



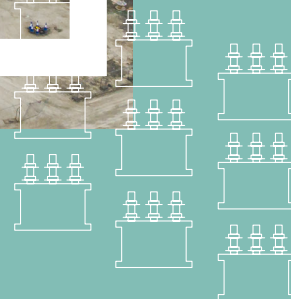
Scottish & Southern
Electricity Networks

TRANSMISSION

Shetland AC Connections: Yell Substation

Pre Application Consultation 1

July 2026



ssen-transmission.co.uk/projects/project-map/yell-substation/

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The consultation event will be taking place on:

Wednesday 1 July

1–5pm
Mid Yell Hall, Mid Yell, ZE2 9BN

6–8pm
Burravoe Hall, Yell, ZE2 9BA



Powering change together



If we want to deliver on clean power and energy security targets and provide power for future generations, upgrades to Scotland’s electricity transmission infrastructure are needed.

The shift to a cleaner, more sustainable future is about more than tackling the impact of climate change, it’s about ensuring that future generations can thrive.

Countries around the world are investing in their energy infrastructure to support increasing electricity demands and to deliver on clean power targets and the UK is leading the way in building a modern, sustainable energy system for the future.

We all have a part to play

The UK and Scottish governments have set ambitious energy security and clean power targets, and we all have a part to play in delivering them.

At SSEN Transmission, we work closely with the National Energy System Operator (NESO) to connect vast renewable energy resources — like solar, wind, hydro and marine generation — to areas of demand across the country. Scotland will play a particularly big role in meeting increasing electricity demand.

But there is more to be done. By 2050, the north of Scotland is expected to contribute more than 50GW of low carbon power to the GB energy system. Today, the region has around 11GW of renewable generation connected to the network.

At SSEN Transmission, it is our role to build the energy system of the future. To do that, we are planning to invest around **£29 billion** in the coming years to upgrade the electricity transmission network in the north of Scotland. It’s an investment that will unlock cleaner, more secure energy for homes and businesses now, and for generations to come.

By 2050, annual electricity demand is expected to at least double - our investment will support the connection of more clean power to meet that demand to the GB electricity network, supporting up to **17,500 jobs in Scotland**, with more than **8,000** of those in the north of Scotland, along the way.

Who we are

We are responsible for maintaining and investing in the electricity transmission network in the north of Scotland. We are 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 and we are committed to minimising our impacts and maximising all the benefits that our developments can bring to your area.

To do that 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 and we want to hear people’s views, concerns, or ideas – and harness local knowledge – so that our work benefits communities today and long into the future. You can share your views with us at: ssen-transmission.co.uk/talk-to-us/contact-us/

The story so far

The Shetland Islands have a vital role to play in the UK's clean energy future. This has been formally recognised through independent national planning. In March 2024, the National Energy System Operator's (NESO) Beyond 2030 report confirmed that additional transmission infrastructure is needed, both on Shetland and to the Scottish mainland to connect future renewable generation and to support security of electricity supply across Great Britain. This assessment forms the basis of the Shetland Strategy – NESO and Ofgem have tasked us with providing coordinated response to a confirmed need.

From National Plan to Local Action

NESO's findings were based on a comprehensive assessment of how the electricity network must evolve to:

- Meet net zero targets;
- Manage increasing demand;
- Support economic growth and
- Maintain resilience

Shetland was identified as a strategically important location, not because of any one single project, but due to its long-term potential and critical role in the future energy network.

In December 2024, Ofgem, the GB energy regulator, endorsed this position by approving funding for early-stage development works in Shetland. This sits alongside Ofgem's assessment of NESO's broader Clean Power 2030 (CP2030) recommendations. Ofgem's determination on this was delivered in December 2025, with justification on the need for transmission reinforcement in Shetland being agreed, with further investigation required around some of the technical detail, particularly the voltage level.

Why this matters

The Shetland Strategy proposes a technologically robust solution, that is coordinated across the region and is shaped by local engagement and insight. The strategy serves Shetland's known energy needs as well as provision of headroom for future growth. We have looked to minimise the amount of infrastructure to reduce the impact on communities and the environment.



You can read the NESO Beyond 2030 report here



The Shetland Strategy

We are leading some exciting projects to power change in the UK.

The Shetland Islands can play a major part in helping Great Britain achieve net zero targets.

There are a number of generation projects (e.g. offshore wind farms) and demand projects (e.g. hydrogen production) in the development pipeline, each project at a slightly different stage, that requires to connect to the electricity transmission network in Shetland.

Rather than look at each project on an individual basis, we have taken a whole-system approach and developed a strategic design that should accommodate both near-term and long-term network needs.

This strategic approach enables SSEN Transmission to identify the most efficient design for Shetland. We submitted these strategic plans to Ofgem, the electricity industry regulator, as part of our CP2030 submission in early 2025.

Shetland Strategy



ssen-transmission.co.uk/shetlandstrategy



March 2024

NESO publishes Transitional Centralised Strategic Network Plan (Beyond 2030) confirming Shetland requirement



December 2024

Ofgem funds early-stage development



July 2025

Ofgem publishes Clean Power 2030 minded to position



December 2025

Ofgem CP2030 need justified, voltage under review



August 2026

Voltage confirmation from Ofgem expected



Shetland projects overview

- 1 Yell wind farm connections**
 Connects the wind farm projects to Yell Substation.
- 2 Yell Substation**
 A substation to connect the two wind farm projects, and also offers opportunity for further expansion and resilience to the Distribution supply on the island.
- 3 Yell Marine link**
 A subsea cable, with associated onshore circuit to connect Northern Substation Hub to Yell Substation.
- 4 Northern Substation Hub**
 A 2GW HVDC converter station which connects to a 2nd subsea link to mainland Scotland. This will also be the site of substations which allow the island of Yell and the Scotwind and Greener Grid projects to connect to the Transmission Network. This site will also have capacity to support future unconfirmed projects like electrification of oil and gas platforms.
- 5 HVDC Link 2 subsea link**
 A subsea cable connecting the new converter site at the Northern Substation Hub on Shetland with a new converter site on the Scottish mainland.
- 6 Connection from Northern Hub to existing Kergord**
 Circuits running between Kergord, Kergord 2 and the Northern Substation Hub.
- 7 Hamarigrind Substation (Previously Kergord 2)**
 A substation which changes the network voltage from 132kV to 220kV. A higher voltage means less circuits north of this point, minimising our impact on communities and the environment.
- 8 Existing infrastructure**
 The Kergord site is home to our existing HVDC converter station, connecting Shetland to mainland Scotland for the first time through a subsea transmission link. It is also where the Viking wind farm connects. Under construction currently is a transmission link to Gremista, where it will connect into the Distribution network.



Third party developer projects

Our Shetland Strategy takes into consideration the following projects:

- A Energy Isles** Onshore wind being developed by Statkraft. (2032)
- B Beaw Field** Onshore wind being developed by Statkraft. (2032)
- C Greener Grid** Hydrogen electrolyser being developed by Statkraft. (2032)
- D Arven** Offshore wind being developed by Ocean Winds. (2035)
- E Stoura** Offshore wind being developed by ESB. (2035)
- F Mossy Hill** Onshore wind being developed by Statkraft. (Existing)
- G Existing infrastructure** Viking Wind Farm constructed by SSE Renewables. (Existing)

Project Overview

This section of today's consultation is focused on the proposed Yell Substation.

Why do we need Yell Substation?

The Yell Substation is required to facilitate the connection of two consented wind farms being developed by Statkraft, Energy Isles Wind Farm and Beaw Field Wind Farm, to the transmission network. The substation will allow the wind farms to connect at a voltage of 132kV, before increasing the voltage to 220kV for onward transmittal via the mainland Shetland system.

Energy Isles Wind Farm is proposed to connect to the Yell substation via a 132kV overhead line solution, which is covered in a separate booklet available at today's event and on our website, and a short 132kV underground cable circuit is proposed to connect Beaw Field Wind Farm to Yell Substation.

The 220kV circuit connecting the Yell Substation to the landfall at Hoga is covered in more detail in the marine and cable booklet also available at today's event.

The Yell Substation forms part of the wider Shetland Strategy projects which will help support Shetland's on island network, providing a solution to meet the long-term energy resource potential and improve security of supply on Shetland, and aligns with Government Clean power 2030 ambitions to accelerate clean power connections.



Indicative modelled aerial view of the Yell Substation from the north west corner

Project elements for the substation

What is a substation?

An essential component in the energy network, substations connect sources of generation and demand, such as wind farms and power stations. They connect overhead and underground circuits and can connect nearby utility systems. Substations manage electricity flows within the network, which can include connection and disconnection of circuits to direct the flow, transform voltages to higher or lower ratings (step-up or step-down – for example 132kV stepping-up to 220kV), manage the frequency of the electricity and increase efficiency and reliability of the power supply.

Other key substation functions

Substations are critical in maintaining an efficient and healthy energy network, as they monitor and report back to operators on statistics and events to provide live information on our network. This allows for the following functions:

- Fault monitoring and identification which allows for isolation to protect the network and allow repairs.
- Allow for redirection and disconnection of energy to allow for demand/maintenance.
- Provide data such as voltage, current and power flow to allow for efficient running and future predictions.

Gas Insulated Switchgear (GIS)

The substation is proposed to use indoor gas insulated switchgear technology, which is required to protect the equipment from harsh weather conditions and the saline coastal environment, while minimising the footprint of the equipment. This is different to many onshore areas of the GB system where air insulated switchgear (AIS) would be suitable. Therefore, another key factor influencing our decision to adopt the 220kV strategy on Shetland is the ongoing development of Sulphur Hexafluoride-free (SF₆-free) switchgear for 220kV. This will reduce the environmental impact of our development.

The proposed Yell substation shall comprise:

- The AC substation platform, indicatively 200m x 140m (Overall footprint).
- An indoor switchgear building (GIS Hall) housing the main high-voltage equipment (GIS) Indicative dimensions: 42m Length x 33m Width x 11m Height.
- A control building to house protection and control systems. Indicative dimensions: 32m Length x 15m Width x 5m Height.
- One Super Grid Transformer building to enable the voltage change between 132kV and 220kV. Indicative building dimensions: 100m Length x 33m Width x 19m Height.
- One reactor building for system voltage stability and reliability. Indicative dimensions: 53m Length x 20m Width x 11m Height). (Potential for complete removal once studies are complete).
- Voltage control and auxiliary electrical equipment, including AVR.
- A stand by generator to provide backup power for essential site systems (x1).
- Parking provision, including 3x EV parking spaces and 3 regular parking spaces (Indicative).
- Site access arrangements for construction and operation. Access will be via the B9081
- Site drainage and Sustainable Drainage Systems (SuDS), including access for maintenance.
- Temporary construction requirements, including temporary compounds/ laydown and storage areas for materials and welfare facilities.

(Size and specification to be confirmed, all subject to development of detailed design)



Help shape our plans

At SSEN Transmission, we are committed to delivering a robust and transparent consultation process underpinned by inclusion and accessibility. As a stakeholder led business, we understand the importance of involving communities and key stakeholders throughout each stage of our development process.

This period of engagement in the development phase is vital in shaping our proposals and to do this effectively, we need to capture feedback from stakeholders, seek local knowledge to identify risks in key areas of the site and explore potential community benefit opportunities.

Today we are presenting our approach to developing the Yell Substation project, including technology options, environmental considerations, the site selection process and presenting maps which aim to give stakeholders and community members a better visual representation of the work on the project to date.

If you require additional support to submit your views, please contact our Community Liaison Team on ShetlandEngagement@sse.com who will happily assist you.

What we are consulting on today

Early analysis, including desktop surveys and initial site walkovers, has enabled us to identify a proposed least constrained substation site within our study area. Today, we are sharing our approach to developing this project, and the rationale behind our early proposals. We are keen to hear stakeholder views regarding our proposed least constrained site, and if there are further considerations you believe need to be taken into account during the next stage of the development process.

Who we are consulting with

We are keen to hear feedback from a broad range of stakeholders including but not limited to local residents, landowners, businesses, non-statutory consultees and statutory consultees such as local authorities, Nature Scot, SEPA and Historic Environment Scotland. We would encourage all those with an interest to submit their views through this consultation by submitting a feedback form.



Substation site selection process

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

To do this we follow an internal process supported by specialist environmental consultants. This process considers technical, environmental and cost aspects to find a balanced outcome, and also involves consulting with stakeholders and the local community.

The key stages summarised above, have been undertaken for this project as follows:

Stage 1: Initial site screening

The site screening stage seeks to identify technically feasible, economically viable and environmentally acceptable site options within a defined area.

An initial screening exercise was undertaken to identify potential locations for the Yell Substation. This preliminary search involved both desk-based and field investigations. Through a multi-criteria analysis process, which utilised geographical information systems (GIS) to examine available digital datasets for environmental and technical constraints, a long list of ten substation site options was established within the designated search area.

This long list was further refined by analysing site suitability against the following requirements:

- Areas of land with minimal identified environmental constraints, with sufficient space to accommodate the electrical design including any future requirements, landscaping and construction compound.
- Site locations which balance the length of each connecting circuit.
- Sites which accommodate future circuit connections.
- Sites near the public road network.
- Sites with feasible transportation and access routes for construction traffic and abnormal loads without the need for extensive works and/or considerable disruption.
- Sites with natural protection from extreme weather i.e. not on the coast or sheltered by a hill.
- Sites with favourable surrounding topography (i.e. a backdrop such as a hill to minimise the visual impact of the substation).

Stage 2: Detailed site selection

This project is currently at the detailed site selection stage, where the method of identifying the least constrained substation site option has involved the following four key tasks:

- Identification of the baseline situation
- Identification of alternative options
- Environmental and technical analysis of site options
- Identification of the least constrained option

Substation

Stage 0: Strategic options assessment

Stage 1: Initial site screening

Stage 2: Detailed site selection

Pre-application:
(We are here)

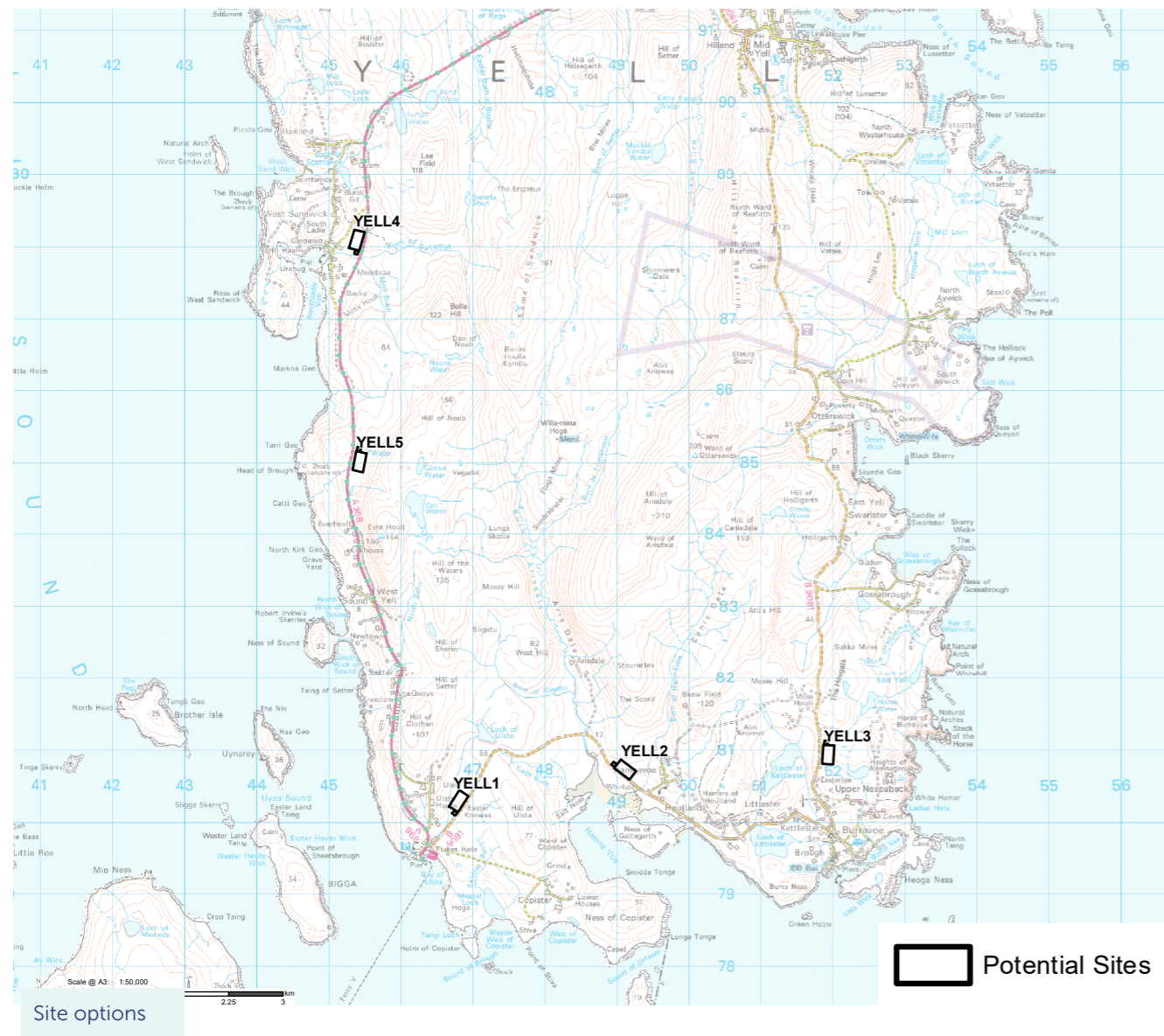
Proposed site confirmation
Concept design
Consent Design freeze
Environmental assessment
Proposed site consultation

Consent application

Level of definition increases

Site options, considerations and constraints

Five substation site options have progressed through stage 1 and into stage 2 of our site selection process. The locations of these five options are shown on the following maps.



Site options

Site considerations and constraints

Environmental considerations Engineering considerations

Landscape and Visual

Yell 3 and Yell 5 are anticipated to have the lowest potential for landscape and visual impact due to their limited visibility from coastal communities and restricted long-range views from moorland areas. In contrast, Yell 1, 2 and 4 are expected to present higher landscape and visual impacts, as they are situated closer to settlements and a local landscape area.

Natural Heritage

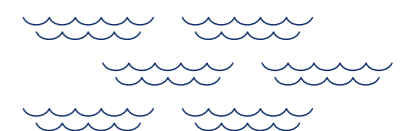
All options are located outside designated ecological sites, but within 10 kilometres of several protected areas. Habitat sensitivity differs between options: Yell 1 and Yell 5 contain regions of deep peat and blanket bog; Yell 4 would affect dry heath habitat; Yell 2 is characterised by limited peat and lower quality bog and acid grassland; Yell 3 has limited and shallow peat on site. It has the least sensitive habitats of the other shortlist options. Consists mainly of neutral grassland. Some smaller areas of blanket bog and acid grassland present, but there is potential this can be avoided with careful planning to the orientation and layout of the site. Bird sensitivity is likely to be greatest at Yell 3, 4 and 5, given their proximity to known diver lochans, tern-gull colonies, and other activity is expected to be most prominent at Yell 1, 2, 4 and 5, owing to the presence of nearby watercourses.

Other Potential Constraints

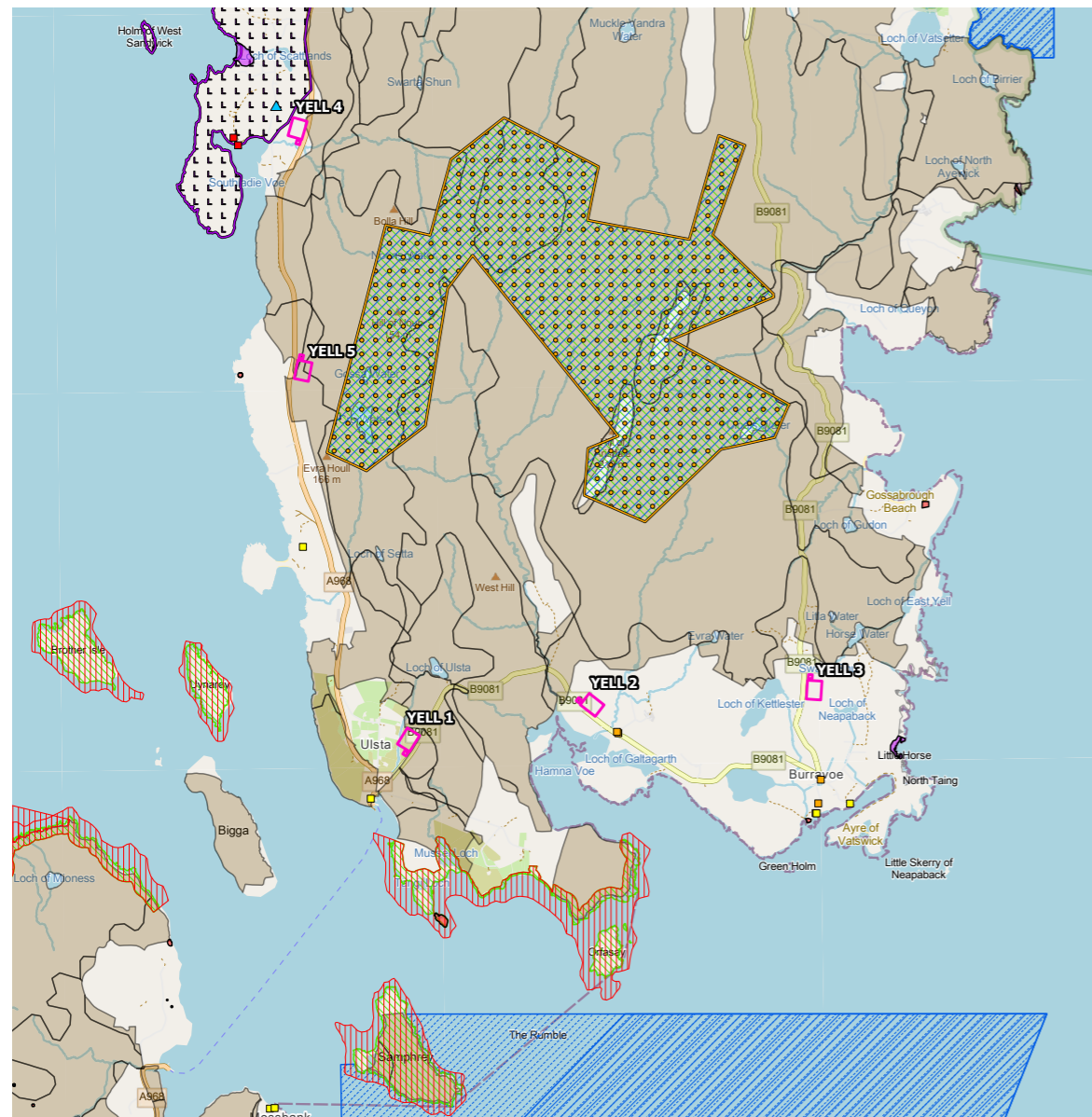
Heritage constraints are particularly notable at Yell 4, which is situated near the Category A listed North Haa and pier, and within 1 kilometre of the scheduled Head of Brough broch. Yell 1, 2 and 3 are closer to listed buildings of lower sensitivity. There are also private water supplies in the vicinity of Yell 2, 4 and 5 that require consideration.

When assessing the five location options, both access from the public road network and the connectivity of circuits to the proposed landfall at Hoga and the associated wind farms are key considerations. Yell 4 and Yell 5 benefit from direct access via the A968, while Yell 1, Yell 2 and Yell 3 would require access from the B9081. The B9081, in its current state, is unlikely to be suitable for construction traffic. However, there are opportunities to align with Statkraft's Beaw Field Wind Farm proposals, which include plans to upgrade the B9081 and establish a new access track from this road to the wind farm site, thereby avoiding the village of Burravoe. Among the options, Yell 3 is regarded as providing the most efficient location for connecting the three circuits from the landfall and wind farms.

Ground conditions are a significant factor in differentiating between the options. Preliminary analysis of peat depth indicates that Yell 1 and Yell 5 contain peat deposits up to 4 metres deep, and Yell 4 contains some shallow peat areas. In contrast, Yell 2 and Yell 3 have limited peat coverage, or areas where peat can be avoided. All sites are in relatively close proximity to 11kV overhead lines, which will require careful management in terms of site access but could also present opportunities to supply electricity to the site. Notably, Yell 2 has an 11kV overhead line traversing the site, which would necessitate diversion.



Environmental Constraints Map



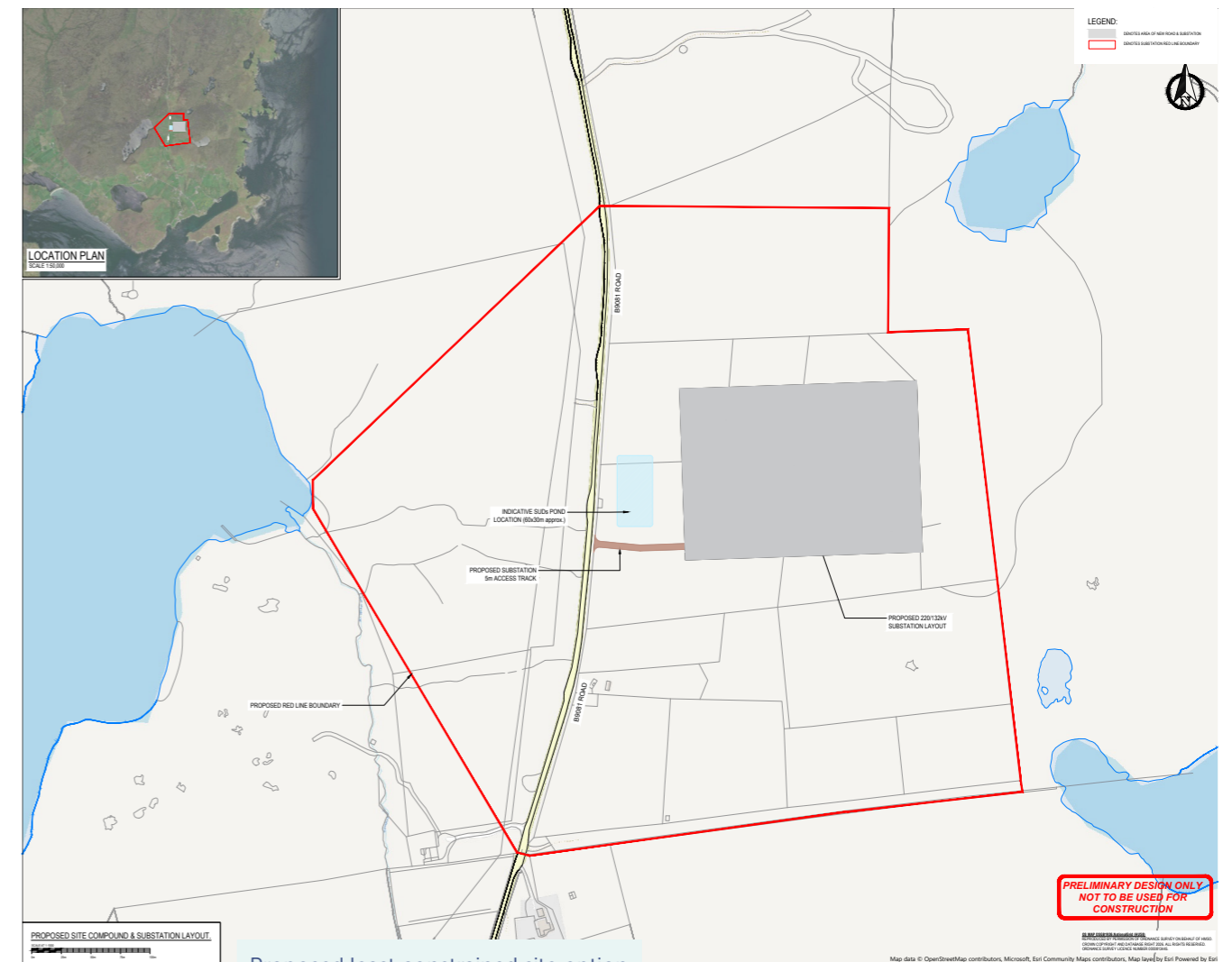
- | | | |
|----------------------------|--|---|
| Potential Substation Sites | Important Bird Area | Proposed Special Protection Area (pSPA) |
| Scheduled Monument | Special Area of Conservation (SAC) | Geological Conservation Review Area |
| Private Water Supply | Special Protection Area (SPA) | Local Nature Conservation Site |
| Category A Listed Building | Site of Special Scientific Interest (SSSI) | Local Landscape Area |
| Category B Listed Building | Class 1 Carbon and Peatland | |
| Category C Listed Building | | |
| RSPB Reserve | | |

Least Constrained Substation Site

Proposed least constrained substation site

We consider substation option Yell 3, situated to the north of Burravoe village, to be the least constrained site and, consequently, the most appropriate to progress within the development process.

Environmental factors strongly favour Yell 3 as the preferred location. While engineering assessments are less definitive across the five sites, the combination of minimal construction in areas of deep peat, efficient circuit connectivity, and opportunities for alignment with Beaw Field Wind Farm access proposals reinforces the environmental preference. This collectively supports Yell 3 as the option that is likely to cause the least disruption to communities on Yell.



Proposed least constrained site option

PRELIMINARY DESIGN ONLY
NOT TO BE USED FOR CONSTRUCTION

The Town and Country Planning Process

The Local Planning Authority

Shetland Islands Council as Local Planning Authority will determine the outcome of any planning application made under the Town and Country Planning (Scotland) Act 1997.

A project like the Yell Substation would often submit an EIA screening request to the Local Planning Authority to determine if the development requires Environmental Impact Assessment (EIA) as part of the consenting pathway. However, in this instance, we have made the decision, based on stakeholder feedback, to volunteer an EIA for the development. Therefore, any subsequent planning application for the Yell Substation development will be accompanied by an Environmental Impact Assessment Report (EIAR).

The pre-application process

We currently anticipate that the Yell Substation development would be a National Development in terms of the planning hierarchy and as such a Proposal of Application Notice (PAN) has been submitted to Shetland Islands Council. This marks the first formal step in the planning application process, and it begins a consultation period that must allow for at least 12 weeks between the start of pre-application consultation and the submission of a planning application.

The plans that we are consulting on at this stage may change between now and the submission of the planning application. The red line boundary submitted with the PAN represents the maximum extent of the potential application site, although this area may be reduced or refined as the development proposal is finalised.

We are required to host at least two formal pre-application consultation (PAC) events to provide the opportunity for members of the public and other interested parties to comment on the proposals and to give feedback on comments received. Today's event is the first of those two formal events, and is an additional opportunity to make you aware of our plans and for us to gather feedback to inform our proposal and planning application. The second PAC event is planned to take place in Autumn 2026.

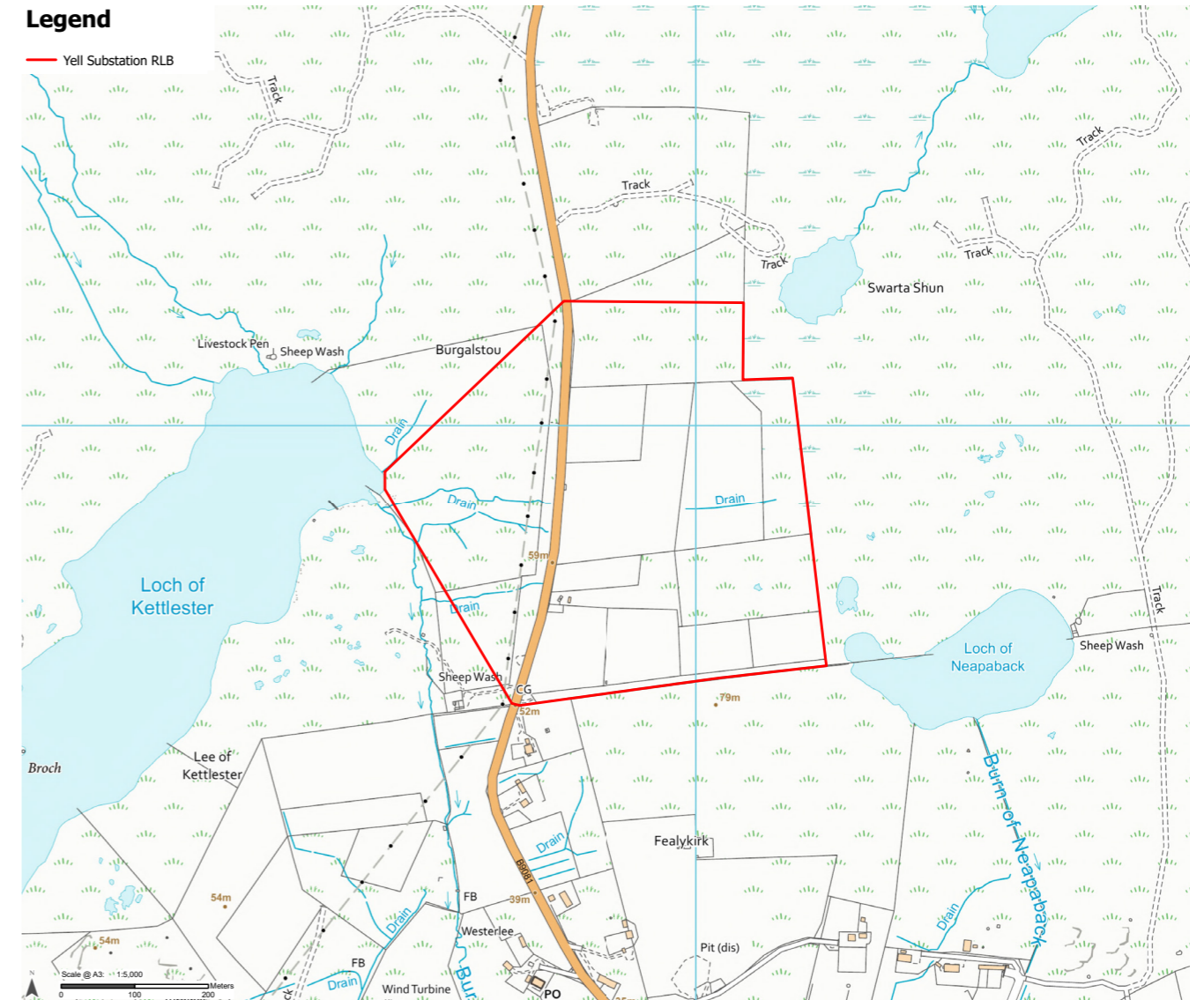
The PAC process and the contributions that it generates will be recorded in a formal Pre-application Consultation Report that would be submitted with any planning application. Comments made during the pre-application consultation process are not formal representations to Shetland Islands Council. Once the planning application has been submitted, there will be a formal opportunity to make representations directly to the Council.

Submitting a planning application

We expect that a planning application for the Yell Substation will be submitted to Shetland Islands Council in 2027.



PAN boundary map



Please note: As well as the substation site footprint, the PAN (Proposal of Application Notice) boundary has to include all other site requirements, including any temporary site compounds, temporary and permanent drainage, site access and on-site parking, laydown and storage areas for materials and excavated soils, as well as hard and soft landscaping proposals.

Many of these requirements will be temporary, during the construction phase, and will be permanently removed upon completion of the project. The PAN boundary, therefore, does not represent the permanent footprint of the substation itself but indicates the full development area.

Indicative 3D visualisations

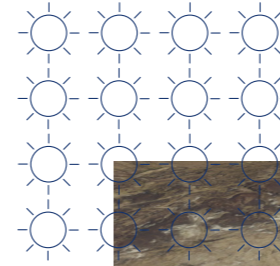
We understand that local stakeholders need to be able to visualise what the development may look like in their local landscape.

We've provided 3D visualisations which model an approximate layout for the site to help understanding of our proposals in terms of the visual impact, scale and height of the proposed Yell Substation. In addition, a live 3D model is available at today's event, offering a further visual representation of the proposed development.

The following are some images taken from the 3D model created for the Yell substation. A flythrough video is also available to view from the project webpage.

The layout and colour of 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. These visualisations are shown without screening. We are currently working with a landscape architect to develop landscape forms and planting design to help to screen the substation from view.

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 available to view.



Indicative modelled aerial view of Substation looking north



Indicative modelled view of Substation from B9081 looking south



Indicative modelled view of Substation from B9081 looking north

Wind farm connections on Yell

Beaw Field wind farm Connection

Beaw Field wind farm is proposed to connect to the Shetland transmission system via a new 132kV underground cable between the Yell Substation and the wind farm. The cable will run for about 1.1 kilometres, providing a straightforward and reliable link to the transmission system.

An underground cable was chosen instead of an overhead line after careful consideration of engineering and environmental factors. Overhead lines would need to pass close to the turbines, creating safety and maintenance challenges, especially over a short distance.

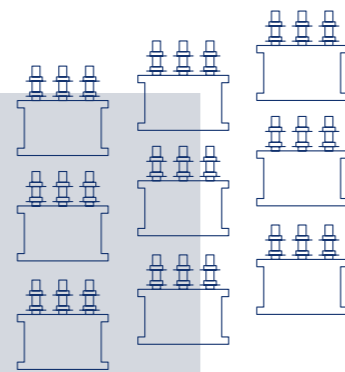
By using an underground cable, we avoid these issues and ensure the wind farm's operations are not affected. It also means there's no need for transitions between overhead and underground infrastructure.

The route has been planned to limit environmental impact, making use of existing roads and disturbed ground wherever possible. This helps protect local habitats and peat, and reduces the need for new tracks.

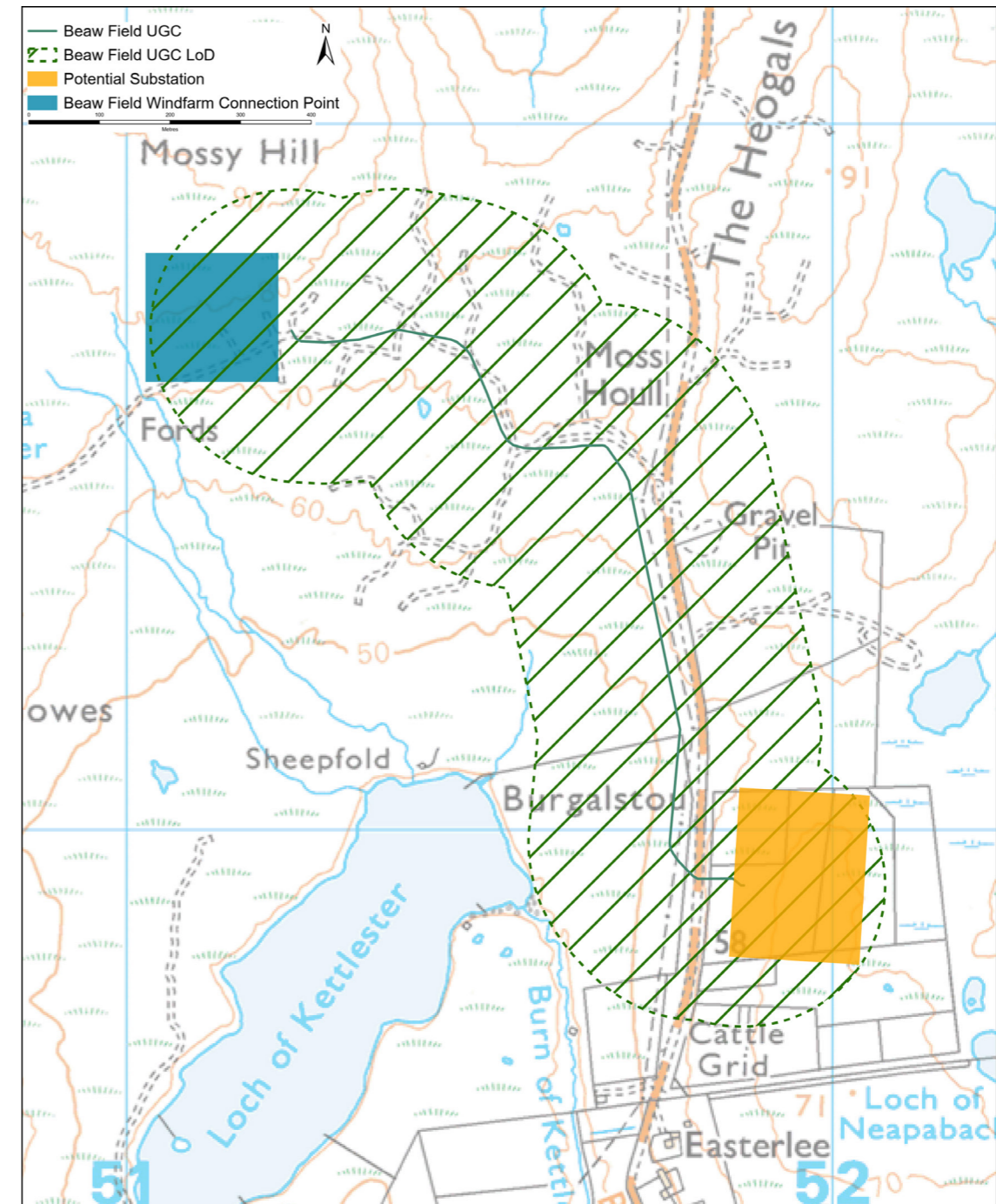
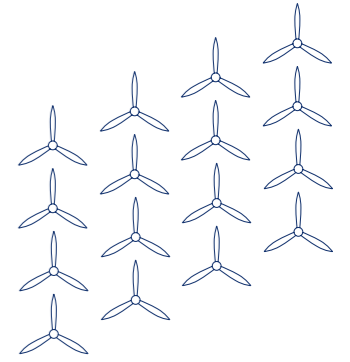
Overall, the underground cable offers a safe, efficient and environmentally sensitive connection for Beaw Field wind farm.

Energy Isles wind farm connection

The Energy Isles wind farm will connect to the proposed Yell substation, enabling integration with the wider transmission system. This connection is part of a coordinated strategy for accommodating new renewable generation on Shetland, and facilitating the efficient export of clean electricity. Given the scale of the Energy Isles project and its consenting requirements including route selection, technology options, and construction methods the proposed connection is described in detail within the separate Energy Isles consultation booklet, which is available for review alongside this consultation material.



Proposed Beaw Field underground cable connection



Working with landowners and occupiers

SSEN Transmission recognises landowners and occupiers as key stakeholders in the development of our projects and is committed to consultation and engagement with all parties likely to have an interest in our proposals.

SSEN Transmission will be required to carry out engineering surveys to inform the design process. Consent will be sought from affected landowners and occupiers in advance of these surveys.

As the project design develops, we will work with landowners and occupiers to mitigate the impact of our infrastructure on their properties. Our team of dedicated land managers will be on hand to answer queries and address concerns throughout.

As the substation design progresses, we will be required to secure the appropriate land rights from the relevant parties for all infrastructure. Our land managers will provide updates to all affected landowners and residents as this process progresses.



Delivering a positive environmental legacy

We recognise that we have significant interaction with the environment through the activities we undertake in Scotland as we seek to develop and improve the transmission network. With this work comes a legal responsibility to design and build our projects in a manner which protects the natural and built environment.

We are committed to protecting and enhancing the environment by minimising the potential impacts from our construction and operational activities on biodiversity. To this end, we have committed to no net loss of biodiversity in non irreplaceable habitats for all of our projects gaining consent from 2020 onwards, and net gain of biodiversity on all projects gaining consent from 2025. This means that during the development, construction and operation of our projects, we will leave the environment no worse than when we found it, and where possible make it even better, leaving a positive environmental legacy at all of our SSEN Transmission sites. As this project progresses through the development process, we will actively seek ways to avoid and minimise impacts on biodiversity, through careful routeing design to avoid areas of highest biodiversity value, to implementing habitat restoration and improvement measures in areas within and surrounding the proposed development.

Example projects

Shetland HVDC link 1

As part of our Biodiversity Net Gain (BNG) commitments, we've undertaken significant landscape and habitat creation works at both ends of our project—at the Kergord DC Converter Station in Shetland and the Noss Head Switching Station near Wick in Caithness, which were both energised in 2024.

Kergord Substation

With the site located at the base of the Kergord valley, we constructed two watercourses—one at the southern end and another at the northern boundary of the site. These were designed to collect and redirect several smaller natural watercourses that previously flowed into the Burn of Weisdale. To enhance the new watercourses at Kergord, we planted native woodland species along their banks and along the eastern boundary adjacent to the Burn of Weisdale, helping to stabilise the banks and reduce erosion. Across the site, we've also planted extensive areas of woodland, woodland edge, scrub, open grassland meadow areas and created a variety of wetland habitats—including scrapes, detention basins, and a swale. These have been enriched with native wetland plugs to support Shetland's unique biodiversity.



Noss Head Switching Station

At Noss Head, the former agricultural grassland has been transformed into a diverse landscape designed to support local biodiversity. Wild flower meadows and grasslands have been planted to attract pollinators, including the rare great yellow bumblebee, which is endemic to Caithness. To further enhance ecological value and visual screening, extensive woodland and scrub habitats have been introduced around the site's landscaped bunds. A swale and detention basin have been created to help manage surface water and reduce flood risk. These areas have been planted with a coastal meadow mix.

Building a lasting legacy

Our community benefit funds

Following an extensive stakeholder consultation exercise in 2023, we launched our first community benefit fund in 2024, to fund a range of community projects across the north of Scotland and the Shetland islands. These funds are open to applications from not-for-profit, constituted groups and organisations. There are two types of funds available:

Local funds

In anticipation of the expected UK government's guidance on community benefit funding, we have launched four preliminary local funds connected to projects recently completed or currently under construction. These funds will vary to reflect the differing needs, wishes and priorities of each of the local communities.

Local Community Benefit Funds are intended for local communities close to our transmission infrastructure works. We will work with those communities to design a fund that can make a positive local impact. We will work with independent panels to make funding allocation decisions, and we will support local communities to ensure best use of the funding opportunities.

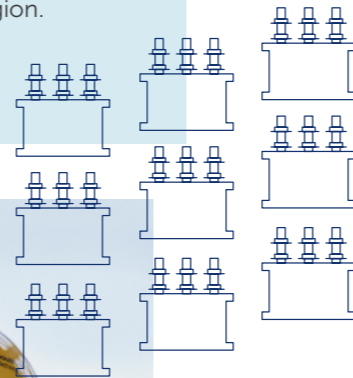
Regional funds

This fund is to be used to provide support for strategic projects in the region, and must meet one or more of the following themes:

People: Focusing on skills, training and employability;

Place: Emphasising the community and culture of the north of Scotland and the Shetland islands;

Alleviating fuel poverty: Looking at strategic ways to help people across the region.



Local impact in focus

In Shetland, community benefit funds are already being put to work. A total of **£338,625** was awarded through SSEN Transmission's new cable community fund linked to the first Shetland-Scottish mainland HVDC cable.

Shetland's allocation, being delivered via the local charity Win Furt is earmarked for community-driven infrastructure, such as footpaths and cycle routes in Tingwall, Whiteness and Weisdale, as identified through local consultation.

Indicative funding levels

UK government guidance sets out indicative levels of community benefit funding for transmission infrastructure. These figures provide a useful benchmark for the types of investment local communities should expect:

Overhead lines: £200,000 per km

Converter stations/substations: £530,000 each

Based on this guidance, the Shetland strategy projects are poised to deliver over **£2 million** in community benefit funding, helping to support tangible long-term improvements for local people in Shetland.



SSEN Transmission are committed to leaving a lasting, positive legacy within the communities we operate in. To us, this means going beyond the delivery of the infrastructure.

In Shetland, this includes supporting local initiatives through our Community Benefit funds, getting involved in volunteering and outreach efforts and working closely with local groups to understand where support is most needed.

Housing

Through our housing strategy we hope to accelerate the supply of affordable housing, because we are seeking to leave a positive legacy whilst housing our workers.

Our approach is multi-faceted, and includes looking at options to support permanent housing, the redevelopment of existing properties that require refurbishment, assessing use of underutilised, off season, hotel and rental accommodation, potential use of empty homes, potential use of existing short term lets who would wish to revert to long term rented accommodation, and temporary accommodation village options.

We have worked with the Council from the very start of our engagement, on a long list of accommodation options to ensure that this helps meet the aspirations of Shetland, and this work continues.

Economy

Through the first HVDC link we have invested tens of millions of pounds into Shetland's economy.

This included hundreds of jobs and local business opportunities. Going forward, we intend to work with our supply chain to further increase the number of local jobs and business opportunities on Shetland.

Skills

We will be taking a co-ordinated approach across all our supply chain to enable training and identify opportunities for young people and school leavers.

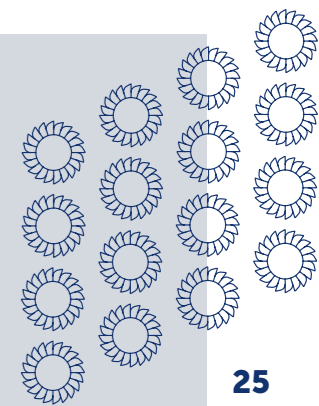
Our contractors' obligations will include how they can increase opportunities for local people either through training or jobs.

Our Supply Chain

At every stage of development, we carry out a competitive tender process to appoint contractors who align with our commitment to delivering positive local outcomes. The companies that we work with are expected to contribute meaningfully to the communities we serve, including here in Shetland.

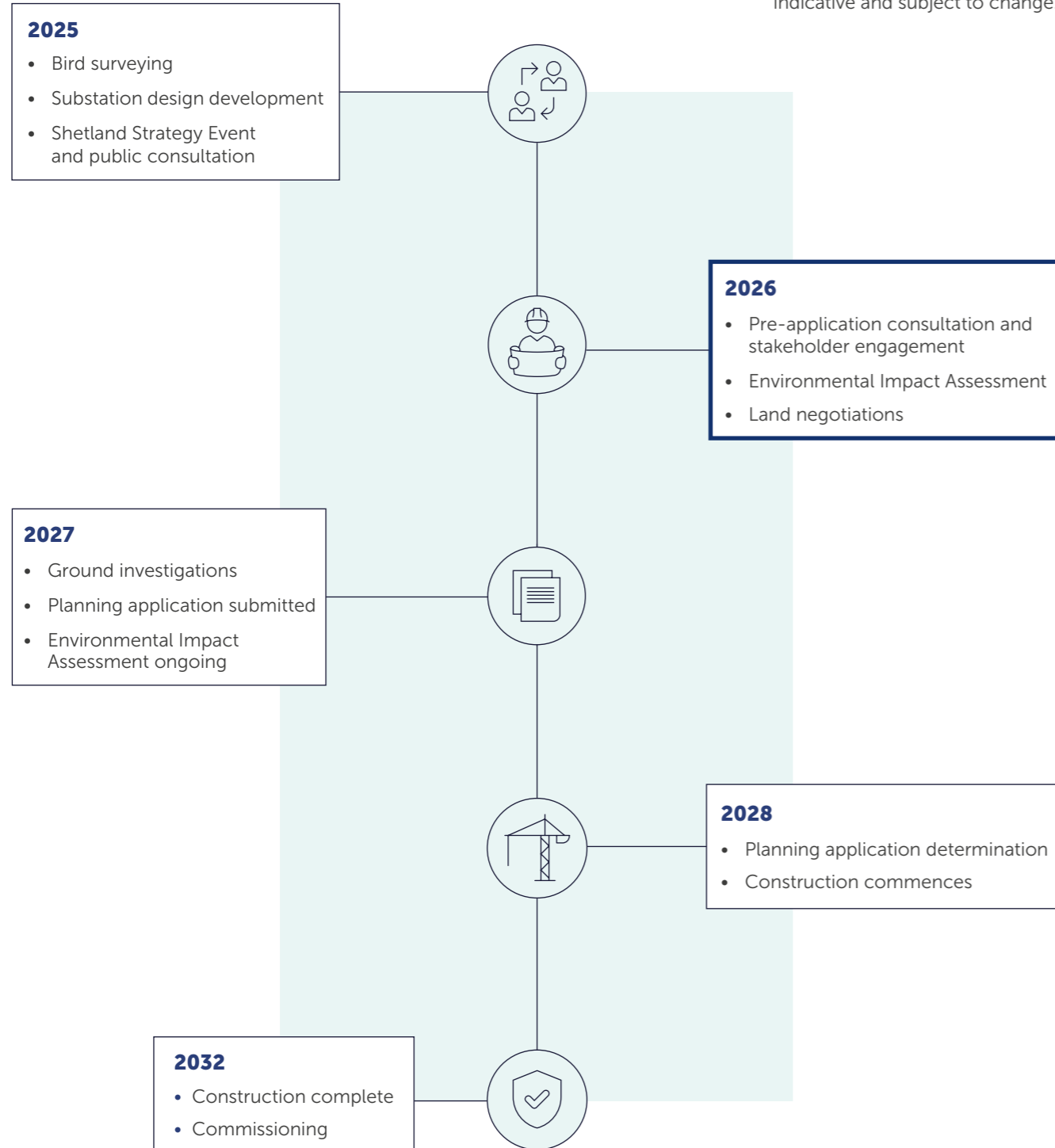
Our works can bring a wide range of benefits to the local area such as employment opportunities, apprenticeships and training, as well as working with local schools and colleges to inspire the next generation.

We actively promote and encourage the use of local suppliers, services and materials to help ensure that the benefits of our projects are felt within Shetland's economy.



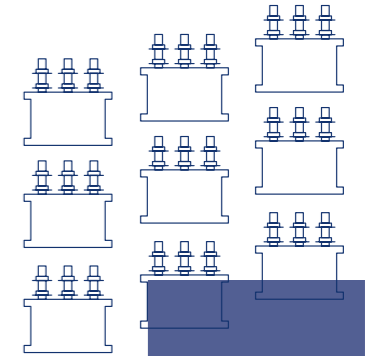
Project timeline

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



Our next consultation

Our next round of consultation will take place later this year. We will present the substation proposal that we intend to take forward for Environmental Impact Assessment (EIA) and subsequent submission to Shetland Islands Council as part of the Town & Country Planning process. This will include a detailed substation site layout including buildings, temporary and permanent access, construction compounds and associated services. Detail on where feedback from today's event has been incorporated into the refined proposals will also be covered.



Next steps

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

The feedback period

Following our events, a consultation period will open until **21 August 2026**.

How to provide feedback

You can complete our feedback form online, using the feedback form at the back of this booklet or submit feedback in writing or email. The feedback will be analysed by the project team and a report on consultation produced and published on our website detailing our response to your feedback.

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.

What we're seeking views on

We want to know your thoughts on the sites under consideration. We'll be actively looking to mitigate the impacts of the project 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.




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.

How To Get In Touch

 SSEN Transmission, Stewart Building, Lerwick, Shetland, ZE1 0LL

 shetlandengagement@sse.com

You can also follow us on social media:

 @ssentransmission  SSENTransmission

 SSEN Transmission

Additional information:



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

ssen-transmission.co.uk/projects/project-map/yell-substation/

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. Have we explained the need for this project adequately?

Yes No Unsure

Comments:

Q2. Have we explained the approach taken to select the least constrained substation site adequately?

Yes No Unsure

Comments:

Q3. Are there any factors, or environmental features, that you consider may have been overlooked during the least constrained substation site selection process?

Comments:



Q4. Do you have any other comments about the proposed least constrained substation site?

Yes No Unsure

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, Stewart Building, Lerwick, Shetland, ZE1 0LL

Email: shetlandengagement@sse.com

Online: ssen-transmission.co.uk/projects/project-map/yell-substation/

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

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

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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ssen-transmission.co.uk/projects/project-map/yell-substation/