



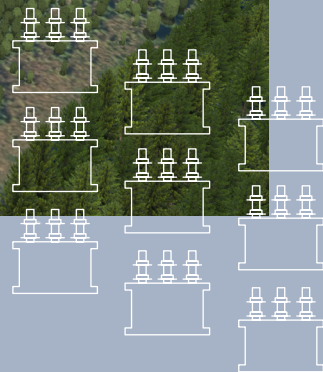
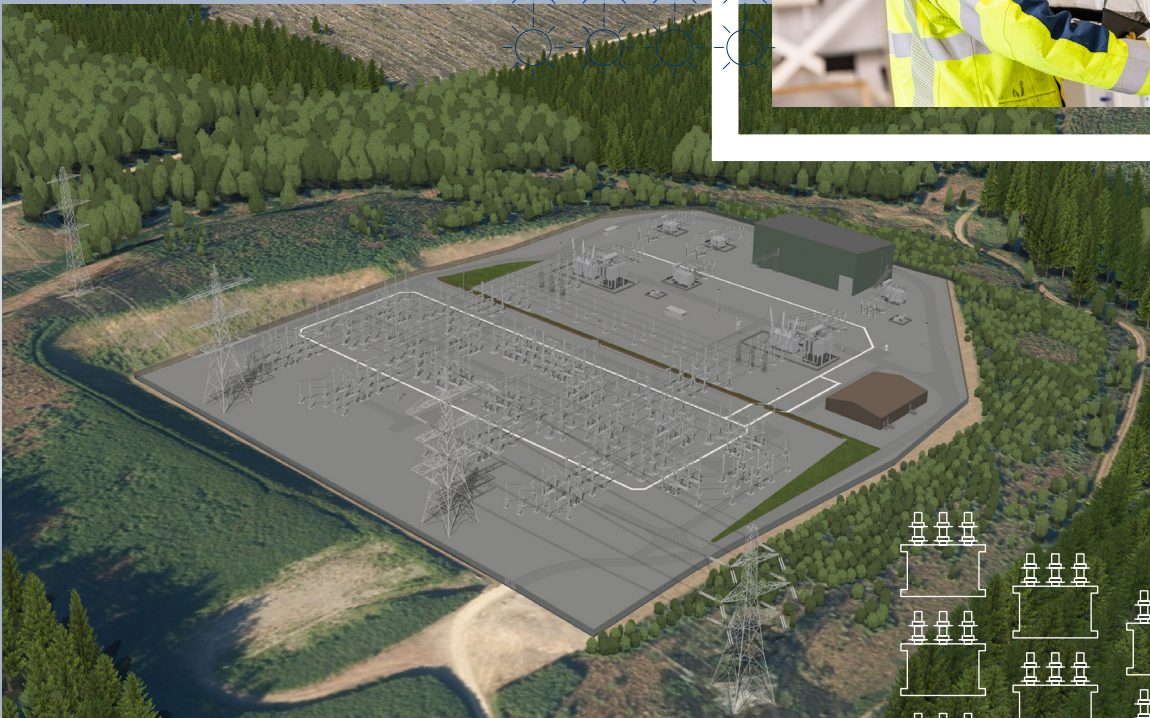
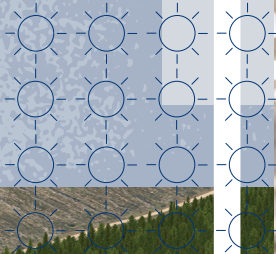
Scottish & Southern
Electricity Networks

TRANSMISSION

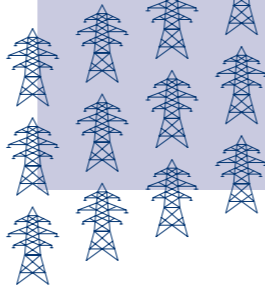
Fetteresso 132kV Substation Upgrade

Pre-Application Consultation
Feedback Event

October 2025



ssen-transmission.co.uk/fetteressoupgrade



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The Pre-Application Consultation Event will be taking place on:

Thursday 23 October, 3–7pm
Stonehaven Town Hall, Allardice St, Stonehaven, AB39 2BU



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 and 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 our host 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/

Project overview

High Level Overview

We are proposing to upgrade the existing 132kV Fetteresso substation to accommodate additional incoming connections and increase network security, resilience and address asset integrity requirements.

As part of our Transmission Operator license obligations, we are required to provide connections for developers and currently there are four developers associated with this upgrade. The projects and the upgrade are part of “The Fetteresso Cluster”. We are proposing to upgrade the Fetteresso substation to enable these connections and address network security and resilience requirements for Network Rail and SSEN Distribution.

- Fetteresso Cluster comprises of:
- Replacement of existing 132kV switchgear with a new Gas Insulated Switchgear (GIS) and control room building to enable connection availability and resilience.
 - Expand the capacity of Fetteresso Grid Supply Point (GSP) located at the existing Fetteresso Substation by installing additional grid transformer.
 - Provide a new connection location for the proposed upgrade of the Fiddes GSP. The relocation of the upgrade Fiddes GSP is critical to address the asset integrity requirements which enables the removal of the existing Craigiebuckler – Fiddes – Brechin Arbroath Tee 132 kV wood pole overhead line (OHL). A new double circuit will be required to connect into Fetteresso substation.
 - Connection of Glendye Wind Farm via a new 132kV circuit
 - Connection of Network Rail’s Drumlithie as part of their East Coast Electrification strategy, requiring the installation of two rail specific transformers at Fetteresso and the installation of a smaller 25kV cable from Fetteresso to a trackside location.

A GSP provides a connection between the transmission network operated by SSEN Transmission and the lower voltage distribution network, operated by SSEN which provides power to houses and business.

Project Requirement

The upgrade is required to enable incoming connections. Network Rail and SSEN Distribution are two of the connecting parties and they have a requirement for a “Firm” connection. This requires a high level of network security and resilience that could not be provided by the existing 132kV infrastructure at Fetteresso. Therefore, the upgrade the required increase in capacity and network security required for these connections.

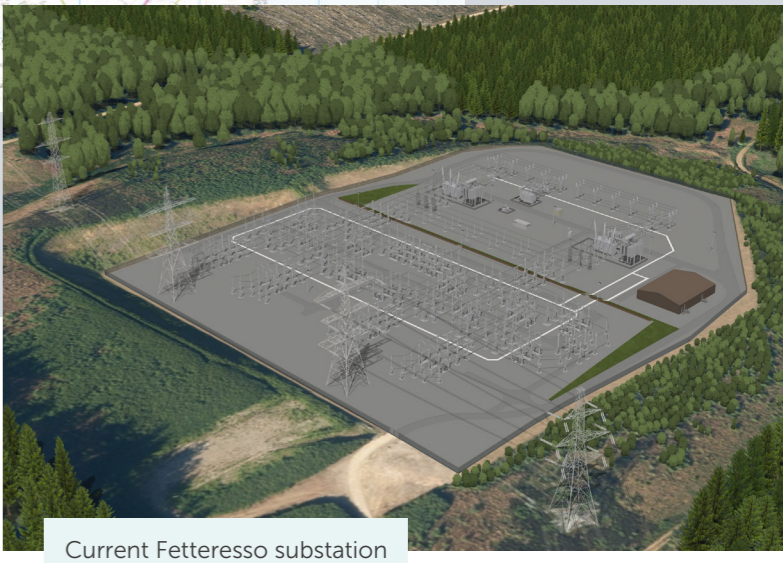
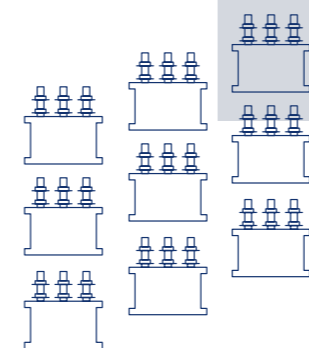
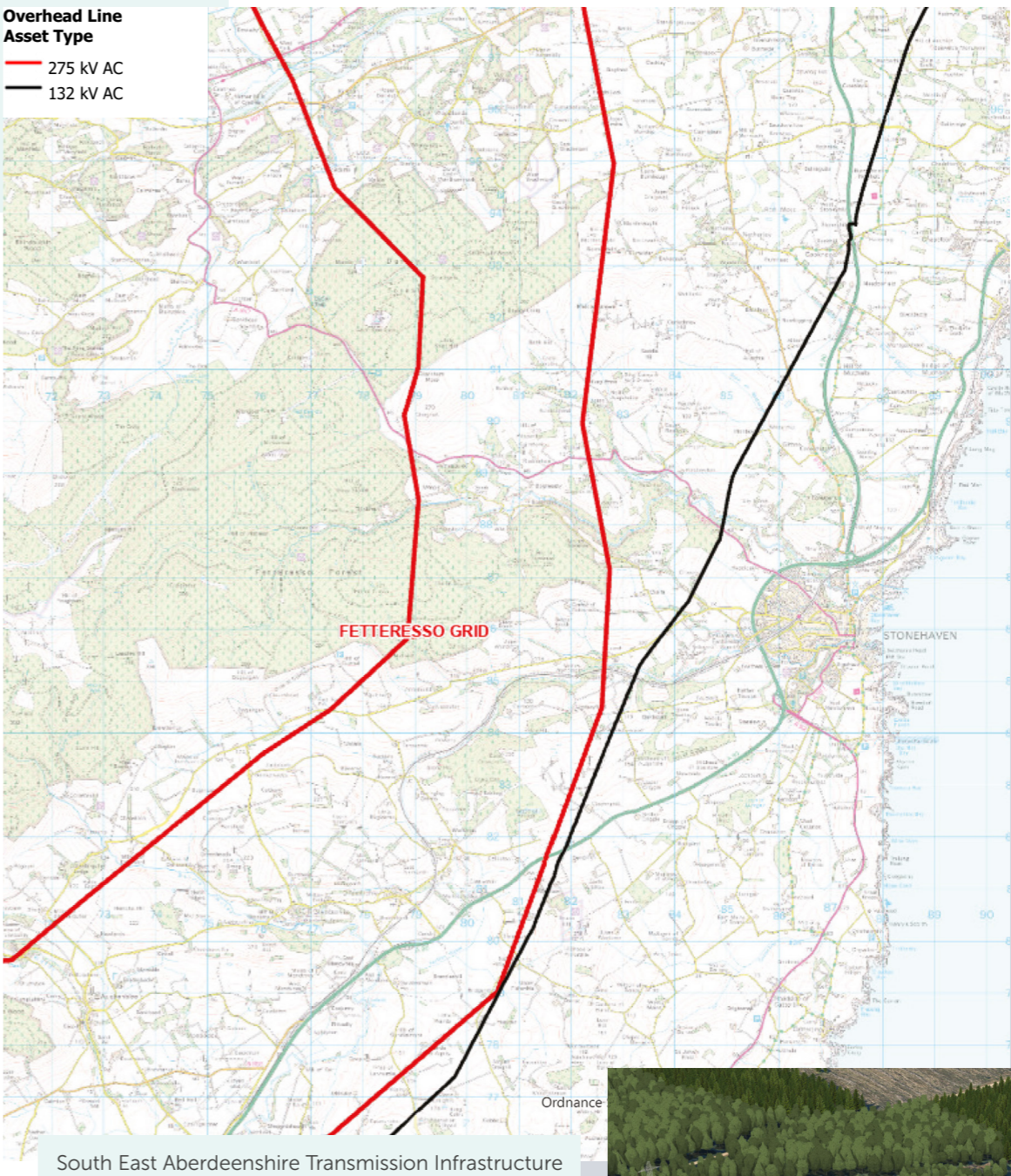
- The scope of the upgrade includes:
- Installation of a new 132kV GIS in a dedicated building. This building will house all the switchgear and protection equipment required for the developer connections in addition to the connections currently at Fetteresso 132kV Substation.
 - Installation of a second 400/132kV Super Grid Transformer (SGT).
 - Modifications to existing access tracks - We will utilise existing access tracks within the Fetteresso Forest, upgrading and widening them where required and possibly installing passing places.
 - Landscaping, biodiversity and additional drainage requirements.

The current design using GIS alongside the required transformers does not require the platform to be extended. All new equipment will be location on the existing platform.

Network Rail demand

As part of a £120m Scottish Government investment, Network Rail are electrifying Scotland’s rail network to help decarbonise and support ambitions to reach Net Zero by 2045.

SSEN Transmission and Network Rail will be working in close partnership to plan, design and deliver the required works in a way that reduces risk, minimises disruption and helps to move forward with plans to decarbonise Scotland’s railway by 2035.



What we're consulting on

We are proposing to upgrade the existing 132 kV Fetteresso substation to accommodate additional incoming connections and increase network security, resilience and address asset integrity requirements.

As a Statutory Undertaker, there are elements of work that can be undertaken in and around our assets that do not require prior planning permission. These works are undertaken as Permitted Development rights under the General Permitted Development Order (GPDO). Other elements of our works require either Town and Country planning consent or Section 37 consent. The focus of the consultation is to seek views on the works requiring town and country planning consent.

Consent under the Town and Country Planning (Scotland) Act 1997 is being sought for the proposed construction of a combined Gas Insulated Switchgear (GIS) and control building located on the existing platform, widening of existing access, site drainage and landscaping.

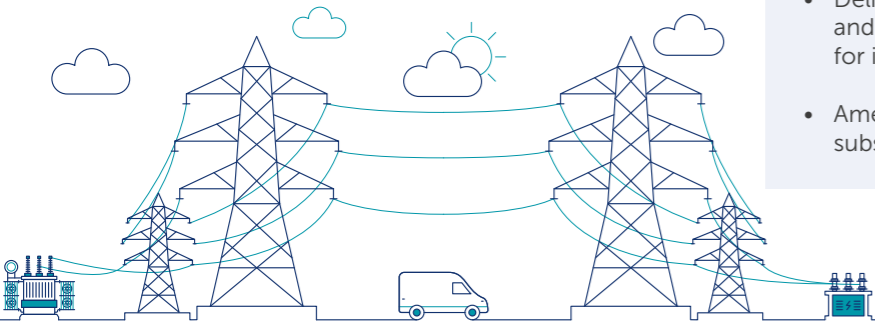
Modifications to the existing substation infrastructure, the installation of new substation infrastructure out-with the proposed GIS building and temporary construction compound and temporary access required will be delivered under permitted development rights.

Works Requiring Planning Consent

- Combined GIS and Control Building of approximately 16.5m in height. This will be a metal clad building housing switchgear, control equipment, operational equipment and welfare facilities.
- Widening of existing Elf Hill access track. We are proposing to widen the existing running surface by at least 1m to accommodate HGV traffic. These works are already proposed under the Hurlie Substation Development. There may also be a need to install additional passing places on the access track to allow two way traffic.
- Amendments to the existing substation drainage requirements. Current proposals is for additional soakaways installed below ground but out with the existing substation boundary.

Permitted Development Works

- Minor repairs and upgrades to accesses in use other than the Elf Hill access which is being included in the consent application.
- Construction of a new construction compound adjacent to the existing substation and compound.
- Construction of a new access track from the new compound to the substation to create a new entry into the substation. This will enable a one way system during construction and help segregate construction and operational activities.
- Removal of redundant switchgear on the existing platform.
- Installation of new Air Insulated Switchgear (AIS) to enable the reconfiguration of existing infrastructure and connection of new infrastructure on the platform. AIS switchgear is outdoors and is what is seen on the current substation.
- Delivery and installation of transformers and associated equipment required for incoming connections.
- Amendments to any internal substation road layouts.



Help shape our plans

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, including changes made since we last consulted with you. We will also provide some visualisations and 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.

What are we consulting on?

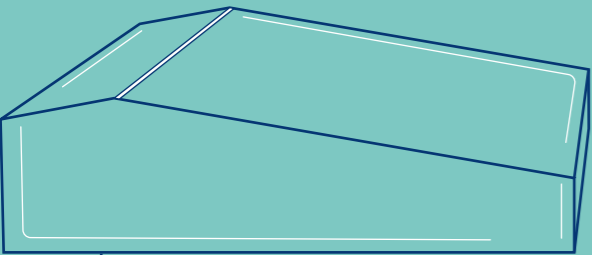
We want you to share your thoughts and opinions on our plans for the Fetteresso substation upgrade, where you think we can make improvements, concerns about the impact of our work and as we develop the project, what you think of any changes and refinements we make.

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).



Project elements



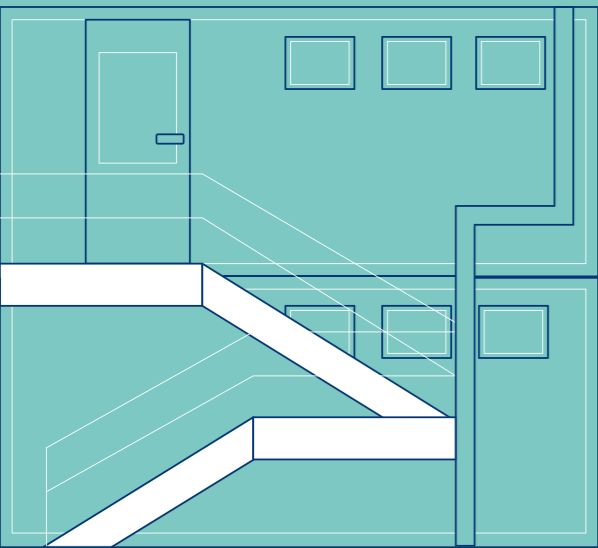
Combined Gas Insulated Switchgear (GIS) and control building

The Proposed Development will require the construction and installation of new combined GIS and control building on the existing Fetteresso Substation platform.

Drainage

Surface water drainage arrangements as part of the substation upgrade works will extend outwith the existing substation boundary and will be included in the planning application. Sustainable Urban Drainage will be used wherever practicable, and this may require an infiltration reed bed outside of, but close to, the existing substation platform and fence to allow storm water to infiltrate into the ground.

Welfare facilities will be provided in the building for workers and visitors and therefore foul drainage provision will be required. This is likely to comprise foul drainage pipes and a septic tank within the existing substation platform.



Temporary compounds

A temporary construction compound and laydown area will be located adjacent to the existing substation platform to support the construction phase. Additional laydown areas, if needed, will be identified by the construction contractor prior to commencement of works.



Access

Access during construction will be made via three existing private forest tracks that serve the substation, known as the Slug Road and Hill of Quithel access and the Elf Hill access, from the public highway network. Transformer delivery will be via the existing Elf Hill access. Modifications (including widening and the installation of passing places in some locations, and re-surfacing) to the existing Elf Hill access, including water management and field ditch/drainage diversions as may be required.

During operation, any of the three accesses would be used for inspections and maintenance.



Reinstatement and Biodiversity Net Gain

Vegetation and soil would need to be removed from the working areas. Soils would be stockpiled so that this could be reinstated in suitable areas on completion of the works. This will minimize any off site disposal and recycling of excavated materials.

The reuse of soils would allow the native vegetation of the area to regrow from the seed in the soil. It is likely this would be supplemented by additional over seeding.

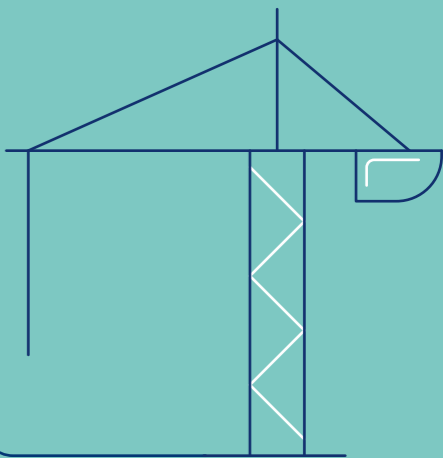
Biodiversity Net Gain (BNG) is an approach to development that aims to leave the natural environment in a measurably better state than it was pre-development. BNG will apply to the drainage proposals and the Elf Hill access proposals.

Works delivered under Permitted Development Rights

Various permanent new substation plant under 15m in height located on the existing substation platform (such as the installation of the installation of transformer and ancillary electrical equipment and access roads etc.) are will be installed under Class 40 of The Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (GPDO).

A temporary construction compound will be installed under Class 14 of the GPDO. A temporary access track is required to allow construction vehicles to access the compound adjacent to the substation and the works locations within and adjacent to the substation platform would be installed under Class 8 of the GPDO. All land used for temporary works will be reinstated following their use.

Class 27 of the GPDO would be used by us to maintain all three accesses.



Why this site?

As part of our licence obligation to develop infrastructure in an efficient, economic and co-ordinated manner, we look to upgrade and maximise our existing assets before developing new ones. There are no viable alternative connection locations within the vicinity of Fetteresso for the incoming connections. Optioneering was undertaken on potential layouts and technology to limit the extent of new infrastructure required. Our proposed solution, utilising GIS, allows us to incorporate the new plant and equipment without the need to extend the existing platform.



Why Gas Insulated Switchgear (GIS)

A full technology assessment was carried out to determine the type of switchgear that would be used for the upgrade. This review included environmental, engineering and cost implications of both technologies.

This review concluded that GIS technology would be progressed as our preferred option due to the following:

Air Insulated Switchgear:

- Would require a large platform extension to facilitate the equipment
- Impacts to the Clerkenwell Burn
- Impacts to the surrounding forestry and ecology
- Extensive earthworks required for platform extension due to surrounding topography
- Significant increase in noise and traffic impacts due to the requirement to import all fill material for the platform extension

Gas Insulated Switchgear:

- All proposed and existing infrastructure can fit on the existing platform without the need for extension
- No impact to Clerkenwell Burn, forestry or ecology

What next?

We are now at the ‘pre-application’ stage of our site selection process and following this consultation, we will engage again in late 2025, to share feedback from this consultation and any subsequent changes to design prior to submitting a planning application to Aberdeenshire Council.

The Town and Country Planning Process

The legislation that enables the planning of projects like Fetteresso substation upgrade is the Town and Country Planning (Scotland) Act 1997.

Engaging the right people

The planning authority responsible for determining the planning application will be Aberdeenshire Council. The planning application will be made under the Town and Country Planning (Scotland) Act 1997. The status of the proposals as Environmental Impact Assessment (EIA) Development, is determined by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. An EIA screening request under these regulations was submitted to Aberdeenshire Council on 8 July 2025. On 29 July 2025, Aberdeenshire Council responded with a screening opinion that development would be EIA Development, therefore the future planning application would require an EIA Report. We will continue to progress environmental studies and, in due course, submit an EIA scoping request to establish the scope of the EIA Report. Once submitted, the EIA Report will be made publicly available.

Pre-Application Consultation is required for all prospective planning applications falling in Major or National categories, as defined by the Town and Country Planning (Hierarchy of Developments)(Scotland) Regulations 2009. National Planning Framework 4 (NPF4) defines what is categorised as National Development. Under National Development 3 in NPF4, all new and/or upgraded Infrastructure directly supporting high voltage electricity lines, cables and inter connectors, including substations, that would otherwise be categorised as Major, is automatically considered National Development.

We are therefore required to undertake pre-application consultation with the public and interested parties.

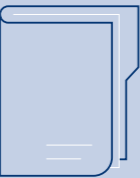
The pre-application process

A Proposal of Application Notice (PAN) was submitted to Aberdeenshire Council on 4 August 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.

We held our first Pre-Application Consultation on 28 August at Stonehaven Town Hall. A second Pre-Application Consultation will be held on 23 October in Stonehaven Town Hall.

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 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.

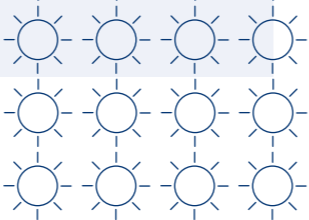
There is a requirement to hold at least two events to provide the opportunity for members of the public to comment on the proposals and for SSEN Transmission to provide feedback on comments received. This public event is the first event. A second event will be held in October 2025 at which feedback will be given on the views obtained at the first event. 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

We aim to submit the planning application to Aberdeenshire Council in early 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 representations to Aberdeenshire Council. When the planning application is submitted there will be an opportunity to make formal representations to Aberdeenshire Council.



3D Visualisations

We understand that local stakeholders need to be able to visualise what the development may look like in their local area.

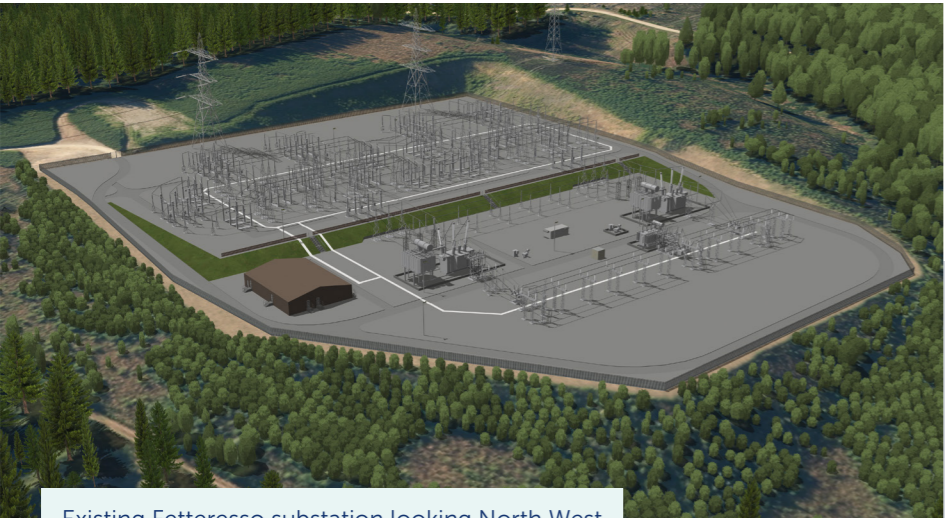
We've commissioned 3D visualisations which model the substation into the local landscape to help understanding of the proposals in terms of the visual impact, distance and height.

A flythrough video is also available to view from the project webpage or via the QR code at the bottom of this page.

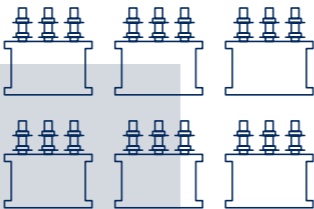
Our proposals may change based on feedback and further refinement of the design, if that happens, we'll update our model and video and share this on our webpage and with you at the next event.

Photomontages

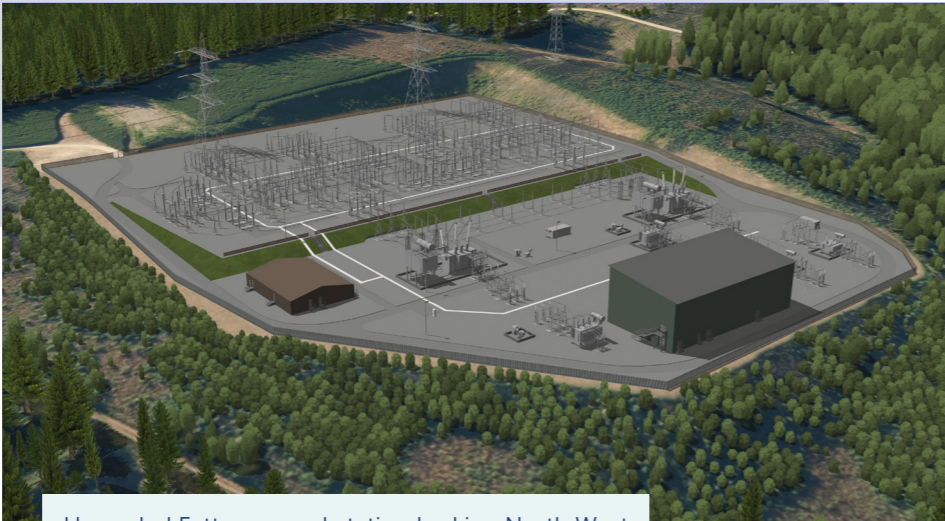
Photomontage visualisations will also be produced as part of the Environmental Impact Assessment (EIA). Once the EIA is completed, we'll ensure these photomontages are easily available to view.



Existing Fetteresso substation looking North West



ssen-transmission.co.uk/fetteressoupgrade



Upgraded Fetteresso substation looking North West

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 the Fetteresso Substation Upgrade, we have a number of other projects within the local area we are currently progressing, described below.

Glendye Windfarm Connection

We are proposing the develop a c22km 132kV circuit comprised of OHL and underground cable to connect Glendye Wind Farm which has already received Section 36 consent. This project has completed all pre-application consultants and aims to submit Section 37 Consent Application early Autumn: ssen-transmission.co.uk/glendye-windfarm-connection

Kintore to Tealing 400kV Overhead Line (TKUP)

The Kintore-Tealing 400kV Overhead Line is part of a wider upgrade to the transmission network in the north of Scotland, helping deliver high voltage, clean renewable power for connection to homes and businesses across the UK – helping meet national net zero and energy security ambitions. Our planning application has been made to the Energy Consents Unit under reference **ECU00005225**. For more information, visit the project webpage: ssen-transmission.co.uk/TKUP

Hurlie 400kV substation

The Hurlie 400kV substation is part of a wider upgrade to the transmission network in the north of Scotland, helping deliver high voltage, clean renewable power for connection to homes and businesses across the UK – helping meet national net zero and energy security ambitions. Our planning application regarding our proposal to construct and operate a 400kV AC substation on land at Fetteresso Forest, in Aberdeenshire, AB39 3UX has been made to Aberdeenshire Council under reference APP/2024/1951. Should you wish to view our application in full and submit formal comment to the council our application is available to be viewed via the Aberdeenshire Council planning portal, using the above reference. For more information, visit the project webpage: ssen-transmission.co.uk/hurlie

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 \(www.neso.energy/data-portal/transmission-entry-capacity-tec-register\)](https://www.neso.energy/data-portal/transmission-entry-capacity-tec-register)

Search Projects



Development Considerations

Below we outline some of the key environmental issues that are relevant to the proposals.

Environmental assessments

Any key environmental issues will be identified including; landscape and visual amenity, noise, sensitive habitats, protected ecology and ornithology, hydrology, hydrogeology, recreation and cultural heritage.

Following the confirmation of the preferred layout for the substation upgrade, further detailed studies and assessments will be completed to support the consenting process.

Biodiversity

There are no ecological designations located within or in close proximity to the Site. The following ecological designations are in the wider area surrounding the Site:

- Elfhill Local Nature Conservation Site (LNCS) is located approximately 65m south of the Elf Hill access;
- Mergie LNCS is located approximately 300m west of the Elf Hill access; and
- Fetteresso LNCS is located approximately 2.9km southeast of the Elf Hill access.

The surrounding area has been surveyed to identify habitats and protected species including birds. The Proposed Development will seek to avoid the loss of any existing valuable habitats, reinstate habitats which would be lost by the proposed design and provide biodiversity enhancement.

The Elf Hill access is located directly adjacent/within an area of woodland that is long-established of plantation origin (LEPO) for approximately 800m where this meets the public highway but there would be no habitat lost from within the LEPO. However, there will be some woodland loss from areas of commercial forestry (that are not LEPO) alongside the western section of the Elf Hill access due to proposed widening and proposed passing places.

There might be relatively small areas of permanent mixed woodland habitat loss associated with the drainage proposals. Habitat loss would be compensated for in the Biodiversity Net Gain (BNG) proposals. There are no Annex I or Scottish Biodiversity List (SBL) habitats located within the site; and there are no Groundwater Dependant Terrestrial Ecosystems (GWDTE) within the Site.

The four towers within the existing Fetteresso Substation site may be suitable for use by peregrines Falco peregrinus, however, no pairs were observed nesting during the 2024 surveys. Due to the high proportion of the existing Fetteresso Substation site area comprising artificial structures and hard standing, it is unlikely to be used by any Birds of Conservation Concern (BOCC). Therefore, at this stage, no significant effects are anticipated because of the Proposed Development. Ecology and habitat appraisals are underway and will be reported alongside any relevant mitigation measures.

Cultural heritage

There are no Scheduled Monuments located within or in close proximity to the Site. The Scheduled Monuments within 1.5km of the Site are:

- Clochanshiels, cairns, houses and field systems' (SM4857), located approximately 470m west of the Elf Hill access; and
- Glenton Hill, house, enclosure and field system (SM4873), located approximately 700m northeast of the Elf Hill access.

There are numerous cultural heritage assets listed on Canmore located within 5km of the Site; however, none are located within the Site boundary or nearby. A walkover survey of the site and surrounding area has been undertaken to understand any potential effects on the historic environment. Potential effects will be appraised and reported within the Environmental Appraisal which will be submitted as part of the planning application but it is unlikely that the Proposed Development would directly impact any known cultural heritage sites.



Forestry

National scale land capability for forestry identifies the land within the Site as class F5 – Land with limited flexibility for the growth and management of tree crops. A forestry survey has been undertaken and a woodland report is being prepared to appraise the effects on the Proposed Development on commercial and non-commercial woodland and will be submitted with the planning application. It is likely that the Elf Hill access widening works would require the felling of commercial forestry that is currently regenerating and loss of a relatively small area of forestry land. There would be smaller areas of permanent land use change from mixed, mainly conifer woodland, due to the drainage proposals. Compensatory forestry land will be identified and provided. Therefore, it is not considered that the Proposed Development is likely to result in significant effects on forestry land.

Geology, peat and soils

Relatively limited areas of existing Carbon and Peatland Class 4 soil would be temporarily disturbed within the Site boundary, potentially at the temporary construction compound and access track, for the construction of the drainage requirements and along the existing Elf Hill access (to be confirmed in the Environmental Impact Assessment).

Hydrology and hydrogeology

The Site is located within the Carron Water river catchment and the Kincardine and Angus coastal catchment areas. The Site is intersected by the Clerkenwell Burn which flows in a south-easterly direction through the Site at the existing Fetteresso Substation. The Whiting Burn intersects the Site and flows in a south-easterly direction beneath the existing Fetteresso Substation; and the Burn of Day is located approximately 270m west of the Elf Hill access.

Some areas of the Site identified as being of high likelihood (10% chance of flooding per year) of fluvial flooding (based on a review of the SEPA Flood Maps).

We are identifying private water supplies so we can take these into account in the assessment work and our proposals.

An appropriate site drainage plan for both the construction and operational phases will be developed to minimize any adverse impacts on the surrounding water environment.

Construction Environmental and Pollution Management Plans will be prepared prior to construction to include the management and mitigation for sediment, dust, runoff and waste generated during construction.

As the Proposed Development comprises works mainly within the existing Fetteresso Substation platform and minimal works outside of the platform for drainage and to upgrade the existing Elf Hill access, no significant effects on water for natural resources are likely because of the Proposed Development.



Landscape and visual

There are no National, Regional or Local landscape designations within 5km of the Site.

The Site is located within Landscape Character Type (LCT) 29 Summits and Plateaux – Aberdeenshire: An expansive upland plateau with a smooth rolling landform and rounded hill summit. Extensive central and western ridges covered with expansive heather and grass moorland. The landscape is mainly underlain by granite and comprises smooth, rounded regionally prominent hills.

Annamuick Farm is located approximately 980m south of the Elf Hill access, and approximately 1km south of the existing Fetteresso Substation. There are two rural residential properties located within 500m of the Site, the nearest is approximately 250m southeast of the Elf Hill access at Upper Baulk, and Nether Swanley is located approximately 460m Northwest of the Elf Hill access.

The appearance and character of the landscape is already influenced by electrical infrastructure, including overhead lines. A landscape and visual appraisal will be carried out to understand how the Proposed Development will be viewed within the surrounding area. The assessment will be included in support of the planning application. It is not expected that there will be any landscape and visual effects from the Proposed Development because of the nature and scale of the Proposed Development and that the Site is very well screened from receptors due to the intervening woodland and topography.

The existing Fetteresso Substation and temporary construction compound may be lit temporarily during the construction phase in winter periods.

Land use and recreational

The Land Capability for Agriculture (LCA) of the Site comprises Classes 4.1 and 5.1 land which is non-prime agricultural land.

There would be relatively limited areas of permanent land use change (non prime agricultural land). However, because the LCAs are not classed as prime agricultural land it is not considered that the Proposed Development is likely to result in significant effects on existing or approved land uses. There are no recreational activities on or in proximity to the Site. The Fetteresso Woods Car Park and the Fetteresso Forest Car Park are both located within 2km of the Site, indicating hiking activity in the area. The following core paths are located in the wider area:

- Core Path 503.02 is located approximately 2.5 km south of the Site; and
- Core Path 520.054 is located approximately 2.3 km east of the Site.

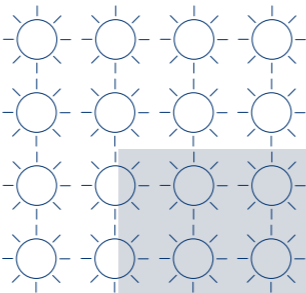
Access to hiking routes within the vicinity of the Proposed Development will be maintained and managed by the Principal Contractor to minimise any disruption to these routes throughout the construction phase. Therefore, it is not likely that the Proposed Development would result in impacts to recreational facilities or activities.

Materials and waste

The Proposed Development will require the import of materials (e.g. aggregates, concrete and stone) primarily for the proposed widening and installation of passing places along the existing Elf Hill access. Metals and other components will be used in the pre-fabricated electricity equipment. Energy, including electricity and fuels, will be required to construct and operate the Proposed Development. Minimal material quantities will be required to facilitate the construction and operation of the upgrade of the existing Fetteresso Substation due to the scale of the Proposed Development. In addition, the materials and energy required are not considered to be in short supply and, where possible, any stone required will be sourced locally.

Waste streams typically generated by substations and access construction include general construction wastes such as packaging waste, and concrete and aggregate waste. There is likely to be wastes derived from the excavation of the Site, including soil, vegetation, and debris. There is the potential for some metal and electric cabling waste and minor general waste generated from the on-site construction office and welfare facilities. Excavated material from the Site will, where possible, be reused on Site, but some material may be required to be removed off-site and disposed of in line with current legislation. Recycling recyclable waste generated during construction and operation will be actively promoted and managed.

There may be the potential for minimal waste to occur as a result of routine inspections and maintenance but the general day to day operation of the substation is not expected to result in any waste.



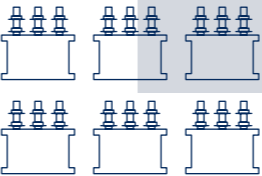
Noise and vibration

The Site is rural in nature. The main noise sources experienced by those living in the vicinity of the Site and along the minor roads serving the area will be traffic, although it is likely there will be some local and occasional noise from commercial forestry and agricultural vehicles and machinery.

During construction, noise and possibly vibration may be experienced by properties close to the Site from the movement of construction equipment, and certain activities (earthworks). The adoption of standard construction methods will ensure the level of off-site construction noise is kept to a minimum.

A construction noise and vibration impact assessment will be undertaken which will assess the impacts of the Proposed Development and define the measures necessary to attenuate (mitigate) noise so that significant impacts at nearby properties are not experienced.

Because the installation of the electrical equipment (including transformers) is being delivered as permitted development, there is no requirement to undertake and present the results of noise modelling of the equipment during its operation in the Environmental Appraisal.



Traffic & Access

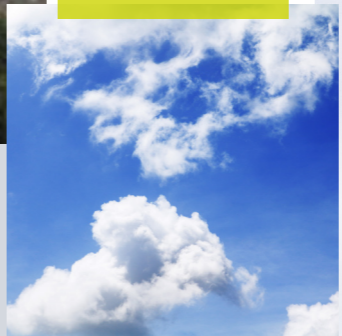
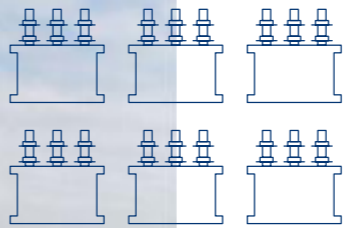
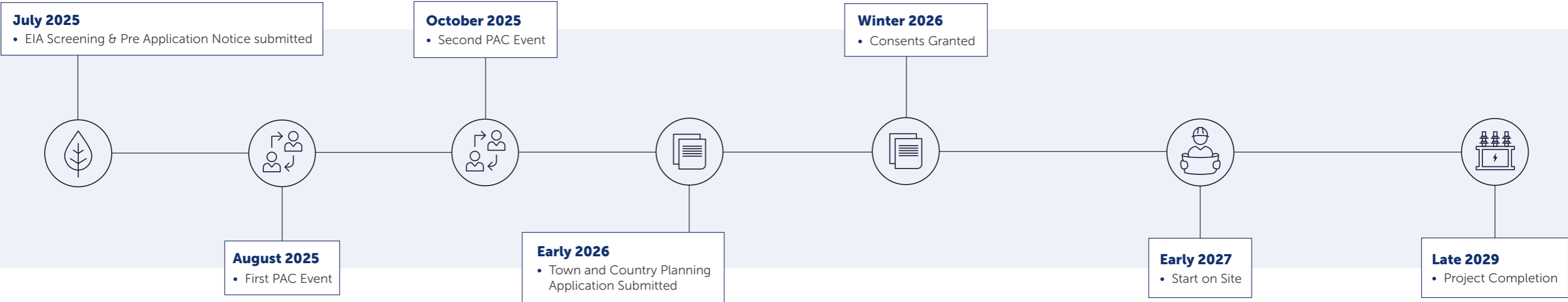
The construction of the substation upgrade will require vehicles to deliver plant, machinery and workers to the site. The primary access route will be from the A957 Slug Road. Local access for the Proposed Development will be via three existing forestry access tracks (Elf Hill - Access 1, Slug Road - Access 2 and Hill of Quithel - Access 3) to the existing Fetteresso Substation. The Elf Hill Access 1 will be used for transformer delivery and part of this track will be widened and a suitable number of passing places provided.

A temporary stone access track (to be delivered under permitted development rights) would also be required near to the northern boundary of the existing Fetteresso Substation site to allow access from the existing access track and proposed temporary construction compound to the substation upgrade works.

An appropriate construction traffic management plan (CTMP) will be developed to ensure road safety for all other road users during the construction works including suitable management of all abnormal loads and vehicle movements.

The Site, once upgraded, would continue to be unmanned. With operations largely being controlled remotely from SSEN Transmission’s control centre. 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. Therefore, traffic flows during operation would be infrequent and very low. A Transport Statement will be submitted as part of the planning application.

Project timeline



Feedback

Feedback	Response
Holistic Overview Requests were received for information on all developments in Fetteresso Forest on one map indicating the full extent of developer proposals in the area.	<p>We know that residents are keen to understand the full extent of developments being proposed in the area.</p> <p>We aim to be transparent about other projects in the local area and will have in place an updated map showing current and future plans.</p> <p>The current version showing high level developments in Fetteresso Forest was produced in summer 2024 and will be updated for the next event in late October 2025.</p> <p>https://www.ssen-transmission.co.uk/globalassets/projects/hurlie-400kv-substation-downloads/june-2024-event-docs/future-works_hurlie-and-fetteresso-substations-supplementary-hand-out.pdf</p> <p>Further information is provided on pages 4 and 15 where we set out possible future connection requirements, based on known development proposals, noting that all will be subject to separate consenting processes.</p>
Traffic impacts to residents Concerns with traffic safety, the robustness of existing roads and maintenance were raised alongside questions regarding our traffic management/ improvement plans.	<p>We understand that with large construction projects, increased construction traffic and road condition will often cause concern. In upgrading the existing Fetteresso 132kV substation proposals, traffic and road use is a primary consideration for us and our contractors.</p> <p>An initial construction traffic routing assessment has been undertaken to establish the most appropriate routes for construction traffic travelling to and from the site.</p> <p>A package of Public Road Improvements will also be delivered prior to construction to ensure the local roads are suitable for the construction traffic. Our Contractor will prepare and adopt a Construction Traffic Management Plan (CTMP) to ensure that appropriate mitigation and management strategies are identified and implemented.</p> <p>It will also ensure a defined route is agreed with the council.</p> <p>Condition surveys of the public highway will be carried out before works start on site, and again upon completion, with any defects repaired to ensure the public highway is left in no worse state once the works are complete.</p> <p>Part of plans for access to the site include widening of the existing Hill of Swanley / Elf Hill access track. We are proposing to widen the existing running surface by at least 1m to accommodate HGV traffic. These works are already proposed under the Hurlie Substation Development. There may also be a need to install additional passing places on the access track to allow two way traffic.</p>
Future connections While not a widespread concern in written responses, many attending the consultation events sought clarity on other developments connecting into the proposed substation	<p>Further information is provided on pages 4 and 15 where we set out possible future connection requirements, based on known development proposals, noting that all will be subject to separate consenting processes.</p>

Feedback	Response
Amenity Respondents raised concerns about the impact of the project on amenity, citing specific concerns on the project's impact on the network of footpaths and cycle routes through the Forest, and the communities enjoyment of them for recreation and health.	<p>Our intention is to minimise disruption wherever possible.</p> <p>We have received valuable feedback from walkers and cyclists with information on how we can improve this amenity in the Forest and we would encourage people to continue to feedback suggestions to our dedicated Community Liaison Manager.</p> <p>We hope to share further details in the near future.</p>
Wildlife Migrating birds/ loss of habitats	<p>Environmental Impact Assessment (EIA) survey work is currently underway to establish the full extent of all habitats and protected species present on site.</p> <p>Where sensitive habitats and species are present, we will seek to avoid them wherever possible, but where unavoidable suitable mitigation measures will be identified and agreed in consultation with the Planning Authority and NatureScot.</p> <p>Where mitigation measures are agreed, these will be passed onto the contractor in the form of a Commitments Register, supported by our own Species Protection Plans and General Environmental Protection Plans, to ensure that the measures are implemented as required. These measures will also form part of the (Construction Environmental Management Plan) CEMP for the project.</p>



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 **7 November 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/fetteressoupgrade

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

Rob Whytock

 SSEN Transmission, Grampian House
200 Dunkeld Road, Perth, PH1 3GH

 rob.whytock@sse.com

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/fetteressoupgrade

You can also follow us on social media:

 @assenttransmission

 @SSETransmission

Your feedback

Thank you for taking the time to read this consultation booklet. In order to record your views and improve the effectiveness of our consultation, please complete this short feedback form.

Please complete in BLOCK CAPITALS. (Please tick one box per question only)

Q1. Do you feel sufficient information has been provided to enable you to understand what is being proposed and why?

☐ Yes ☐ No

Comments:

Q2. Have we adequately explained the need for the Fetteresso substation upgrade?

☐ Yes ☐ No

Comments:

Q3. Are there any factors, or environmental features that you consider may have been overlooked by the project team?

☐ Yes ☐ No

Comments:

Q4. Do you have any other comments or concerns in relation to the project?

☐ Yes

☐ No

Comments:

Full name: _____ Email: _____

Telephone: _____ Address: _____

We would like to send you relevant communications via email such as invitations to stakeholder events, surveys, updates on projects, services and future developments from the Scottish and Southern Electricity Networks group listed below. If you are happy to receive email updates please opt in by ticking the box below. You can unsubscribe at any time by contacting us at stakeholder.admin@sse.com or by clicking on the unsubscribe link that will be at the end of each of our emails.

☐ If you would like to be kept informed of progress on the project, please tick this box

Thank you for taking the time to complete this feedback form.
Please submit your completed form by one of the methods below:

Post: SSEN Transmission, Grampian House, 200 Dunkeld Road, PH1 3GH

Email: rob.whytock@sse.com

Online: <https://www.ssen-transmission.co.uk/fetteressoupgrade>

For information on how we collect and process your data please see our privacy notice available at today's event. This can also be obtained online at: [ssen-transmission.co.uk/privacy](https://www.ssen-transmission.co.uk/privacy)

Comments forms and all the information from today's event will also be available to download from the project website.

We intend to use Artificial Intelligence (AI) to assist our experienced teams in the analysis of your feedback, so we can categorise key points raised more quickly. You can learn more about how we're utilising AI at: [ssen-transmission.co.uk/AIFAQ](https://www.ssen-transmission.co.uk/AIFAQ)

Any information given on the feedback form can be used and published anonymously as part of Scottish and Southern Electricity Networks consultation report. By completing this feedback form you consent to Scottish and Southern Electricity Networks using feedback for this purpose.

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Notes



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