and subsequent consultation events will be held at the detailed design phase, to ensure all concerns are considered.

3.6.5 Following this engagement, SSEN Transmission has accounted for the feedback provided during the consultation period. The location for the proposed substation has remained unchanged and therefore the Preferred Site Option (Site Option 2) was taken forward to the next step 'Post Site Selection Activities – Consenting Process' as the 'Proposed Development'. The substation and associated works are expected to be the subject of an application for planning permission under the Town and Country Planning (Scotland) Act 1997 (as amended). The OHL

elements may also require consent under section 37 of the Electricity Act 1989 (as amended), with associated deemed planning permission, where applicable, under section 57(2) of the Town and Country Planning (Scotland) Act 1997.

3.6.6 SSEN Transmission will further consider the avoidance of site access via the Divie Viaduct Road, south of the Proposed Development as the design progresses. This, along with other traffic matters, will be considered within a Construction Traffic Management Plan. An Outline Construction Traffic Management Plan will accompany the planning application.

4. ALIGNMENT OPTIONS AND THE POTENTIAL ALIGNMENT

4.1.1 As both site options taken forward to appraisal were located adjacent to the existing OHL network, Stage 1 Corridor Selection and Stage 2 Route Selection of SSEN Transmission guidance 'Procedures for Routeing Overhead Lines of 132kV and above'[8] were not undertaken and Stage 3 Alignment Selection was undertaken.

4.1.2 Due to the proximity of Site Option 2 to the existing network only one Alignment Option was identified. This Alignment Option is the Potential Alignment; it was reviewed against Engineering and Environmental Constraints and is being put forward by SSEN Transmission for consultation.

[8] SSEN Transmission (2020). Procedures for Routeing Overhead Lines and Underground Cables of 132kV and above (PR-NET-ENV-501),

5. CONSULTATION ON THE PROPOSALS

5.1.1 SSEN Transmission places great importance on, and is committed to, consultation and engagement with all parties, or stakeholders, likely to have an interest in proposals for new projects such as this. Stakeholder consultation and engagement is an essential part of an effective development process.

5.1.2 The status of the Proposed Development within the planning hierarchy will be confirmed with reference to the Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009[9]. The Proposed Development is also considered to fall within National Development 3: Strategic Renewable Electricity Generation and Transmission Infrastructure as identified in National Planning Framework 4[10]. Pre-application consultation is therefore required under the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 (as amended), before an application for planning permission is submitted to Moray Council.

5.1.3 A Proposal of Application Notice (PAN) was submitted to Moray Council on 25 September 2026. The PAC was also submitted to the ECU on 25 September and section 37 will also be applied for. This is the first stage in the planning application process, and the beginning of a consultation period that must allow for at least 12 weeks between the start of the pre-application consultation and feedback, and submission of a planning application.

Pre-application Consultation - PAC 1

5.1.4 The purpose of the PAC 1 consultation events is to present the approach to developing the project, including changes made since previous engagement and to seek feedback on the emerging design of the Proposed Development. This will be the first PAC event for the Town and Country Planning Act application and the second PAC event for the section 37 application. The plans and designs being consulted on at this event might change between now and the submission of a planning application.

5.1.5 There is a requirement to hold at least two events to provide the opportunity for members of the public to comment on the Proposed Development. This public event is the first event.

Pre-application Consultation - PAC 2

5.1.6 A second event will be held in March 2027 at which feedback will be given on the views obtained at the first event. This will be the second PAC event for the Town and Country Planning Act application and the third PAC event for the section 37 application. There will also be a short opportunity for comment after this second event and comments will be included in a Pre-application Consultation Report. A Pre-application Consultation Report will accompany the planning and section 37 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 and section 37 application are submitted there will be an opportunity to make formal representations to Moray Council.

Questions for Consideration by Consultees

5.1.7 When providing comments and feedback on this Consultation Document, SSEN Transmission would be extremely grateful for your consideration of the questions below:

- Has the requirement for the project been clearly explained?
- Are there any additional factors, or environmental features that you consider important and should be brought to the attention of the project team?

[9] Scottish Gov (2009). The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009. Available at: The Town and Country Planning (Hierarchy of Developments) (Scotland) Regulations 2009 (Accessed: September 2026].

[10] Scottish Gov (2023). National Planning Framework 4. Available at: National Planning Framework 4 - gov.scot (Accessed: September 2026).

6. NEXT STEPS

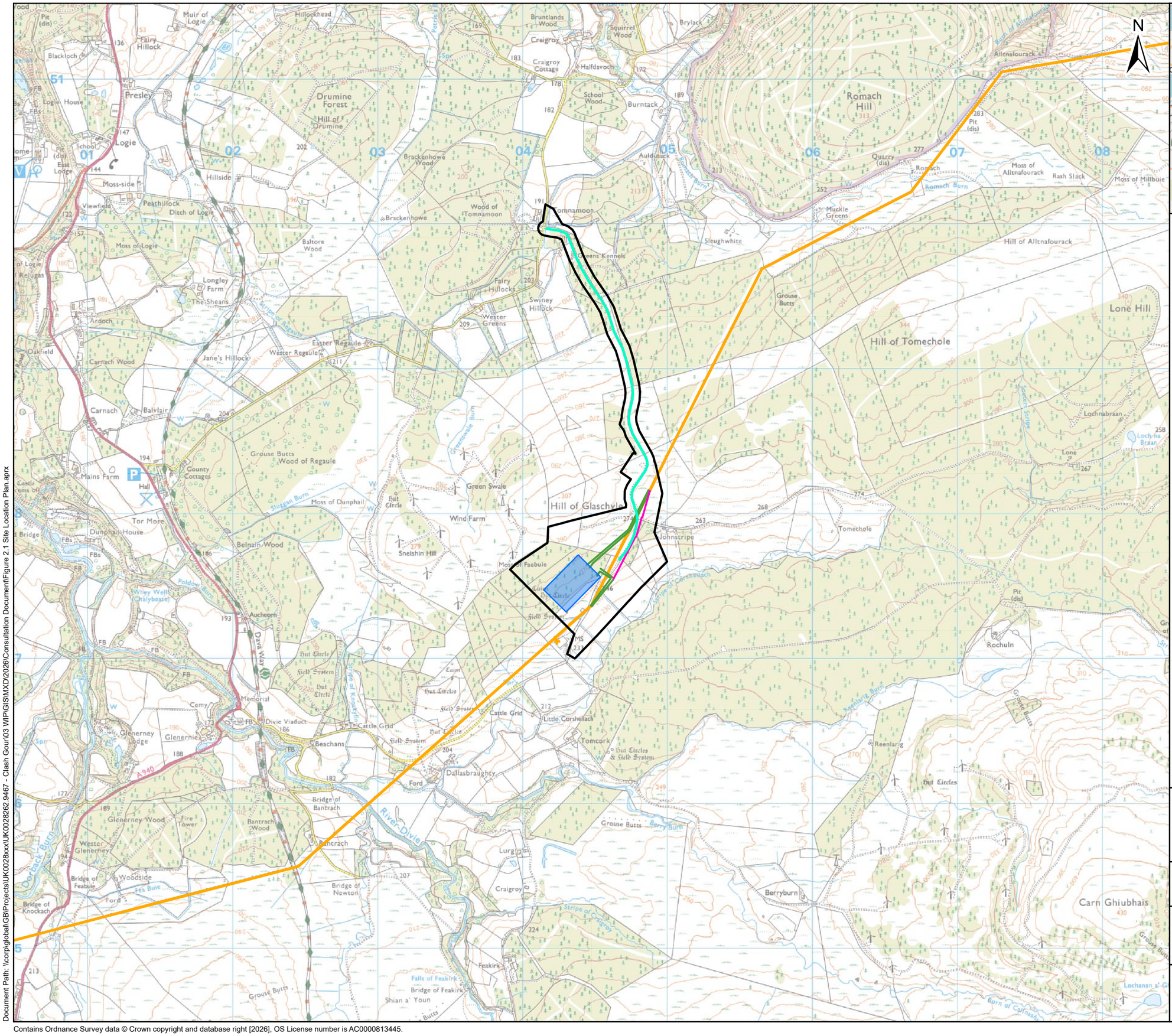
6.1.1 As detailed in the preface of this document, one consultation event will be undertaken on 10 November 2026, from 14:00 to 19:00.

6.1.2 The responses received from this consultation event, and those sought from statutory consultees and other key stakeholders, will inform the Proposed Site Option and Proposed Alignment taken forward to the consenting stage.

6.1.3 Please note that comments made to SSEN Transmission during this consultation are not representations to the Scottish Ministers or Moray Council and if SSEN Transmission submits a Section 37 and Town and Country Planning application there will be an opportunity to make representations on that application directly to the Scottish Ministers and Moray Council.

6.1.4 All comments are requested by 10 December 2026. A Report on Consultation will be produced which will document the consultation responses received, and the decisions made in light of these responses.

6.1.5 A second consultation will take place 23 March 2027.



Key

- Site/Alignment Selection Boundary
- Indicative Substation Platform
- Access Track
- Temporary Overhead Line Diversion
- Potential Overhead Line Alignment

Existing Overhead Line (OHL)

- Knocknagael – Blackhillock 275 kV OHL

0 0.6 1.2
km

Client: Scottish & Southern Electricity Networks TRANSMISSION

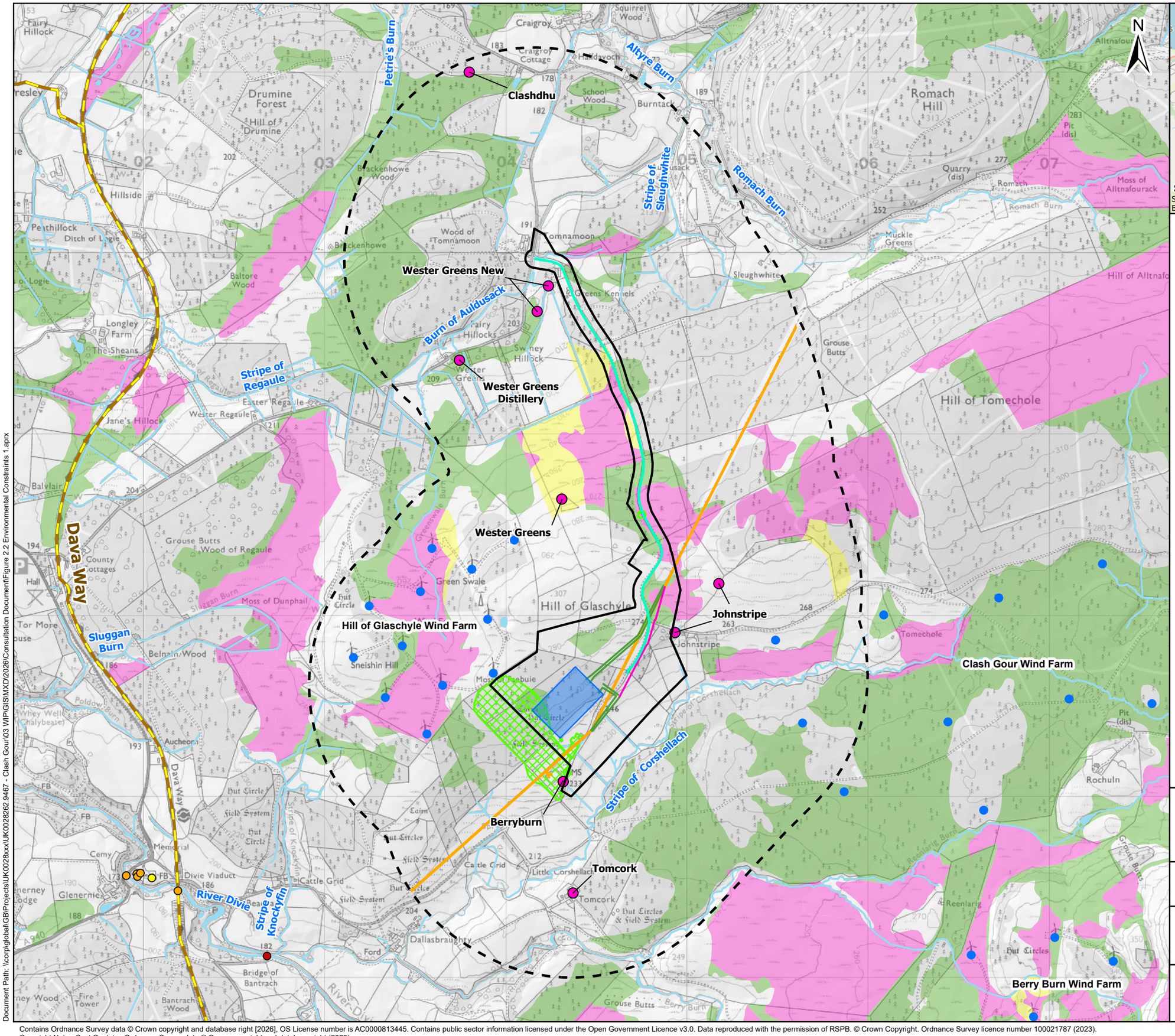
Project: Clash Gour Wind Farm Connection: Substation and Overhead Line

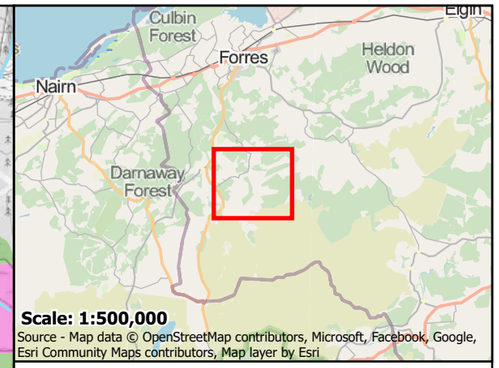
Title: Figure 2.1 - Site Location Plan

Date: 02/11/2026 Scale: 1:25,000 @ A3
Drawn: AC Checked: IM Approved: EC
Drawing Number: WSP-DA-UK0028262.9467-021

Document Path: \\corp\global\GB\Projects\UK0028xx\UK0028262.9467 - Clash Gour\03 WIP\GIS\MXD\2026\Consultation Document\Figure 2.1 Site Location Plan.aprx

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Scale: 1:500,000

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Key

- Site/Alignment Selection Boundary
- 1 km Study Area
- Indicative Substation Platform
- Wind Turbines
- Access Track
- Temporary Overhead Line Diversion
- Potential Overhead Line Alignment

Existing Overhead Line (OHL)

- Knocknagael – Blackhillock 275 kV OHL

Constraints

- Private Water Supply

Listed Building

- Grade A
- Grade B
- Grade C
- Core Path
- Watercourse / Waterbody (OS 1:10,000 Mapping)
- Non-Designated Heritage Assets

NatureScot Priority Peatland Habitat*

- Class 1
- Class 2
- Class 5

*For clarity only classes representative of peat are shown.

0 0.5 1 km

Client: Scottish & Southern Electricity Networks TRANSMISSION

Project: Clash Gour Wind Farm Connection: Substation and Overhead Line

Title: Figure 2.2 - Environmental Constraints 1

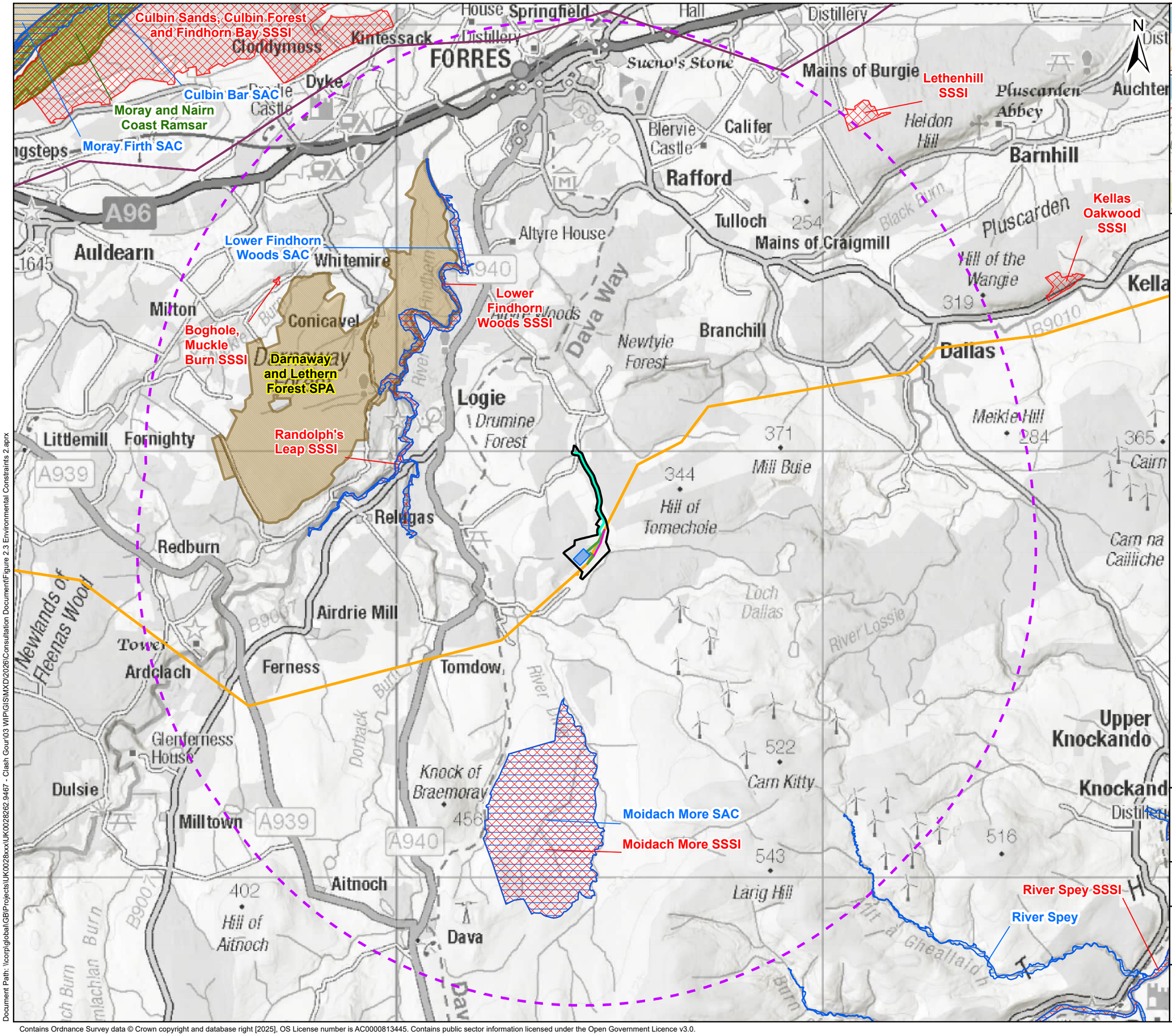
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Client: Scottish & Southern Electricity Networks TRANSMISSION

Project: Clash Gour Wind Farm Connection: Substation and Overhead Line

Title: Figure 2.3 - Environmental Constraints 2

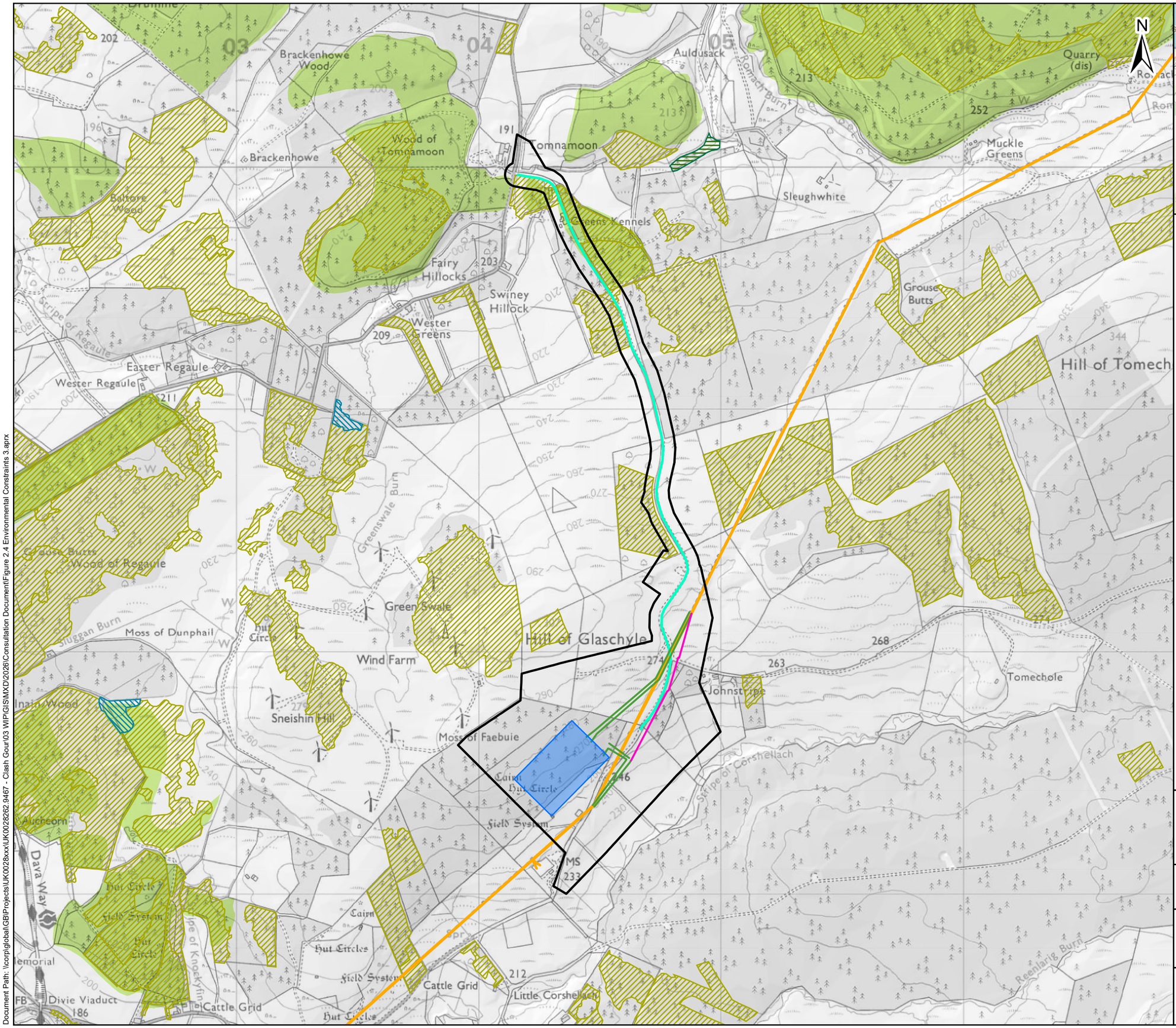
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Key

- Site/Alignment Selection Boundary
- Indicative Substation Platform
- Access Track
- Potential Overhead Line Alignment
- Temporary Overhead Line Diversion

Existing Overhead Line (OHL)

- Knocknagael – Blackhillock 275 kV OHL

Native Woodland Survey

- Native Woodland
- Nearly-Native Woodland
- Open Land Habitat

Ancient Woodland Inventory

- Long-Established (of Plantation Origin)

0 0.25 0.5
km

Client: Scottish & Southern Electricity Networks TRANSMISSION

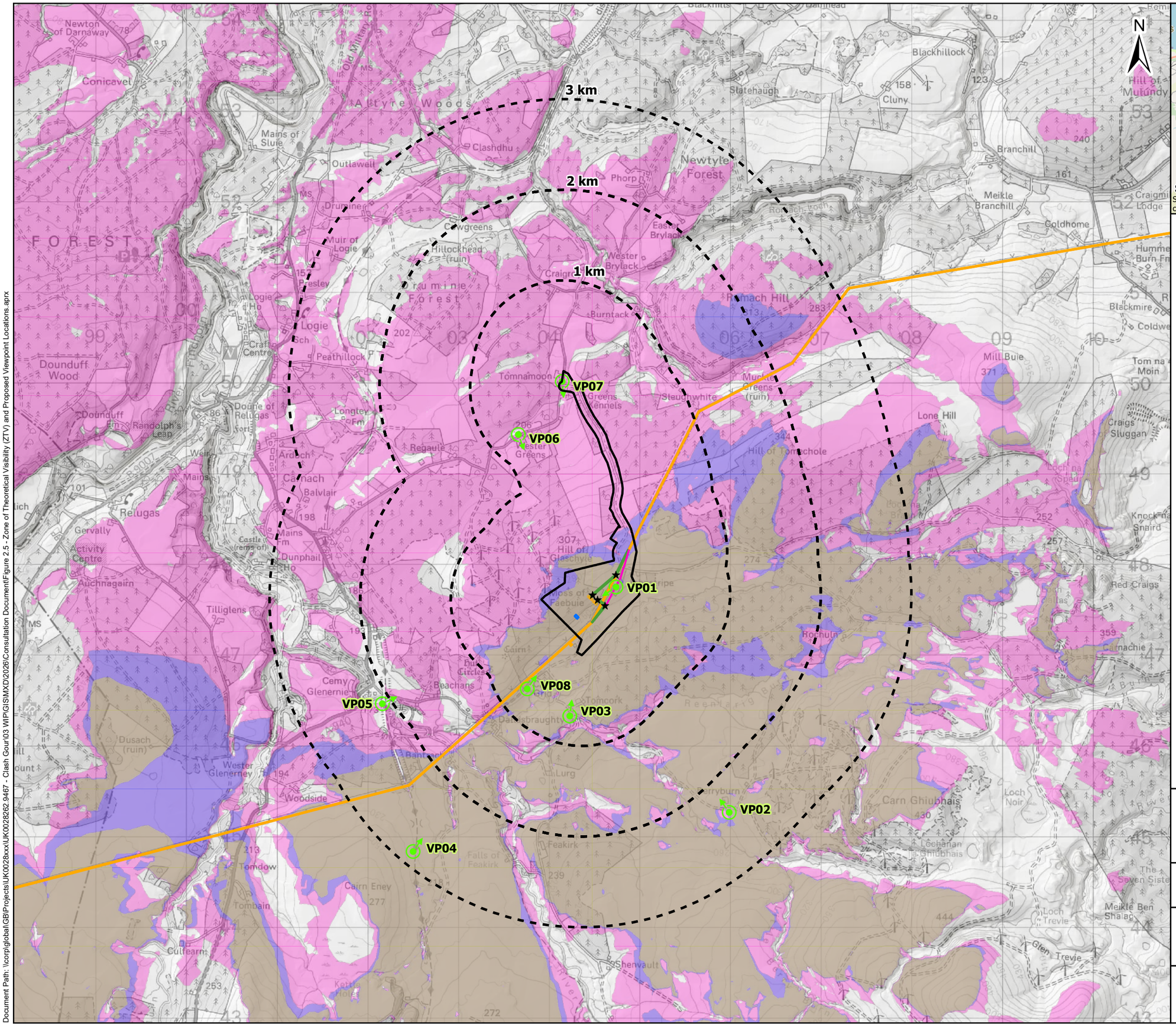
Project: Clash Gour Wind Farm Connection: Substation and Overhead Line

Title: Figure 2.4 - Environmental Constraints 3

Date: 02/11/2026 Scale: 1:15,000 @ A3
Drawn: AC Checked: IM Approved: EC
Drawing Number: WSP-DA-UK0028262.9467-030

Document Path: \\corp\global\GB\Projects\UK0028xx\UK0028262.9467 - Clash Gour\03 WIP\GIS\MXD\2026\Consultation Document\Figure 2.4 Environmental Constraints 3.aprx

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Key

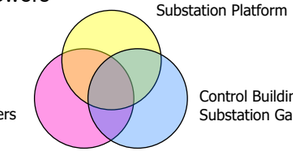
- Site/Alignment Selection Boundary
- Control Building
- Substation Gantries
- Proposed 3 km LVIA Study Area
- Temporary Overhead Line Diversion
- Potential Overhead Line Alignment

Existing Overhead Line (OHL)

- Knocknagael – Blackhillock 275 kV OHL
- ★ Towers*
- Proposed Viewpoints

Zone of Theoretical Visibility

- Substation Platform
- Control Building and Substation Gantries
- Towers



***Please note that there is the potential for a 5th tower – this is TBC**

Note:
1) The Zone of Theoretical Visibility is calculated based on the Substation Platform Boundary (marked in Red) with a structure height of 12m and Base height for Substation Platform Boundary is 263m and 2.3m platform height. The Substation Gantries Boundary (marked in Orange) with a structure height of 12m and Base height for Substation Gantries Boundary is 275m, with 2.3m platform height considered. The Control Building Boundary (marked in Blue) with a structure height of 6m and Base height for Control Building Boundary is 269m, with 2.3m platform height considered. The Towers locations (marked in Black) with a structure height of 57.08m to 66.30m and Base height for Towers locations is 310.69m to 335.39m.
2) The viewer height of 1.5m above ground level. We have assumed the maximum height of the proposed built form will lie within these platforms. The terrain model assumes bare ground and is derived from OS Terrain 5 data.
3) The ZTV uses the proposed heights of built form placed at proposed levels. Earth curvature and atmosphere refraction
have been taken into account. The ZTV does not take into consideration intervening vegetation and built form. This
presents a worst case scenario.

0 1 2
km

Client: Scottish & Southern Electricity Networks TRANSMISSION

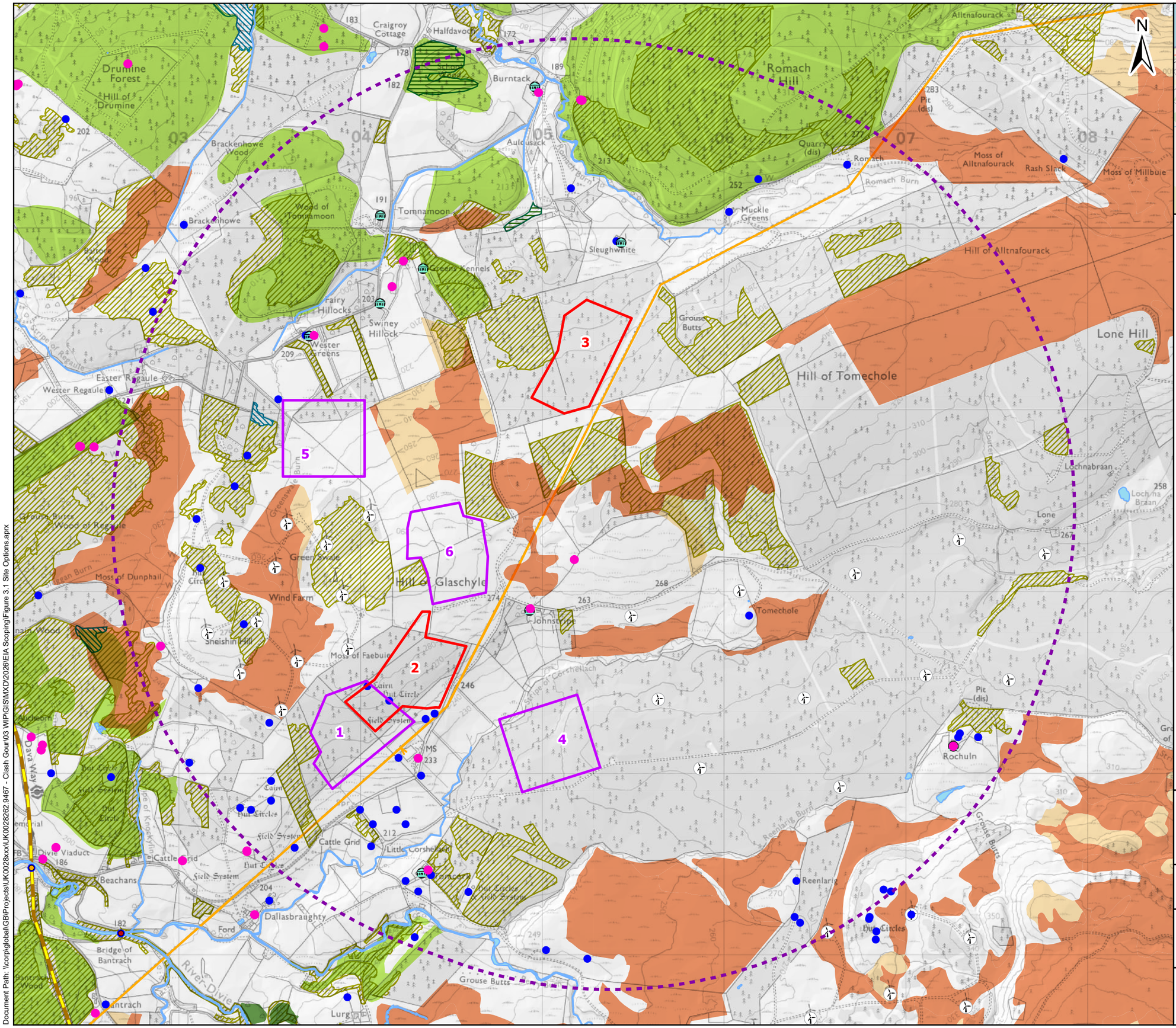
Project: Clash Gour Wind Farm Connection: Substation and Overhead Line

Title: Figure 2.5 - Zone of Theoretical Visibility (ZTV) and Proposed Viewpoint Locations

Date: 02/11/2026 Scale: 1:40,000 @ A3
Drawn: AC Checked: IM Approved: EC
Drawing Number: WSP-DA-UK0028262.9467-029

Document Path: \\corp\global\GB\Projects\UK0028xxx\UK0028262.9467 - Clash Gour\03 WIP\GIS\MXD\2026\Consultation Document\Figure 2.5 - Zone of Theoretical Visibility (ZTV) and Proposed Viewpoint Locations.aprx

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Key

- Proposed Site Options
- Discounted Site options
- 2.5 km Study Area

Existing Overhead Line

- 275 kV AC

Constraints

- Private Water Supply
- Inland Waterway
- Watercourse Link
- Landscape and Potential Visual Receptor
- Wind Turbine
- Core Path
- Canmore Point

Listed Building

- Grade B
- Grade C

Native Woodland Survey

- Native Woodland
- Nearly-Native Woodland
- Open Land Habitat

NatureScot Prioirty Peatland Habitat

- Class 1
- Class 2

Ancient Woodland Inventory

- Ancient (of Semi-Natural Origin)
- Long-Established (of Plantation Origin)

0 0.5 1 km

Client: Scottish & Southern Electricity Networks TRANSMISSION

Project: Clash Gour Wind Farm Connection: Substation and Overhead Line

Title: Figure 3.1 Site Options

Date: 19/10/2026 Scale: 1:20,000 @ A3

Drawn: AC Checked: IM Approved: EC

Drawing Number: WSP-DA-UK0028262.9467-024

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