Scottish & Southern Electricity Networks

TRANSMISSION

Corshellach substation (Berryburn extension)

Pre-Application Consultation feedback event

17 June 2025

ssen-transmission.co.uk/corshellach

Contents

The consultation event will be taking place on:

17 June 2025, 3–7pm

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 is 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 are investing over £20 billion into our region's energy infrastructure this decade, with the potential for this to increase to over £30bn. 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.

Scan the QR code with your smartphone to find out more about how these policies have been assessed and determined.

Who we are

We are 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 are committed to minimising our impacts and maximising all the benefits that our developments can bring to your area. We are 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. The way we consult is also a two-way street. 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**

Project overview

We're leading some exciting projects to power change in the UK and Scotland. To support the delivery of clean power targets set by the UK and Scottish Governments, and to power local communities, we need to upgrade our existing network. In some key areas, we need to develop entirely new infrastructure.

Corshellach substation (Berryburn extension)

The consultation is related to the development of a new substation which will extend the existing Berryburn 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 of the Electricity Act 1989.

Project elements

To facilitate the project, the main construction elements associated with the development are anticipated to include:

- Establishment of a construction compound.
- Establishment of suitable laydown areas.
- Construction of a new access track.
- Delivery of materials to site.
- Construction of extension including installation of new 275/33kV 120 MVA Grid Transformer and associated 33kV metering circuit breaker and ancillary items.
- Reinstatement of temporary access tracks and the construction compound as necessary.
- Inspections and commissioning.

Other projects in the area

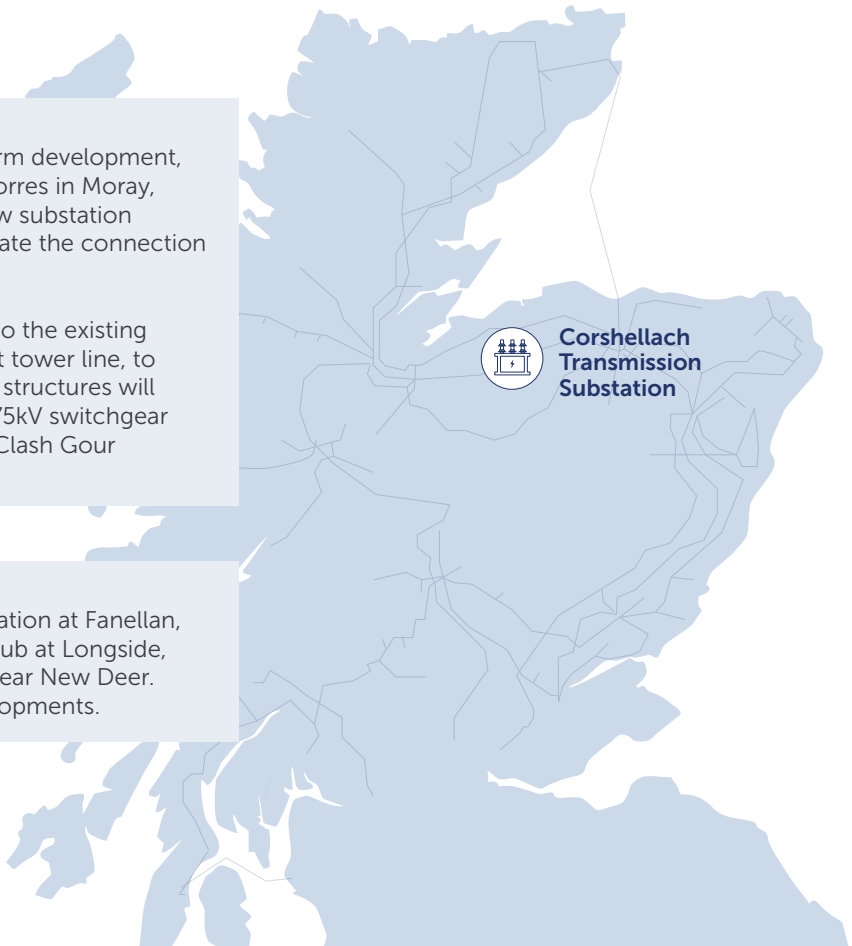
Clash Gour Connection

Connection for the 210MW Clash Gour Wind Farm development, which is located approximately 12km south of Forres in Moray, Scotland. SSEN Transmission will construct a new substation containing two 275/132kV transformers to facilitate the connection to the 275kV system.

Proposal includes two new 275kV towers close to the existing Knocknagael – Blackhillock 275kV double circuit tower line, to facilitate the installation of 275kV tapings. These structures will include down droppers connecting onto new 275kV switchgear located within the substation compound at the Clash Gour 275/132kV substation.

Beauly to Peterhead 400kV OHL

A 180km 400kV overhead line from a new substation at Fanellan, near Beauly connecting to the new Netherton Hub at Longside, near Peterhead via a new substation at Greens near New Deer. The project is part of the Pathway to 2023 developments.



How we've selected the substation site

Our site selection process makes sure the design, consenting, construction and operation of our projects are undertaken in a manner, which on balance, causes the least disturbance to the environment and the local community, while ensuring the solution taken forward is economically and technically practical.

To do this we follow an internal process supported by third party environmental and technical experts. This has many key stages, each increasing in detail and definition and bringing technical, environmental, people, and cost considerations together to find a balanced outcome.

Why extend at Berryburn and not another location on the OHL connection?

Following the selection of the existing Berryburn substation as the preferred location for the Corshellach substation, two site options for the substation were identified by SSEN Transmission. The site options were selected following desk-based review undertaken in late 2023, considering the most notable cost, programme, environmental and technical constraints.

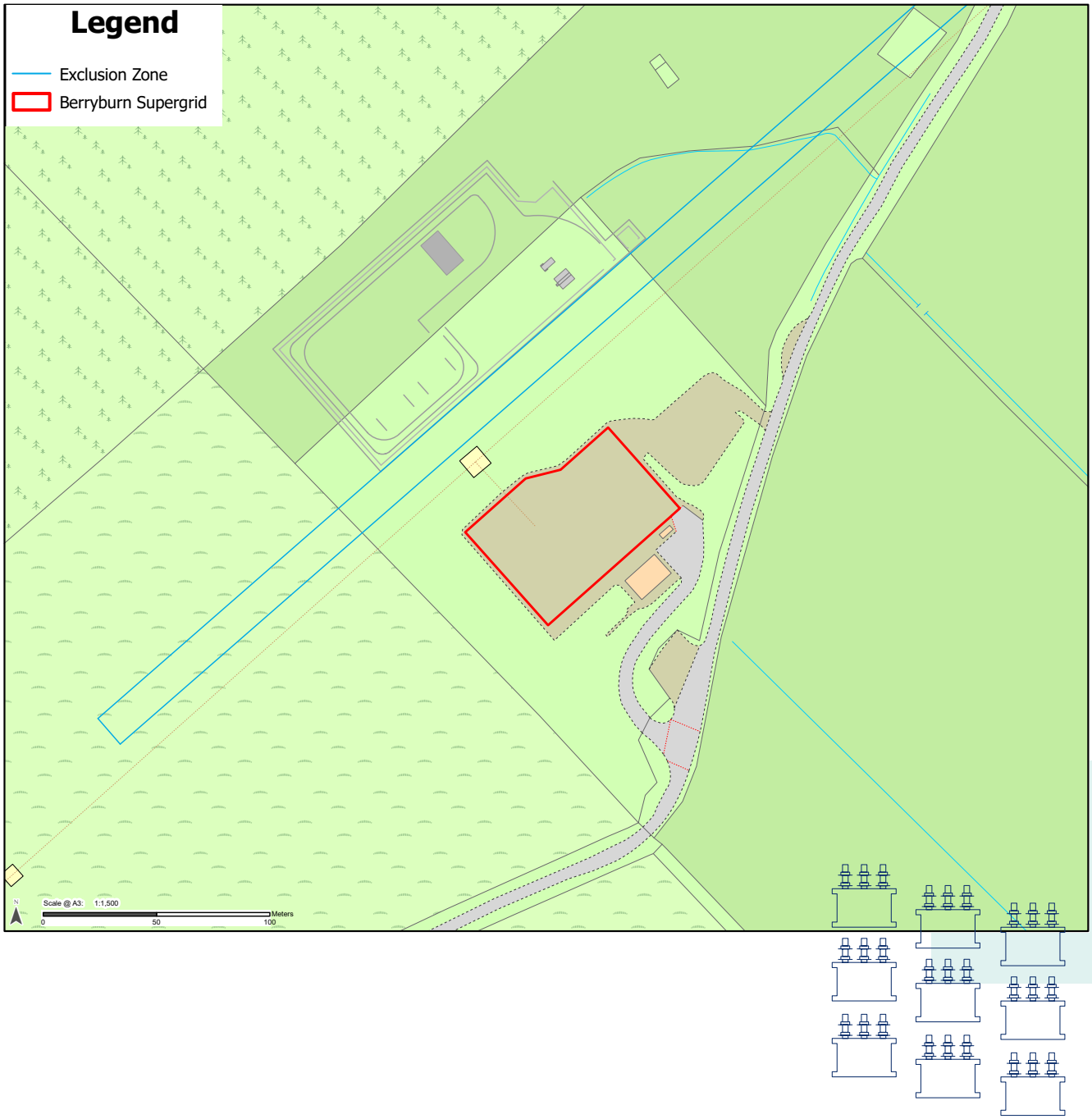
Site Option 1 comprises of two separate compounds with a new substation to the north and an extension of the existing substation to the east.

Site Option 2 consists of a single new substation to the north of the existing Berryburn 275/33kV substation.

Both options performed equally well from an environmental and cost perspective. From an engineering perspective, again the comparative analysis of substation site options has highlighted that both substation site options have the same engineering constraints with regards to connectivity. However, Site Option 1 is slightly more constrained in terms of connectivity with consideration of building separation and whole system requirements as Site Option 1 would sit near the existing Berryburn substation to the east, whereas Site Option 2 would sit adjacent to the existing building.

The preferred substation site option overall was Site Option 2 which was taken forward for further design development.

Site layout


Legend
Exclusion Zone
Berryburn Supergrid
Scale @ A3: 1:1,500
0
50
100
Meters

The Town and Country Planning Process

The legislation that enables the planning of projects like the Corshellach substation 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, and the scope of those assessments. Given the likely environmental effects of our project, it has been concluded that the proposals are not EIA development and therefore a full EIA is not required. Therefore, a voluntary environmental appraisal is being prepared to explain the environmental effects of our project and how they will be managed and minimised during its construction and during the operational stage of the project.

The environmental appraisal will be made publicly available as part of the planning application submission.

The 275/33kV Corshellach substation is classed as "National development" under the Town and County Planning process; therefore, pre-application consultation is required with the public and interested parties.

The pre-application process

A Proposal of Application Notice (PAN) was submitted to Moray Council on 17 April 2025. 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.

The plans we are consulting on at this event might change between now and the submission of a planning application. The red line boundary that has been submitted with the PAN boundary represents the maximum extent of the land potentially included in the application site, but this area may be reduced or rationalised as the development proposal becomes finalised.

There is a requirement to hold at least two events to provide the opportunity for members of the public to comment on the proposals. We hosted our first event in May and are now hosting our feedback event ahead of planning submission. There will also be a short opportunity for comment after this second event and comments will be included in a Pre-application Consultation (PAC) Report.

Submitting a planning application

The planning application is due to be submitted to Moray Council in Autumn 2025. 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.

Finding common ground with landowners

We recognise landowners and occupiers as 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.

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: **ssen-transmission.co.uk/corshellach**

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.

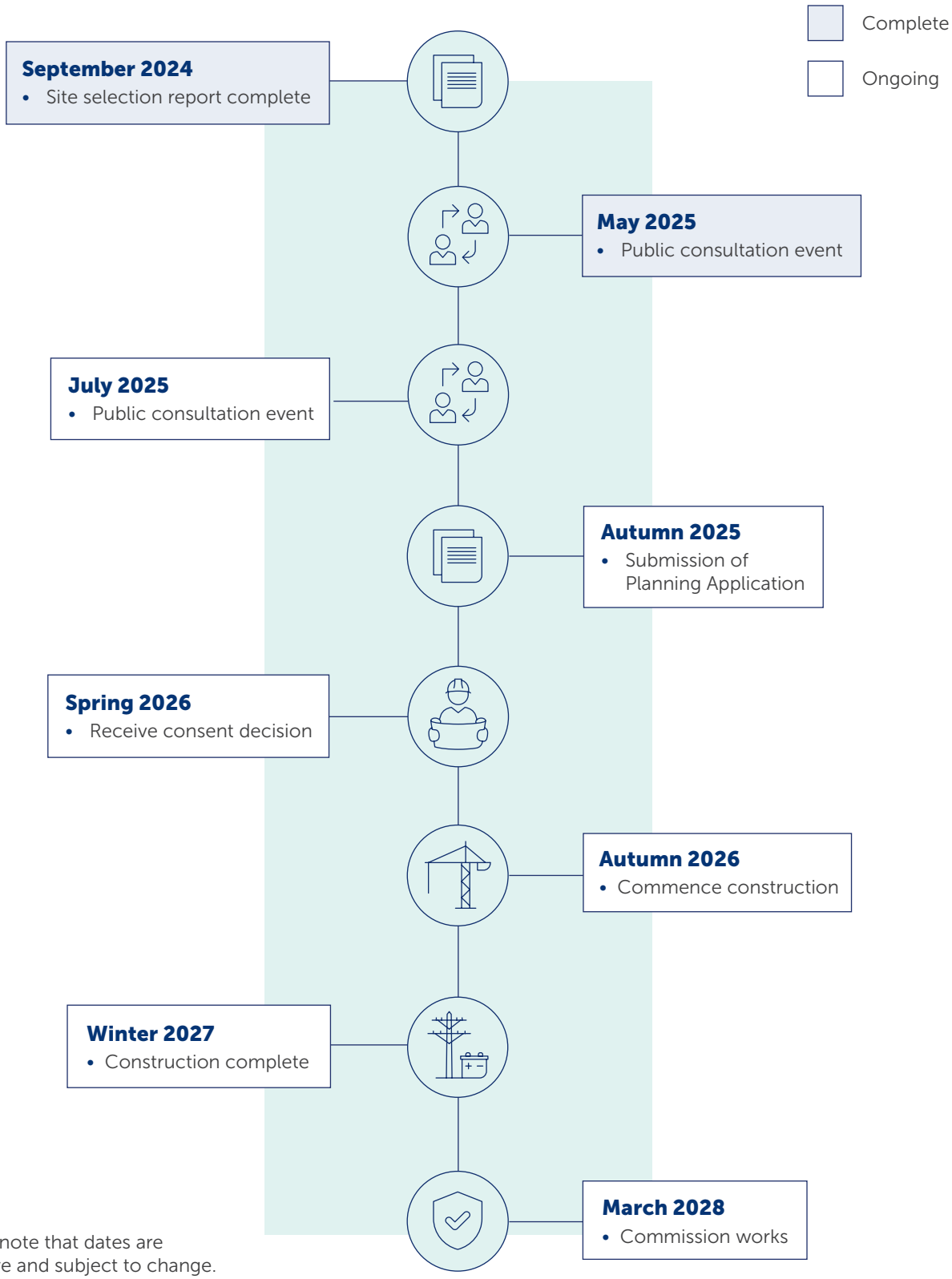
As part of this, we need to carry out various engineering and environmental surveys to inform what we design and how we build it. We will always seek consent from affected landowners and occupiers in advance for these surveys. Once we have finalised the design, we will be required to secure the appropriate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

Project timeline



*Please note that dates are indicative and subject to change.

Development considerations

During the development process, we have many engineering, environmental and social considerations that we take account of when establishing a practical site for the development. Now that we have identified a proposed site, we are able to share further details regarding many of our development considerations.

Project overview - Engineering

SSENT look to utilise an existing transmission substation for the connection of two embedded customers into an existing 275kV overhead line that currently spans from Blackhillock substation to Beauly substation along the North East of Scotland. Utilising this site removes the need for increased travel between sites for our Operational team whilst compacting the footprint required for our infrastructure and reducing the visual impact on the surrounding landscape. The chosen location presents good ground conditions for construction and access and the project looks to access the site via the existing trunk road shared by local businesses, residents and wind farm developers.

Civil considerations

The project team have reviewed the current profile of the land and looked to optimise the balance of land cut and fill, whilst retaining ground stability. New drainage systems are being introduced as part of the project design to ensure surrounding land and access tracks are not affected by excess water during periods of harsh weather.

Substation design

The layout of the substation has been developed as an Air Insulated Substation (AIS) as the most suitable design for the project. The AIS will be outdoor and will consist of busbars and switchgear to marshal and monitor the control of electricity. The substation has been designed to accommodate 2 x embedded customer connections.

Control building

A control building shall be constructed within the perimeter of the new site, housing ancillary equipment required to control and monitor the substation which include control and protection panels along with low voltage AC and DC systems. The overall size of the building is determined by the equipment required for the single wind farm connection. The building shall be single story with an overall height of 6m.

Environmental considerations

The potential environmental impacts discussed below will be assessed as part of the Environmental Appraisal (EA) which will be submitted in support of the planning application to Moray Council. The EA Report will be available for members of the public to view and comment on as part of the planning application supporting information, following submission.

Landscape and visual

The appearance and character of the landscape is already influenced by infrastructure including the existing Berryburn substation and nearby overhead lines. There are no National Parks, National Scenic Areas or Wildland Areas in proximity to the Proposed Development, with the closest, Findhorn Valley and the Wooded Estates Special Landscape Area, lying approximately 2km away.

The site is located in Upland Moorland and Forestry Landscape Character Type (LCT 290). This is a simple large scale, gently undulating landscape which covers central and west Moray. More locally, the LCT is largely characterised by a mosaic of commercial forests, recently felled areas, grass moorlands and green pastures. Sparce, scattered settlements are mostly flanked by coniferous or native broadleaf forests and are situated within the valleys of near the few roads. The existing infrastructure strongly influence the character of the area comprising Logie Wind Farm which occupies the Hill of Glaschyle immediately to the north, the existing Berryburn substation site (which is located within the south area of the site), and an existing overhead line (OHL) and tower located within the site (which connects to the existing Berryburn substation).

The nearest properties to the Proposed Developed are located to the south of the site and include Little Corshellach and Tomcork. Other nearby visual receptors include two recreational routes to the south of the site, Scottish Hill Track 227 (Grantown-on-Spey to Forres) and the Heritage Path Lone Road route. A detailed landscape and visual appraisal will be carried out and submitted as part of the planning application to consider potential effects of the Proposed Development and how it would be viewed within the surrounding area. A landscape mitigation plan will also be developed to minimise the landscape and visual effects and to provide habitat creation within the site (as far as practicable). The landscape and visual appraisal will be undertaken for the construction and during operation after approximately 10 years, once landscape and habitat planting reinstatement measures are assumed to have established. The appraisal will also consider potential cumulative effects occurring because of the addition of the Proposed Development to other proposed developments within the study area. This will include the proposed battery energy storage facility adjacent to the existing Berryburn substation.

The Proposed Development is not anticipated to have a notable effect on the landscape character within the study area. However, there may be a small number of visual effects on localised visual receptors within the area during both construction and operation.

Ornithology

The surrounding area, including the existing substation site area, provides suitable foraging and nesting habitat for birds of conservation concern. Waders, as well as raptors and owls are present in the area were identified within disturbance distance of the Proposed Development. Breeding ground nesting birds including curlew, snipe and skylark were identified within disturbance distance of the Proposed Development. Where possible, works will avoid the breeding birds season to avoid any disturbance to nesting birds. Where this is not possible, adoption of the Applicant's bird Species Protection Plans (SPPs), overseen by an Ecological Clerk of Works, will reduce or eliminate any effects on breeding birds.

Terrestrial ecology

No sites designated for nature conservation, areas of woodland included on the Ancient Woodland Inventory, or local nature conservation sites will be affected by the Proposed Development. No signs of protected species were found during baseline surveys. If protected species are identified during pre-construction surveys, adoption of the Applicant's detailed SPPs will reduce or eliminate any effects on protected species because of the Proposed Development. The final design will seek to reduce permanent habitat loss and a Biodiversity Net Gain appraisal will be undertaken by the Applicant, who is committed to achieving a minimum of 10% gain through habitat enhancement. This will be achieved in combination with a landscape mitigation plan designed to visually screen the Proposed Development.

Environmental considerations

Cultural heritage

Direct (physical) effects on cultural heritage assets are most likely to arise from ground-disturbing activities that occur during the construction works, which may damage and possibly destroy cultural heritage remains. Direct effects may also occur as result of above-ground disturbance: for example, because of vehicle movement over cultural heritage features, or storage of construction materials upon them. Direct effects on cultural heritage assets are normally adverse, permanent, and irreversible.

The majority of the Proposed Development is located within the area of the Moss of Faebuie hut circle and field system (NJ04NW0010), identified by the Historic Environment Record as an asset of 'Regional Value' and therefore of medium sensitivity. There is low to moderate potential for previously unrecorded archaeological remains to survive within the Proposed Development. Therefore, there is potential for direct construction impacts on identified and unrecorded heritage assets within the site. The potential for setting impacts on designated assets in the surrounding area will also be considered in the assessment.

Any mitigation measures to avoid, reduce, and offset the effects of the Proposed Development would be agreed with the Aberdeenshire Council Archaeological Service, acting on behalf of Moray Council. An agreed scope of work would be detailed in a Written Scheme of Investigation (WSI), to be implemented prior to or during construction, as appropriate.

Traffic

The construction of the Proposed Development will require vehicles to deliver plant, machinery and works to the site. Access would use the existing local access from the A940 at Tomnamoon to the north for all vehicles construction traffic including Supergrid Transformer delivery. Repairs to the existing access track to the north and south would be required.

A Construction Traffic Management Plan will be developed for the management of any abnormal loads and vehicle movements to ensure the safety of all road users during the construction works, in agreement with Moray Council. No access will be permitted from the A940 via the existing road network to the south during construction.

Routine inspection and maintenance performed at regular intervals. Most substations have a monthly inspection, whilst varying degrees of maintenance would be undertaken annually. There will be other visits as required for operational duties and occasional repairs, as necessary. Access for routine inspection and maintenance traffic during operation would be via the existing access road to the north and south. Traffic flows associated with operation of the substation are very low.

Water environment and soils

The Proposed Development is not located in an area designated as Class 1 or Class 2 priority peatland. Geology mapping shows that the Proposed Development is underlain by Nethybridge Psammite Formation bedrock deposits which comprises psammites. The bedrock is overlain by Beinn An Uain Till Formation. No development constraints associated with the site's geology are anticipated.

A Flood Risk Assessment and Drainage Impact Assessment will be prepared to support the planning application and inform the detailed design. Private water supplies (PWS) will be identified as part of the assessment. Where PWS are identified further investigation of potential impacts will be undertaken and appropriate protection/mitigation measures proposed if required.

Excavated soil would be stored adjacent to the proposed works during construction, and this would be used to restore and reinstate disturbed areas once works are complete. No significant effects on water environment and soils are likely.

Noise

The nearest residential property is located approximately 500m southwest of the Proposed Development. There are no other noise sensitive receptors within close proximity of the Proposed Development.

On-site plant, construction traffic and construction activities have the potential to generate noise and vibration emissions. Construction noise and vibration is likely to be short-term and intermittent and working hours would be restricted to 8am–7pm Monday to Friday and 8am–1pm on Saturday. Any other hours would be agreed in advance with Moray Council. Subject to the adherence to best practise measures, as set out in the CEMP, noise and vibration effects would be minimised.

Noise emissions may be generated by substations during operation, for example, under fault conditions. However, it is unlikely there would be significant noise effects during the operation of the substation.

A noise assessment will be undertaken in line with best practice guidance to support the planning application (it is expected that vibration will be scoped out of this assessment) which will confirm the impacts and any mitigation measures required.

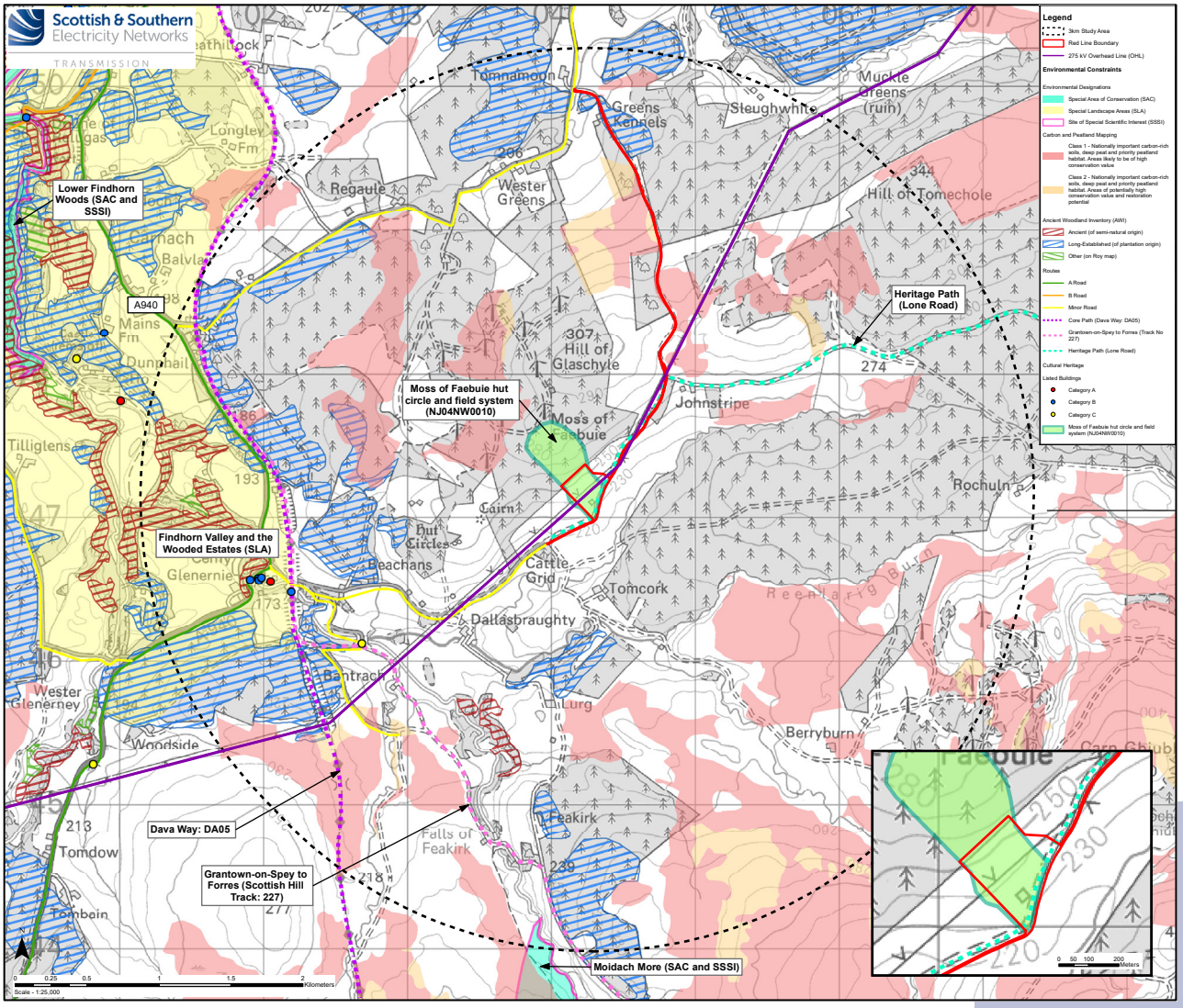
Land use and recreation

The Proposed Development would be located on agricultural land, which is the dominant land use in the local area. Although there are no major tourist attractions in the immediate vicinity of the Proposed Development, the Grantown-on-Spey Scottish Hill Track: 227 and Dava Way Core Path (DA05) are approximately 1km to the west of the Proposed Development. Effects on land use and recreation are anticipated to be minimal, however there may be minor nuisance effects during the construction period for users of the nearby recreational routes because of construction activity, but this would be over a short period only.

Woodland and forestry

The site does not lie within an area of Ancient Woodland. However, there is an area of felled commercial forestry to that bounds the northern part of the site that is located within the Proposed Development site. Any loss of woodland associated with the development of the site will be appropriately compensated for by equivalent or greater areas of new tree planting.

A Woodland Management Plan will be prepared to support the planning application.



Feedback

Event feedback	Response
Moray Council have responded to our Proposal of Application Notice and have advised that Councillors wish to see a Fire Safety Management Plan submitted along with our planning application.	Safety is our number one priority, and all our plant and equipment is designed to recognised international safety and reliability standards. In order to minimise the risk of substation fires, continued inspection of equipment is carried out, in an effort to identify and replace any equipment that is in a condition that could pose a safety concern or a fire risk. The following preventative actions are taken at our sites to limit the risk of fire spreading: • A risk assessment is carried out to identify fire hazards and items at risk from fire. • Risk reduction is then implemented considering physical separation of fire hazards from items at risk, the use of fire barriers, and fire suppression systems where appropriate. • Buildings are fitted with fire alarms which are regularly tested, and the buildings themselves are designed to minimise fire spread. • Annual full fire risk assessments are carried out across all sites. In the unlikely event of a fire at one of our substations, we work to keep people safe by following the steps set out in our operational procedures which detail the roles and responsibilities of the site's Control Engineer and any other attending staff—who are all briefed on actions to carry out in the event of a fire upon their first visit to site. Beyond this, we have a robust and thorough 'silver command' process, established to manage incidents and ensure the safety of employees and members of the public. At all our sites we would seek to work immediately with local fire and rescue teams to manage any fire impact. Fire Risk Assessments and Fire Emergency Plans are also held at all substation sites and outlined to any visitors. In the unlikely event of a fire when no one was at the Site, this would be coordinated by our Operations Team located at the north of Scotland Transmission Control Centre located at SSEN Transmission's offices in Perth.

Event feedback	Response
Feedback received in relation to construction traffic	Moray Council in pre-application engagement to date have stated that to be acceptable our originally proposed working hours should be revised as follows: Working hours are anticipated between approximately 8am to 7pm Monday to Friday, and 8am until 1pm Saturday. Working hours would be confirmed in the subsequent planning application and subject to the agreement of Moray Council. Any working outside of these hours would be agreed by the Principal Contractor in advance with Moray Council.
Concerns raised around the construction traffic accessing the substation	**Access during construction** Access to the site of the Proposed Development would be via the A940 via the existing road network to the north for all vehicles, construction traffic including Supergrid Transformer delivery. No access will be permitted from the A940 via the existing road network to the south during construction. A Construction Traffic Management Plan would be developed by the Principal Contractor, in agreement with Moray Council, to effectively manage construction traffic during the construction period. **Access whilst in operation - Existing and new substation** There will be no change to the current arrangements for access to the existing substation. This will also apply to the new substation once in operation. The access is for routine inspection and maintenance which is carried out at regular intervals (Monthly/ Annually). There will be other visits as required for operational duties and occasional repairs, as necessary. Access for routine inspection and maintenance traffic during operation would be via the existing access road to the north and south. Traffic flows associated with operation of the substation are very low.
Community request for funding to move the distribution pole next to the venue	The project team have noted this feedback and will consider how this can be supported following planning determination.

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 intend to submit our planning application in Autumn 2025. Our formal feedback period will close on 1st July 2025, however we will welcome final comments from members of the public, statutory consultees and other key stakeholders regarding our proposals until we submit our planning application.

How to provide feedback:

- Submit your comments and feedback by emailing or writing to your Community Liaison Manager.

What we're seeking views on

This is the second, and final, of two Pre-Application Consultation events ahead of our submission of a planning application later in 2025.

We are seeking your views on the proposals as well as any comments or concerns you may have around the development.

This includes any information or local knowledge on aspects of our proposals you think we should consider.

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

Ryan Davidson

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Recite me

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."

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.

Additional information:

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

You can also follow us on social media:

@ssentransmission @SSETransmission