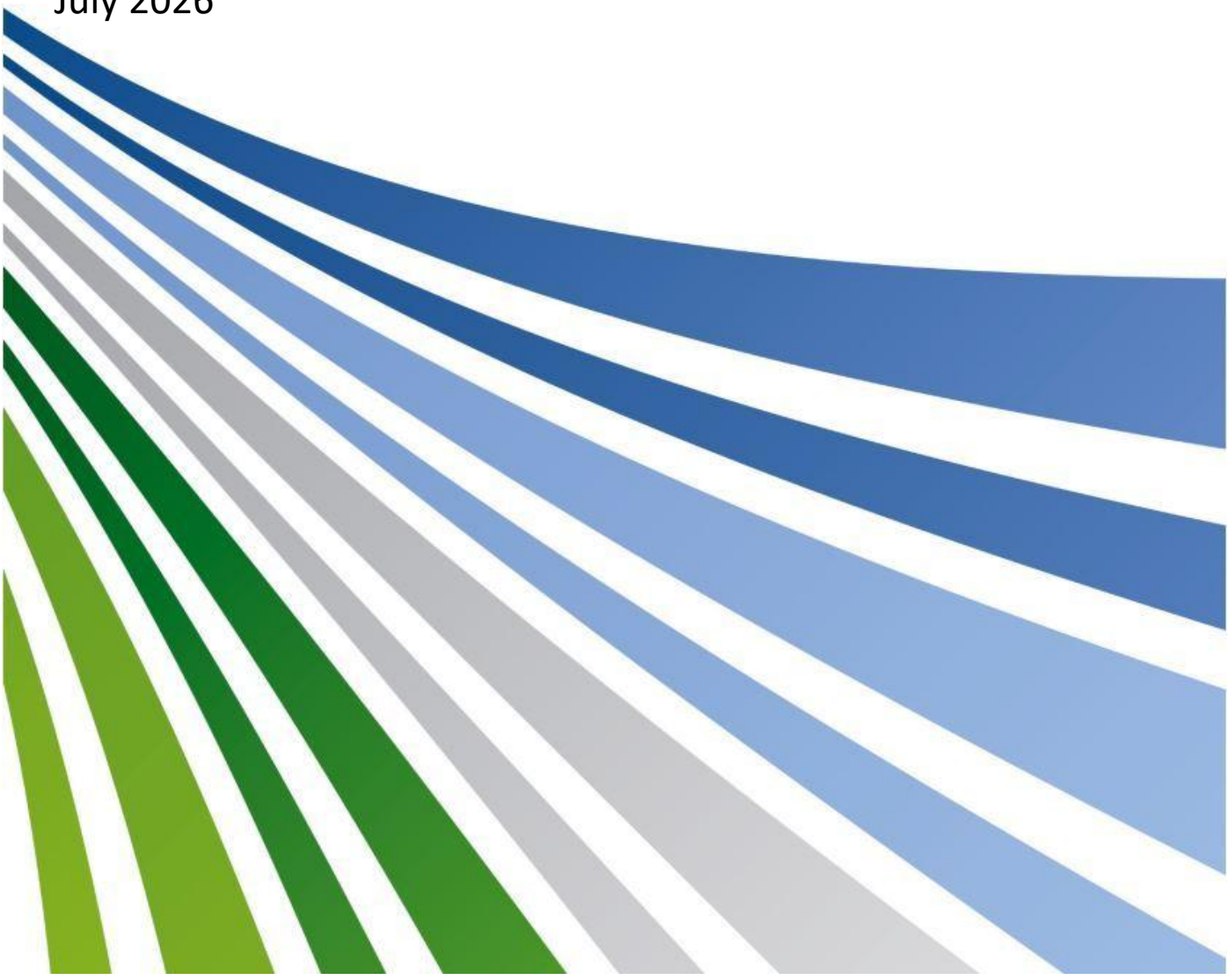
Scottish & Southern Electricity Networks
TRANSMISSION

Socio-economic Impact Analysis

Netherton Hub 400 kV OHL Connection to New Deer and Peterhead Tie-In

Socio-Economic Impact Assessment

July 2026



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Executive Summary

The Tie-In Connection for Netherton Hub 400 kV Overhead Line Connection to New Deer and Peterhead is a "Proposed Development" and a strategic investment in Scotland's electricity transmission network, aiming to deliver economic, social, and industrial benefits across Aberdeenshire Council area.

Extensive studies completed to inform the NESO's Pathway to 2030 Holistic Network Design (HND) confirmed the need to significantly increase the capacity of the onshore electricity transmission infrastructure owned and operated by the Applicant - to support the expansion of offshore renewable generation in the north east of Scotland.

Netherton Hub, a strategic hub near Peterhead, is proposed to collocate AC and DC transmission infrastructure and strengthen the network by connecting new onshore and offshore projects. The proposed Tie-In is necessary to connect Netherton Hub with the existing network. During its lifetime, the Proposed Development will act as an enabler of local growth, sustaining jobs, supporting businesses, and strengthening the north of Scotland's capacity to deliver large-scale infrastructure.

Within the Aberdeenshire economy, during the construction phase (Q3 2027 to Q3 2029), the Proposed Development is expected to generate around **£16 million in Gross Value Added (GVA)** within Aberdeenshire, creating on average **76 local jobs per year** (including a maximum of 48 direct jobs) during that period.[1]

Although smaller in scale than some other large ASTI projects, the Proposed Development is still expected to make a significant contribution to economic growth in Aberdeenshire. The construction of the Proposed Development is expected to account for 0.8% of Aberdeenshire's construction sector employment in 2028, the peak construction year, and an average of 0.3% of local construction sector employment throughout the construction phase. This illustrates the Proposed Development's role in providing employment and higher salaries in a less populated area within Aberdeenshire. This is demonstrated in **Figure 0-1** and **Figure 0-2** below.

[1] All monetary figures are presented in 2023/24 prices

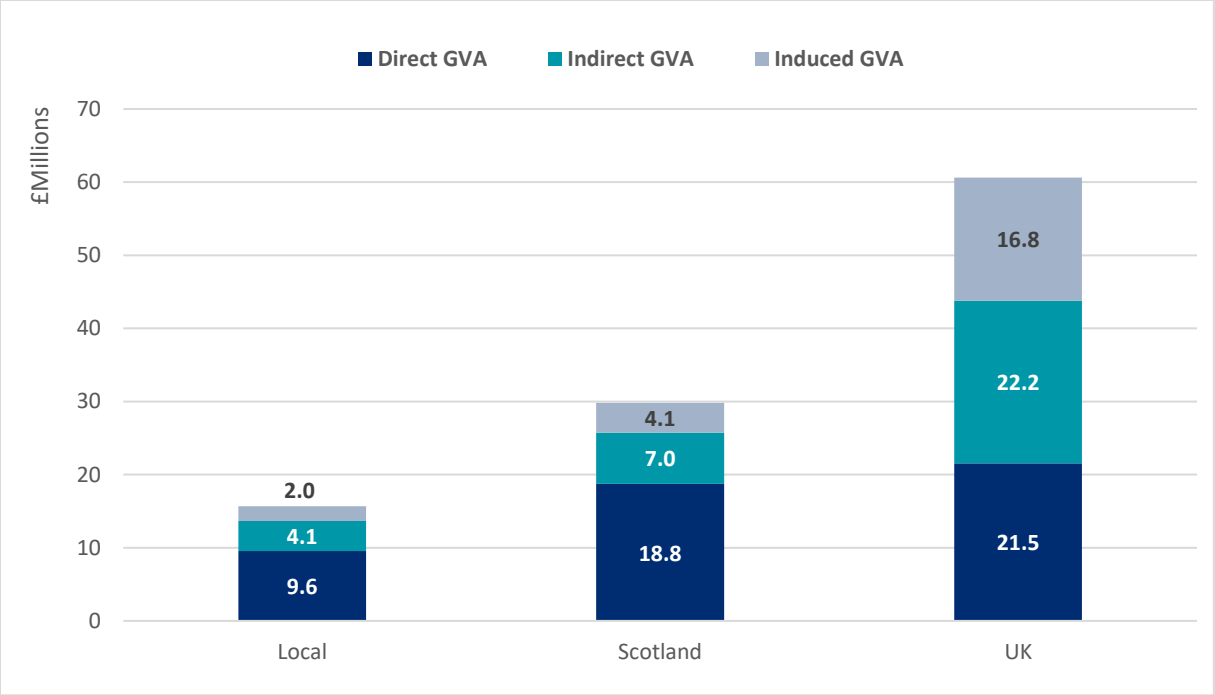

Figure 0-1 Estimated GVA by economy

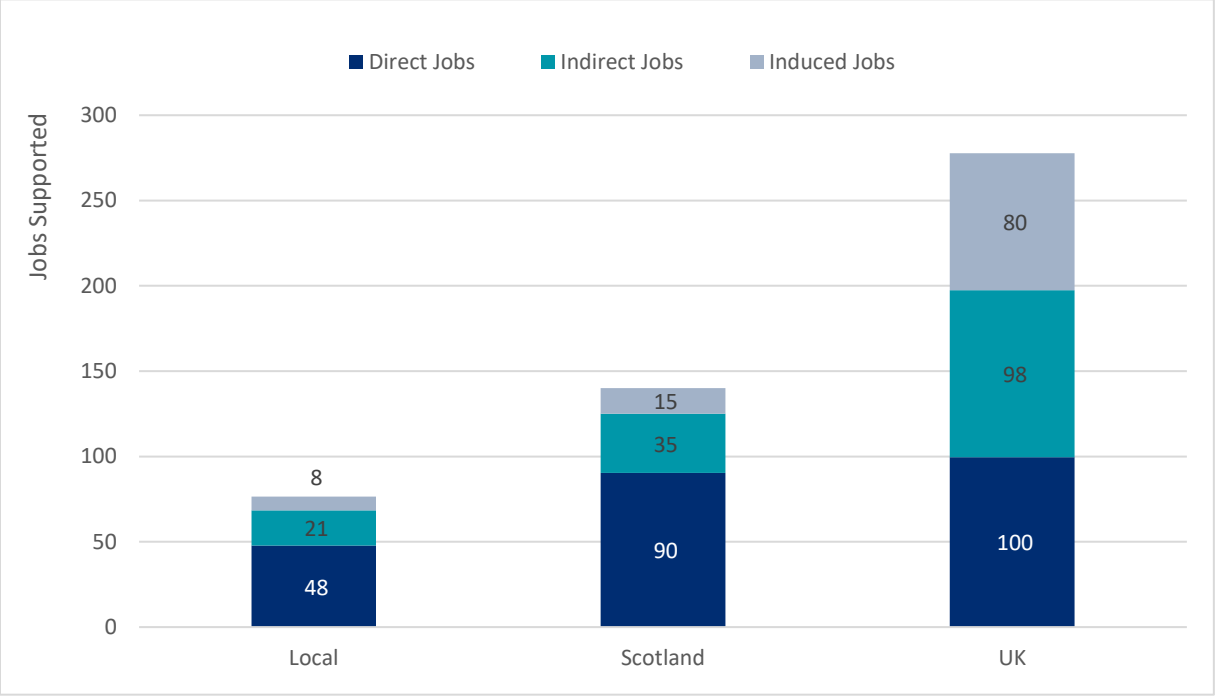

Figure 0-2 Jobs supported by economy

The above graphs show the impact at the local Aberdeenshire level. At the Scottish level, the Proposed Development will deliver approximately £30 million in GVA and generate on average 140 employment opportunities each year throughout construction. At the UK level, £61 million in GVA and 278 jobs will be supported which shows that approximately half of the total GVA and jobs will be retained within Scotland,

underlining the Proposed Development's strong economic impact in the Scottish economy especially in construction.

These benefits are set against a backdrop of a huge opportunity for Aberdeenshire from renewables but also acute challenges within the region. Since 2019, Aberdeenshire Council area has experienced minimal growth and a gradual decline in working-age residents. The employment opportunities created by the Proposed Development are expected to generate an additional £2.5 million in gross construction sector salaries during the construction phase, supporting household incomes, with some knock-on effects for local spending.

Once commissioned, the Proposed Development will continue to generate GVA and long-term employment through maintenance, asset management, and network monitoring. This will preserve the skills and supplier capacity established during construction, contributing to the local economy in the long term. In addition to the £16 million in GVA generated during construction, it is estimated that operational phase activities will generate more than £4 million in GVA and support an average of two jobs in Aberdeenshire throughout the 45-year asset life.

While smaller in annual scale than construction, these ongoing impacts are long-term and well-paid (the average SSEN Transmission's salary in Aberdeenshire region is £56,000), providing a lasting legacy, and a consistent source of income and demand for technical, engineering, and support services across the north of Scotland, contributing to a key priority of Aberdeenshire Council to attract and retain talent[2].

In alignment with NPF4 policy 25 and Aberdeenshire Council's Community Wealth Building (CWB) Strategy and Energy Development Charter, the Applicant has published a number of commitments to the council area which aim to ensure that economic benefits are retained and distributed effectively to the regions.

The Applicant has published a number of commitments to Aberdeenshire to ensure the effective delivery of Community Wealth Building in the council area alongside the portfolio of Pathway to 2030 projects, of which the Proposed Development is a key component. The Applicant's commitments relate to employment and supply chain opportunities for Aberdeenshire residents and businesses, local productivity (GVA uplift), biodiversity protection and enhancement, investment in housing and transport infrastructure, and funding for community benefits. Further information on these commitments is available in **Section 4.4**.

The Proposed Development and other Pathway to 2030 investments in the north of Scotland will provide opportunities for Aberdeenshire's Council and communities to capitalise firstly from grid infrastructure improvements, and then from the connection of renewable energy which will give opportunities for generations to come and drive sustainable economic growth.

Taken together, the Proposed Development is more than a network reinforcement. It is an enabler of renewable energy, a source of sustained local investment, and a practical example of how essential infrastructure can deliver long-term economic value while supporting community priorities in Aberdeenshire.

[2] *SSEN Transmission (2026), SSEN Transmission publishes Aberdeenshire commitments: jobs, homes and £32m community benefit. Available at: https://www.ssen-transmission.co.uk/news/news--views/2026/1/ssen-transmission-publishes-aberdeenshire-commitments-jobs-homes-and-32m-community-benefit/*

1 Introduction

Scottish Hydro Electric Transmission plc (the Applicant), operating and known as Scottish and Southern Electricity Networks Transmission (SSEN Transmission), own, operate and develop the high voltage electricity transmission system in the north of Scotland and remote islands.

The Applicant has a statutory duty under Section 9 of the Electricity Act 1989 to develop and maintain an efficient, co-ordinated and economical electrical transmission system in its licence area. Where there is a requirement to extend, upgrade or reinforce its transmission network, the Applicant's aim is to provide an environmentally aware, technically feasible and economically viable solution which would cause the least disturbance to the environment and to people who use it.

To accommodate the growing volume of electricity generated from renewable sources, the Applicant has identified the need for additional high-voltage network capacity to transmit energy from onshore and large-scale offshore renewable generation sites to the areas of demand. One of these necessary projects is the Proposed Development, among others across the north of Scotland.

Pathway to 2030 Programme

SSEN Transmission's £29bn+ Pathway to 2030 investment programme will deliver projects designed to develop and upgrade overhead lines, substations, and subsea links, to meet the 2030 offshore wind connection dates. The north east projects, of which the Proposed Development is part, is among the projects under the Pathway to 2030 programme and will contribute to the delivery of Scotland and the UK's Net Zero targets for 2030.

Purpose of report

This Socio-Economic Impact Assessment (SEIA) has been prepared to describe and assess the likely socio-economic effects of the Tie-In Connection for Netherton Hub 400 kV Overhead Line Connection to New Deer and Peterhead during construction and operation phase. The report provides evidence on the Proposed Development's potential economic contribution, including Gross Value Added (GVA), employment and supply chain effects while it considers the local socio-economic context and relevant national and regional policy priorities.

The SEIA is intended to support the Applicant's Section 37 application and associated environmental assessment documentation by presenting a transparent and proportionate assessment of socio-economic effects. Impacts are considered at the Aberdeenshire Council area level, with additional context provided for Scotland and the UK where relevant, reflecting the geographical reach of delivery and supply chains. It also assesses the visible element of the infrastructure with the potential to interact with visitor amenity and views.

In particular, **Section 1** introduces the Proposed Development and its place within SSEN Transmission's Pathway to 2030 programme and sets out the scope for this SEIA. **Section 2** presents the findings of the economic impact assessment, including estimated GVA and employment supported during construction and operation. **Section 3** provides baseline socio-economic context for the Aberdeenshire Council area using key indicators such as population, employment, economic output, housing affordability and salaries. **Section 4** summarises relevant national and regional strategies and explains how the Proposed Development aligns with these priorities, including Community Wealth Building objectives. **Section 5**

considers tourism and recreation in the vicinity of the Proposed Development, drawing on available scoping evidence, and **Section 6** sets out the overall conclusions. **Appendix A** provides the methodology used to estimate economic impacts, and **Appendix B** includes further detail on relevant regional strategies.

1.1 Project Background

The Proposed Development is a component of the wider Pathway to 2030 programme and is one of several onshore reinforcement initiatives along Scotland's north east coast to support the distribution of this additional energy generation from renewable developments. Driven by the expansion of offshore renewable generation in the north east of Scotland, the number of electricity generators signing up to connect to the transmission network has significantly increased. As a result, major reinforcement of the network owned and operated by the Applicant is required.

The Proposed Development is therefore a critical element in facilitating the integration of renewable energy sources into the national grid, enhancing energy security and contributing to wider decarbonisation objectives. Strategic alignment with government policy ensures that the development not only addresses current energy demands but also futureproofs the network in anticipation of increasing renewable generation. Ultimately, these projects will facilitate the transportation of clean energy from source to demand across the UK, contributing to Scotland and the UK's Net Zero agenda.

The Proposed Development comprises a permanent re-routing, known as a Tie-In, of the existing New Deer to Peterhead 400 kV overhead line into a new 400 kV AC substation to be located within the consented Netherton Hub. The components of the Proposed Development are as follows:

- Re-routing the existing New Deer to Peterhead 400 kV double circuit overhead line between Nether Kinmundy and Little Dens into Netherton Hub, to connect with the proposed 400kV substation. This will involve installing two sections of new overhead lines of approximately 2 km and 3.3 km in length between the existing New Deer-Peterhead line and the Netherton Hub.
- Installing two temporary overhead line circuits to facilitate the transfer from the existing New Deer to Peterhead 400 kV overhead line to the proposed diverted lines.
- Removing approximately 3.7 km of redundant overhead line towers along the existing New Deer to Peterhead overhead line between the points of diversion.

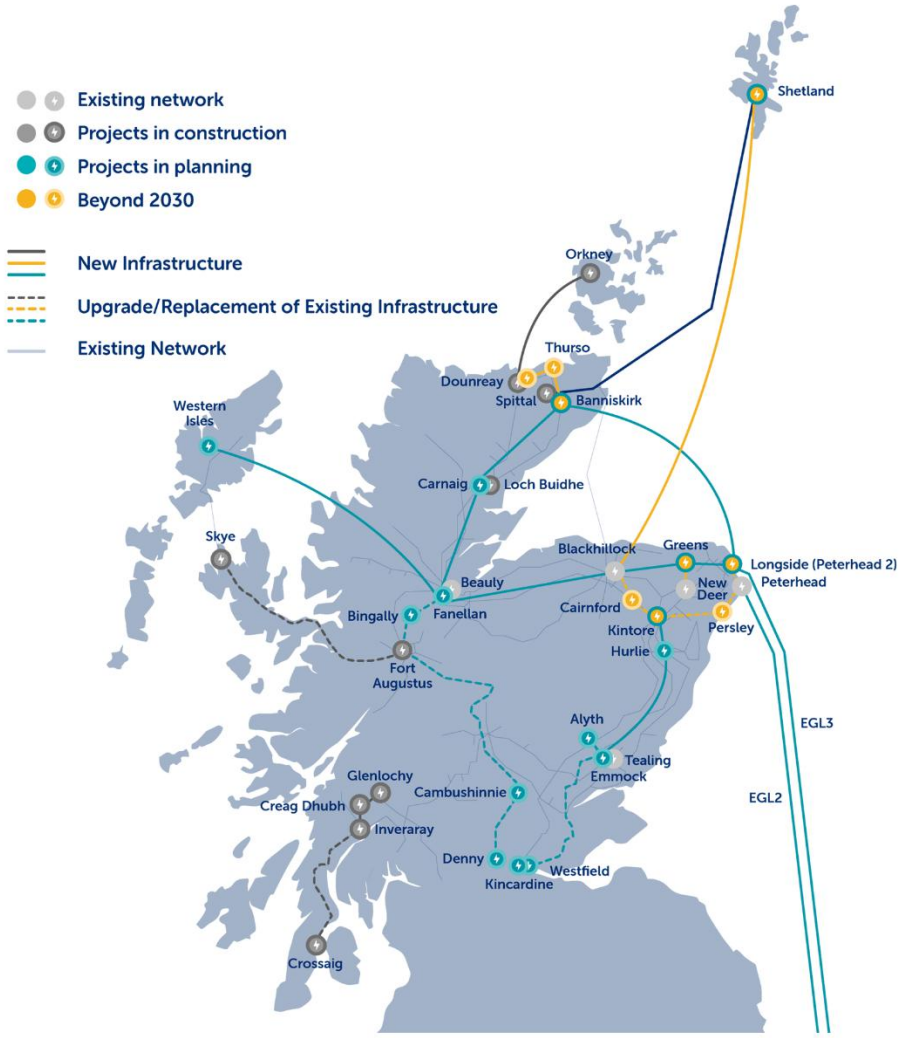

Figure 1-1 SSEN Transmission's Project pipeline

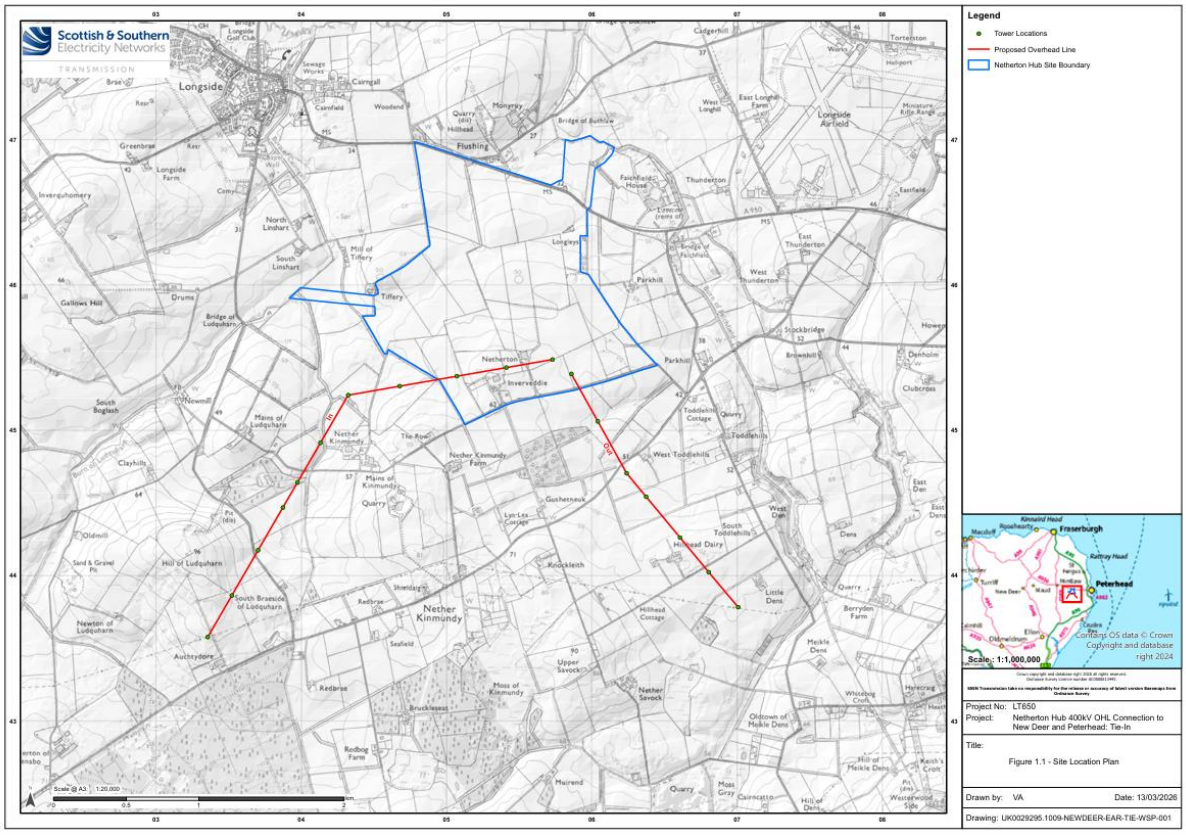

Figure 1-2 Proposed development map

2 Economic Impacts

The Proposed Development is expected to deliver economic benefits across Aberdeenshire Council area, where the Proposed Development is situated, and beyond - in Scotland and the UK. The 'Local Area' is defined as Aberdeenshire Council area. A robust approach to economic modelling has been adopted to assess the full economic impact of the Proposed Development, with the methodology integrating both capital and operational expenditures, and applying tailored local content percentages and multipliers reflecting the local supply chain potential, to estimate GVA presented as Net Present Value (NPV) and employment opportunities offered (more details on methodology in 0: Appendix A). Three types of impact were estimated:

- **Direct impact**: associated with Tier 1 suppliers, including from employing and paying staff, and generating profits.
- **Indirect impact**: associated with spending in the supply chain of Tier 1 suppliers.
- **Induced impact:** associated with staff spending their wages in the wider economy

The Applicant has made a number of commitments to Aberdeenshire which will be delivered through investments in the north east, ensuring economic and legacy benefits for communities in the region. This commits the Applicant to aim to retain value locally, support local suppliers and identify upskilling and sustainable employment opportunities (**Section 4.4**).

The following section outlines the results of analysis undertaken to estimate potential socio-economic impacts of the Proposed Development, reflecting the maximum scale of the economic benefits expected over the lifetime of the Proposed Development across the study areas.

2.1 Development and construction

Local Area

Within Aberdeenshire, the Proposed Development is expected to deliver an estimated £16 million in total GVA and create demand for an average of 76 jobs per year during construction. Most of this activity is expected to occur in 2028, when construction activity is at its peak, creating the greatest demand for local labour and services.

Direct activity will contribute £10 million in GVA, linked to on-site works, specialist engineering support, enabling works, public roads, and construction and installation of the OHL. This is reinforced by £6 million through supply chain and household spending effects, taking the total benefit to £16 million in GVA. This value reflects the potential of the Proposed Development to stimulate local business networks and sustain employment for smaller contractors and service firms across Aberdeenshire's communities.

Each year an average of around 48 direct medium-term employment opportunities will be generated, particularly in construction and supporting services within Aberdeenshire. On top of that, indirect and induced employment will support an additional 28 jobs on average throughout construction.

Category	Aberdeenshire
GVA (£million)	
Direct GVA	10
Indirect GVA	4
Induced GVA	2
Total GVA	**16**
Average Jobs	
Direct Jobs	48
Indirect Jobs	20
Induced Jobs	8
Total average jobs	**76**

Table 2-1 Estimated economic impacts in the Local Authority

These results demonstrate that the Proposed Development will not only deliver clear construction activity but will also anchor economic value within local communities, while employment benefits will be felt through work for local contractors, increased business for local suppliers, and stronger demand across supporting services such as transport, hospitality, and retail.

Induced benefits contribute to sustaining businesses throughout the shoulder and winter seasons. **Table 2-2** provides a breakdown of the average jobs supported within the Aberdeenshire economy. Induced jobs are not limited to the categories listed in the table. Rather, they are distributed among a broader array of sectors that contribute to the local economy.

Category	Direct	Indirect	Induced	Total
Development	2	0	0	2
Installation	4	1	1	6
Specialised Construction	42	19	7	68
Total	**48**	**20**	**8**	**76**

Table 2-2 Average employment – sector breakdown

Much of the local employment will be medium-term, well-paid construction and support roles, which will enhance workers' income and increase demand for local services. The GVA generated will contribute to Aberdeenshire's wider economic base by channelling investment through local firms and suppliers.

Once the construction phase is complete, the economic benefits will come from the operations and asset management of the infrastructure. While overall activity levels will reduce once construction is complete, the operational phase will embed a long-term legacy of employment, technical expertise, and supplier capability. This ongoing presence ensures that the value created during construction has the potential to be sustained over decades, providing a source of income and economic resilience within Aberdeenshire.

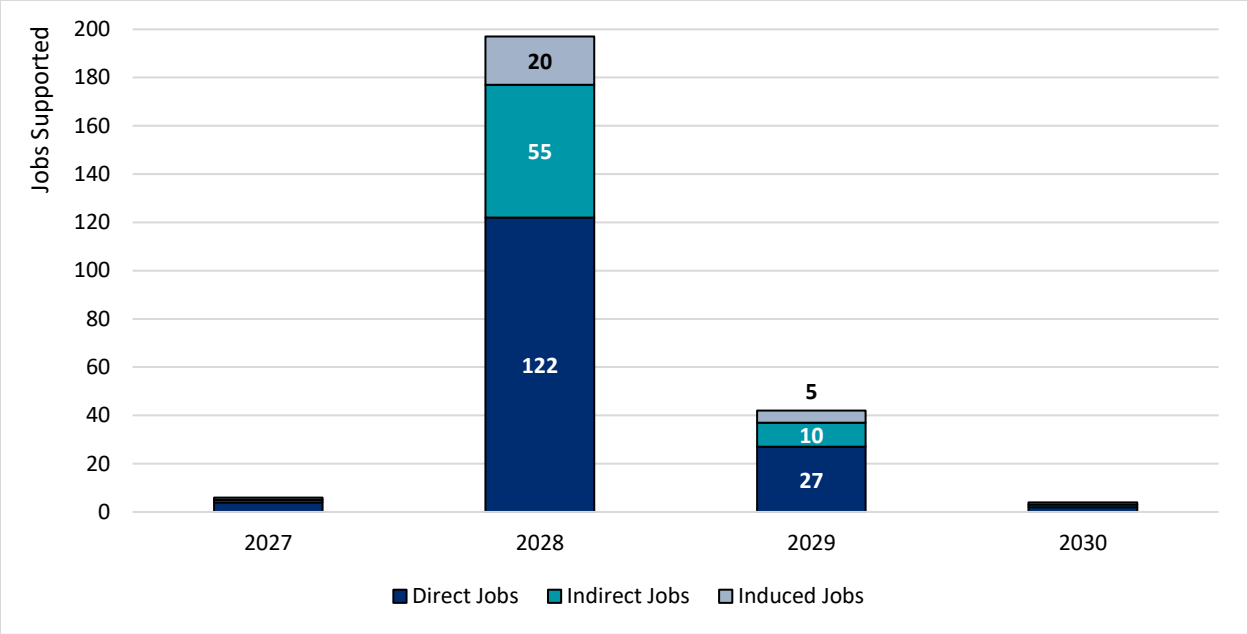

Figure 2-1 Local construction jobs supported time series

Rest of Scotland and UK

The Proposed Development will generate important economic benefits at both the Scottish and UK levels on top of the local benefits shown above, reflecting its scale and the breadth of supply chain linkages involved in delivery. Across Scotland, it is expected to generate around £30 million additional GVA and provide work for an average of over 140 people per year during the construction phase. Most activity will occur between 2028 and 2029, with employment peaking in 2028 as on-site works reach their highest intensity. Not all of these jobs will be on-site and include the support functions required to deliver large capital projects. Direct effects will account for approximately £19 million in additional GVA, while indirect and induced impacts will contribute a further £11 million. Approximately 6 out of 10 work opportunities per year will be direct jobs representing medium-term employment opportunities across Scotland's construction and service sectors.

At the UK level, total impacts are estimated at £61 million in GVA and an average of almost 278 jobs per year over the construction period. Around £22 million of this value will stem directly from project works, with the remainder distributed across national supply chains engaged in specialist manufacturing, logistics, and professional services. Overall, it is anticipated that around half of the total UK economic value will be retained within Scotland, underlining the Proposed Development's strong domestic footprint while still supporting a wide range of suppliers and contractors across the rest of the UK.

The Proposed Development along with the wider portfolio of Pathway to 2030 projects will support growth in Scotland, stimulating national productivity, and reinforcing the UK's industrial capability to deliver critical energy infrastructure. The construction phase will generate meaningful medium-term benefits and will be part of the transformative sustainable economic growth in the long-term through the generation that will be unlocked.

2.2 Operation and Maintenance

Local Area

Within Aberdeenshire Council area, the Proposed development's operational phase is projected to generate approximately £4.1 million in GVA over its lifetime, supporting an average of two long-term jobs throughout the period. Direct operational activities are expected to contribute £3 million in GVA, with a further £1.1 million created through local supply chains and household spending.

Although fewer employment opportunities will exist during the operational phase compared to the construction period, these roles offer lasting and reliable career opportunities. There are three roles supported directly and indirectly through supply chain and consumer spending effects. These ongoing operational roles and expenditures will offer a steady income so some benefits could extend well beyond the core operational activities.

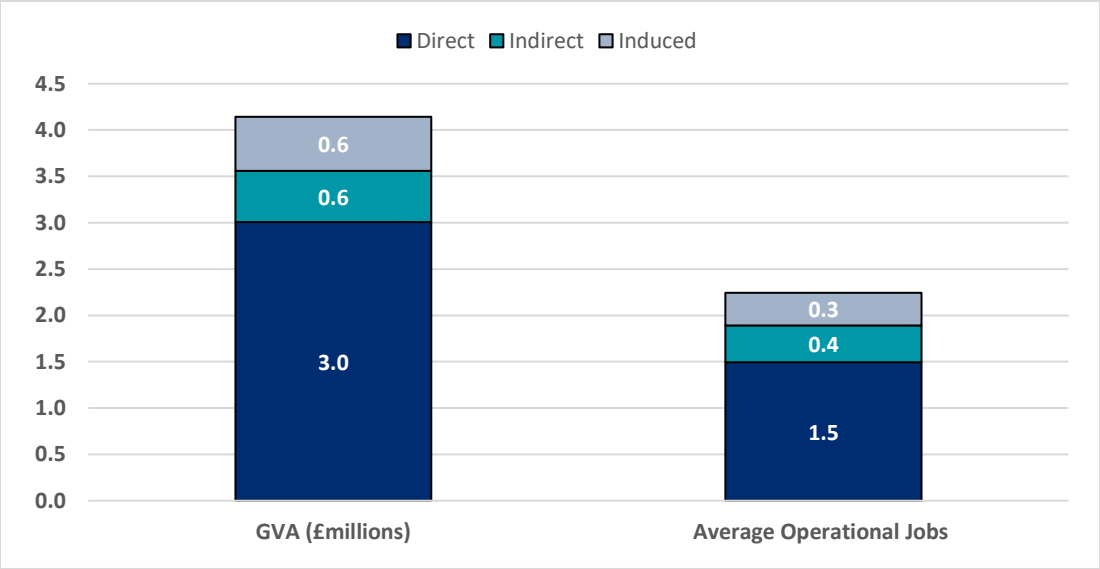

Figure 2-2 Aberdeenshire operation and maintenance GVA and jobs supported

Rest of Scotland and UK

Across Scotland and on top of the local Aberdeenshire figures presented above, the operational phase of the Proposed Development is expected to bring more benefits. Approximately £6 million in GVA will be added over its lifetime, providing an average of at least three long-term jobs throughout the 45-year operational period. Direct activity will contribute around £4.5 million in additional GVA through network management, maintenance, and asset reliability functions. These roles cover everything from keeping the network running smoothly to ensuring maintenance and reliability. A further £1 million will be realised through Scottish supply chains, while induced household spending will generate an additional £1 million in value. Employment will remain stable year to year, with an average of two direct role and one indirect / role on top of the local figures.

Across the UK, the impact is expected even greater during the operational phase. The Proposed Development is expected to deliver around £13 million in economic value, supporting an average of at least six jobs each year. This includes £5.4 million of direct value from network operations and

maintenance, £4 million through UK-wide supply chains, and a further £4 million as workers spend their wages. These impacts highlight the Proposed Development's continued contribution to the UK economy through specialist engineering, manufacturing, and logistics activity.

3 Key Socio-Economic Indicators

The following section provides an overview of the socio-economic conditions within Aberdeenshire Council area. It presents an analysis of key indicators that reflect the structure and performance of the local economy, including population trends, employment, and affordability. Together, these measures establish the current economic context in which the Proposed Development will be delivered. This section also demonstrates how investment associated with the Proposed Development will influence these indicators during the construction phase, generating medium-term benefits for local industry, labour markets, and household incomes across the north of Scotland.

The analysis focuses specifically on the construction phase of the Proposed Development, reflecting the period when economic impacts will be most significant due to the scale and intensity of investment. Construction activity represents an important injection of expenditure into the local economy, creating employment opportunities, supply chains, and household income over a defined medium-term period. While these effects are time-limited, their influence on local industry capability, skills development, and business resilience are expected to extend well beyond completion during operation.

Summary

- Aberdeenshire has experienced a slight decline in the working age population in recent years, and this trend is expected to continue – with the working age population projected to decrease by 3.2% between 2022 and 2032.
- The Proposed Development will provide an uplift in labour demand of 76 jobs, mainly within construction, manufacturing, and repair/installation sectors, supporting workforce retention and skills development in Aberdeenshire.
- The construction phase will deliver a £16 million boost to local GVA, anchoring investment in key industries and supporting local supply chains.
- The Proposed Development will have a positive impact on local salaries, while worker accommodation is not anticipated to put a strain on Aberdeenshire's Housing Challenge. The Applicant will develop 300 new, permanent homes in Aberdeenshire through it published programme-wide Housing Strategy.

3.1 Population

In Aberdeenshire, the population has remained largely stable in recent years, with only marginal year-on-year variation in both total and working-age populations (see **Table 3-1**). However, between 2019 and 2023, the council area's total population grew by just 0.3%, averaging around 263,000 people, while the working-age cohort (aged 16–64) declined slightly, by 0.4%, over the same period.

The population of Aberdeenshire is projected to increase by 1.2% between 2022 and 2032, compared to a projected increase of 4.4% for Scotland as a whole (National Records of Scotland, 2025)[3]. However, between 2022 and 2032, the working age population is projected to decrease by 3.2%.

This contraction reflects long-term demographic pressures common across the north of Scotland, including ageing populations, outmigration of younger workers, and limited inward migration.

Year	Working Age Population	Total Population
2019	161,473	261,900
2020	159,949	261,510
2021	160,049	263,140
2022	159,266	263,750
2023	159,029	264,610
Average	159,573	263,253

Table 3-1 Aberdeenshire population since 2019

These trends underline the importance of major infrastructure projects in sustaining population balance and labour market vitality. The Proposed Development may contribute to local economic activity through employment and contracting opportunities across different skill levels, as well as indirect effects across a range of sectors, which could help support the council area's working-age population over the short to medium term.

The Applicant is committed to encouraging local retention of skilled workers and is expecting to recruit 150 new staff in Aberdeenshire over the next five years. Notably, the average salary for an SSEN Transmission employee in Aberdeenshire is £56,000 (excluding trainees and graduates in early career roles). This is more than 80% higher than the local median salary.

It is anticipated that this will help to retain talent within the council area, as well as attract people to the region. In the longer term, consistent local investment in projects such as the Proposed Development, and associated job creation, will contribute to counteracting demographic decline and supporting community resilience across the north of Scotland.

3.2 Employment

Aberdeenshire's workforce is characterised by a strong presence in the construction and manufacturing sectors, which employed approximately 20,000 people in 2023, 24% of the total local employment, supported by a smaller but growing repair and installation sector. Forecasts based on SABS and SDS data suggest steady growth across these industries to 2032, reflecting a stable labour market with well-established local contractor networks and a strong technical skill base. These industries play a key role in sustaining Aberdeenshire's economic resilience, supporting both direct employment and a large pool of subcontracted and supply chain labour spread across the council area.

[3] National Records of Scotland (2025). Council area profile: Aberdeenshire. Available at: *https://www.nrscotland.gov.uk/statistics-and-data/council-area-profiles/aberdeenshire/*

Proposed Development-related activity will overlay this stable base with a time-limited expansion of employment. The Proposed Development will deliver a distinct short-to-medium-term uplift in labour demand between 2027 and 2029, concentrated in the construction and repair and installation sectors.

During the construction period, the Proposed Development is expected to create an average of 76 additional jobs per year in Aberdeenshire, with activity peaking in 2028. These roles will largely be focused on OHL construction and enabling works, including forestry clearance and site prep, generating opportunities for local workers and businesses. The concentration of employment in technical installation and specialised construction will help sustain local contractor networks and retain skilled trades within Aberdeenshire council area.

Aberdeenshire will also benefit from a strong secondary uplift through local contracting and supply chain engagement. These impacts represent a period of increased employment stability for workers in Aberdeenshire, facilitating economic participation across multiple sectors.

The Proposed Development's labour impacts will not only generate employment but also create opportunities for skills development, workforce training, and long-term capability building within the Aberdeenshire economy. Overall, these impacts may help retain skilled workers in Aberdeenshire, support contractor pipelines and create a valuable period of employment stability within some of Aberdeenshire's core sectors.

3.3 Gross Value Added (GVA)

The economy of Aberdeenshire is underpinned by a combination of construction, manufacturing, and repair and installation industries, with annual GVA in these sectors exceeding £2.2 billion under baseline conditions. These sectors therefore represent the foundation of the council area's industrial base and are central to the delivery of the Proposed Development. The construction phase of the Proposed Development will deliver a medium-term benefit to these industries, with investment generating local multipliers through contractor engagement, supply chain demand, and increased technical activity.

The Scottish Annual Business Statistics (SABS) data provides a robust baseline for assessing these sectors, with GVA forecasts extended to align with the Proposed Development's delivery window. Forecasts for key indicators such as GVA were created by, firstly, calculating the average annual change in GVA across the last five years of data. This percentage was then employed as a proxy along with forecasted inflation to calculate the GVA generated in Aberdeenshire Council area throughout the construction phase of the Proposed Development.

Across Aberdeenshire, the Proposed Development will generate an uplift of approximately £13.5 million in GVA within the construction sector, peaking in 2028. It is estimated that, in 2028, construction activity related to the Proposed Development will generate £12.2 million in GVA - equivalent to approximately 2.3% of the total GVA generated by Aberdeenshire's Construction Sector in 2028. The majority of local investment will flow through construction, where sustained on-site activity will underpin medium-term demand for local contractors, trades, and suppliers.

Toward the end of the construction period, additional benefits will flow to the repair and installation industry, when commissioning and system integration works are undertaken. These activities are forecast to contribute approximately £1.4 million in GVA, generating demand for specialist electrical and technical

services. Aberdeenshire will also benefit from a secondary uplift, driven by local contractor participation and technical service provision.

The scale and timing of this investment will provide stability in local supply chains, help sustain employment across multiple years, and leave a lasting contribution to Aberdeenshire's construction and technical services base.

Overall, the Proposed Development will anchor investment within the council area's most relevant industries, directly supporting construction, commissioning, and technical service activity, while the influx of work will provide a medium-term stimulus for local contractors, engineering firms, and supporting services, improving business continuity and helping to retain skilled labour within Aberdeenshire.

3.4 Affordability and Housing

Across Aberdeenshire Council area, median salaries and house prices are forecast to rise over the construction period from 2027 to 2029. Due to inward migration and rural depopulation, it is considered that Aberdeenshire will face growing pressures with regard to affordable and social housing in urban areas, particularly Peterhead[4]. The Council has therefore set out a housing strategy which aims to deliver 2,291 new affordable homes across Aberdeenshire during the period 2026 to 2031[5].

Year	Avg Median Salaries	Avg Median Local House Price	ppp
2018	£ 28,564	£ 200,000	7.00
2019	£ 29,657	£ 180,000	6.07
2020	£ 31,225	£ 178,750	5.72
2021	£ 28,246	£ 200,000	7.08
2022	£ 30,684	£ 212,000	6.91
2023	£ 35,988	£ 210,000	5.84
2024	£ 37,550	£ 181,500	4.83
2025	£ 38,440	£ 195,000	5.07
2026	£ 38,728	£ 196,950	5.09
2027	£ 39,299	£ 198,920	5.06
2028	£ 39,859	£ 200,909	5.04
2029	£ 40,408	£ 202,918	5.02
2030	£ 41,218	£ 204,947	4.97
2031	£ 41,743	£ 206,996	4.96
2032	£ 41,743	£ 209,066	5.01

Table 3-2 Aberdeenshire Council's average housing affordability

The Applicant has committed to the development of over 300 new legacy homes over five different development sites in Aberdeenshire, supporting the delivery of affordable and social housing. It is intended that these homes will provide accommodation for workers during construction, and leave a legacy of quality, accessible housing in Aberdeenshire to benefit the community. This will ensure that workforce housing demand for the Proposed Development does not exacerbate current housing

[4] Aberdeenshire Council (2024). Aberdeenshire Council: Local Housing Strategy 2024 – 2029.

5 Aberdeenshire Council (2025). Affordable housing plan aims to deliver more than 2,000 homes. Available at: https://www.aberdeenshire.gov.uk/news/2025/nov/ship-2025

pressures. Workers employed during the construction of the Proposed Development will be housed at one of the five development sites the Applicant is delivering in Aberdeenshire.

3.5 Salaries

Aberdeenshire's workforce will capture approximately £2.5 million in cumulative gross salaries through the construction period, reflecting its strong participation in both direct construction activity and associated supply chain employment. The largest wage gains will occur in 2028, when total annual salaries are expected to exceed £2.2 million, closely aligned with the Proposed Development's peak employment phase. It is anticipated that these earnings will provide a minor and transient offset to the region's affordability challenges.

Increased wages for local contractors, plant operators, and technical staff will assist those engaged in the delivery of the Proposed Development, while also generating secondary income effects through local services and supply chains. Higher disposable income and stronger purchasing power across Aberdeenshire's economy will align closely with the Proposed Development's peak employment years.

The pattern reflects both industrial structure and housing market conditions. **Table 3-3** illustrates the importance of the gross salaries enabled by the Proposed Development. For example, in 2028, the gross salaries and wages generated from the investment will equate to 0.61% of the total salaries and wages paid within Aberdeenshire's construction sector that year.

Year	Aberdeenshire % of Gross Salaries
2028	0.61%
2029	0.06%

Table 3-3 Gross salaries and wages enabled as a percentage of Aberdeenshire's Construction Sector

Aberdeenshire's challenges are acute, but the Proposed Development's wage effects will provide partial relief to lower- and middle-income households employed within infrastructure and support sectors. Overall, these wage impacts will ease affordability constraints, while the Applicant's Housing Strategy will help to ensure that the economic benefits of construction activity extend to the local housing market. **Section 4.3** provides more detail on SSEN Transmission's Housing Strategy.

4 National and Regional Strategies

The Applicant's aim is not only the successful delivery of transmission projects that can support the national Net Zero objectives but also the long-term, positive socio-economic impact these infrastructure developments could have to the local council areas they are located. There are several national strategies which highlight the importance of transmission infrastructure directly or indirectly in achieving the transition to Net Zero by supporting sustainable economic growth and community wellbeing. Key among them are Scotland's National Performance Framework, the Programme for Government 2024-25: Serving Scotland, Scotland's National Strategy for Economic Transformation, the National Planning Framework (NPF) 4, Just Transition and Green Industrial Strategy 2024.

Overall, the Proposed Development responds to a range of key priorities within these national strategies, particularly Scotland's focus on improving sustainability and the transition to Net Zero by:

- enabling the increased generation, transmission and utilisation of renewable electricity throughout Scotland and the rest of the UK. This ties into the forthcoming Energy Strategy and Just Transition Plan.
- investing in essential infrastructure.
- generating economic benefit in the form of GVA and job creation.
- supporting wider skills development.
- aiding population retention through job opportunities.
- developing and utilising the local businesses and supply chain.
- enhancing inclusive growth in communities, through improved economic productivity in rural and deprived areas.

This section demonstrates how the Applicant and the Proposed Development align with national and regional socio-economic policies in Scotland, focusing on two key pillars:

- ❖ Driving a just transition in the energy sector, in line with **NPF4 Policy 11: Energy** and related regional Aberdeenshire strategies; and
- ❖ Embedding community wealth building, in line with **NPF4 Policy 25: Community Wealth Building** and the strategy of Aberdeenshire Council.

The NPF4 is Scotland's national overarching spatial strategy, setting out the principles to be applied to planning decisions, regional priorities and national developments [6]. The first of six spatial principles to be applied is a just transition that ensures the transition to Net Zero is fair and inclusive, as is rural revitalisation, supporting sustainable development in rural areas. Applying these and other principles is intended to inform the planning and delivery of sustainable places, where emissions are reduced, and biodiversity is restored and better connected.

This section focuses on NPF 4 Policies 11 and 25, as well as relevant regional strategies that show clear policy alignment with the scope of this Proposed Development and its socio-economic impact. This is to ensure that the expectations of key stakeholders in local councils and communities are met - by

[6] *Scottish Government (2023), National Planning Framework 4. Available: https://www.gov.scot/publications/national-planning-framework-4 /*

showcasing that the Proposed Development aligns with local and regional long-term economic and community priorities. The two pillars of NPF 4 form a golden thread that runs from national policy down to local action plans ensuring the investment delivers maximum socio-economic benefit to Aberdeenshire.

4.1 Regional Economic Strategy 2024

Developed as a collaboration between Aberdeenshire Council, Aberdeen City Council, and Opportunity North East, the Regional Economic Strategy provides a vision and route map to 2035 for the north east of Scotland's economy - recognising challenges, ambitions and opportunities in the region. [7]

The Vision is for the north east of Scotland to be leading the transition to, and production of, future energy solutions and new green energy by 2035 while also diversifying as an economy - through growth across digital technology, food and drink, tourism, life sciences and creative sectors.

The Strategy outlines 5 objectives to enable sustainable economic growth and realise the Vision:

- Objective 1: To establish the north east as a pioneer of the energy transition, by delivering an 80% reduction in carbon emissions per head.
- Objective 2: Maintain regional GVA as a share of Scotland's overall GVA while increasing the share of regional employment from the region's growth sectors.
- Objective 3: Maintain a healthy, sustainable, working age population through increasing economic participation rates.
- Objective 4: Become a Real living Wage region with 95% of overall employment offering a real living wage or higher.
- Objective 5: Protect and enhance the natural capital of the region by aligning to national ambitions to manage 30% of the region for people and nature by 2030.

Thus, the north east of Scotland aims to capitalise on emerging opportunities resulting from the integration of renewable energy sources into the grid and infrastructure improvements to drive economic growth. It also seeks to maximise the impact and benefits of these investments by attracting and retaining talent and ensuring that benefits are effectively delivered to local communities.

4.2 Economic Development Service Strategy 2024 – 2029

Aberdeenshire Council's Economic Development Service Strategy is informed by, and builds upon, the Regional Economic Strategy; but focuses on the communities of Aberdeenshire in particular, seeking to ensure that residents of the council area benefit from the diversification and growth of the economy. [8]

The Strategy outlines a number of Council Priorities, including: a skilled and resilient workforce; thriving local (new and existing) businesses; increased access to fair work opportunities; inward investment to

[7] *Invest Aberdeen (2024), Regional Economic Strategy: A sustainable economic future for the North East of Scotland. Available: https://investaberdeen.co.uk/uploads/Regional%20Economic%20Strategy%202035%20FINAL.pdf*

[8] *Aberdeenshire Council (2024), Economic Development Service Strategy 2024 – 2029. Available at: https://aberdeenshire.moderngov.co.uk/documents/s24952/Appendix%201%20-%20Economic%20Development%20Service%20Strategy%202024-2029.pd f*

sustain economic growth and to enhance travel and transport; greater collaboration with communities to ensure the delivery of shared and collective ambitions; and retention of the working-age population.

- SSEN Transmission is a fair and Flexible First work employer (average salary of £56,000 in Aberdeenshire) and expects to recruit 150 new staff in Aberdeenshire by 2030 due to investments and projects.
- SSEN Transmission will boost the Council area's economy by £820 m (GVA) by 2030, generating a 20% uplift to the local Construction sector per year, through the Pathway to 2030 investments.
- SSEN Transmission's investments in Aberdeenshire will unlock £32 m of community investment, supporting community-led outcomes aligned with local priorities.

The provision of affordable housing is also named as a priority for the Council, and it goes hand-in-hand with the aim of attracting and retaining talent since it would provide accommodation for workers and their families.

4.3 SSEN Transmission's Housing Strategy 2024

SSEN Transmission's Housing Strategy 2024 sets out a forward-thinking approach to addressing the accommodation needs of the substantial workforce required for major electricity transmission projects in the north of Scotland.[9] Recognising the unique challenges posed by rural and remote locations, the strategy seeks to support the UK's journey to net zero without worsening existing housing pressures. With an anticipated peak workforce of roughly 5,000 by 2027 (across all Pathway to 2030 projects), the Strategy's primary aim is to enable smooth project delivery while leaving a lasting, positive legacy for local communities (Appendix 9.3.2).

- The Applicant has committed to deliver over 300 new legacy homes over five different development sites in Aberdeenshire, supporting the delivery of affordable and social housing.

4.4 Aberdeenshire Council Community Wealth Building Strategy and Energy Developments Charter

Aberdeenshire Council has published a Community Wealth Building Strategy which aims to retain wealth generated from economic activity - including major energy, transmission and infrastructure projects – within the local area. A core tenet of the Strategy is the Energy Developments Charter, which sets out the Council's expectations of energy developments, including renewables and infrastructure, and guides developers in the delivery of positive outcomes for local communities. [10]

[9] *SSEN Transmission (2024) Housing Strategy 2024. Available at: https://www.ssen-transmission.co.uk/globalassets/documents/housing-strategy/ssent-housing-strategy-2024*

[10] *Aberdeenshire Council (2026). Planning: Community Wealth Building Strategy and Energy Charter. Available at: https://publications.aberdeenshire.gov.uk/community-wealth-building-strategy-and-energy-charter*

The Applicant has pledged to deliver a series of specific economic outcomes and legacy benefits for Aberdeenshire through the Applicant's programme of investment to upgrade the electricity grid in in the council area, subject to securing the necessary planning consents[11]. These are outlined below:

- An investment programme of up to £7.2 bn, with an estimated local spend of up to £1bn in transmission projects across the Aberdeenshire region
- Boosting the Aberdeenshire economy by up to £820 m (total GVA)
- A boost to the construction sector by up to 20% annually
- Supporting an estimated 1,140 jobs across the Aberdeenshire region
- £500 m to be spent on enabling works, including investment in roads infrastructure
- Over 300 new legacy homes over five different development sites in Aberdeenshire, supporting delivery of affordable and social housing
- Recruited 183 staff locally in the last year, including 38 'earn as you learn' roles, and expecting another 150 new staff in the area over the next five years
- An average salary of £56,000 for Aberdeenshire employees
- Unlocking £32 m of community benefit investment through Aberdeenshire projects
- £16 m of funding will be available through local funds to support Aberdeenshire communities close to new infrastructure
- The additional £16 m will form part of the regional fund to provide impactful investment across the broader region
- 10% Biodiversity Net Gain and no net loss of woodland on all new projects

These commitments cover the Applicant's portfolio of projects in Aberdeenshire, with the Proposed Development being a key component in achieving the outcomes listed above.

4.5 National Planning Framework (NPF) 4: Policy 11 - Energy

Policy 11 focuses on the expansion of renewable, low-carbon and zero emissions technologies in Scotland. As part of the Policy 11(a), all forms of renewable technologies and low-carbon energy development (including enabling works like grid transmission infrastructure) are essential for Scotland's net-zero transition. This is subject to Policy 11(c), which states that: "development proposals will only be supported where they **maximise net economic impact**, including local and community socio-economic benefits such as employment, associated business and supply chain opportunities". In other words, projects such as transmission investments, which work as enablers of renewable energy developments, must meet a key requirement: demonstrate meaningful local economic benefits to receive planning support.

[11] *SSEN Transmission (2026), SSEN Transmission publishes Aberdeenshire commitments: jobs, homes and £32 m community benefit. Available at: https://www.ssen-transmission.co.uk/news/news--views/2026/1/ssen-transmission-publishes-aberdeenshire-commitments-jobs-homes-and-32m-community-benefit/*

- The Proposed Development has the potential to generate £30 million of additional GVA and an average of 140 jobs per year in Scotland by utilising local and national supply chains and showcasing socio-economic benefits during the construction phase. As demonstrated by the NPF Policy 11 this is not a "nice to have" addition but an expected planning requirement.

4.6 NPF 4 Policy 25 Community Wealth Building (CWB)

Policy 25 reflects Scotland's dedicated move toward a "wellbeing economy" as outlined in Scotland's National Strategy for Economic Transformation (NSET, 2022). In more detail, the policy intends *"to encourage, promote and facilitate a new strategic approach to economic development that also provides a practical model for building a wellbeing economy at local, regional and national levels."* If the focus of Policy 11 was maximisation of economic benefits, the focus of Policy 25 is to retain and distribute effectively these economic benefits to the regions. This creates a people-centred strategic framework and adds a key cross-cutting dimension to ensure that not only local economic growth is achieved but this is also fair and inclusive. In practical terms, Policy 25 means that a project should leave a legacy of stronger local economies and empowerment. It embeds principles into planning which Councils then translate into local development plans (LDP). There are five pillars to CWB: spending, workforce, inclusive ownership, land/property, and finance. The five pillars of CWB are cascaded and adjusted to meet local CWB priorities.

Figure 4-1 Community Wealth Building (CWB) Strategy five pillars

The Applicant is committed to these principles and looks to align development with the national and regional CWB strategies. The goal is to strengthen community resilience and reduce inequality by keeping wealth local (local jobs, local supply chains, community benefit funds). This commitment also includes actively avoiding sensitive sites such as population centres, sites of historical importance, and valued landscapes. Inspired by the transformative impact of hydroelectric power projects in the 1950s, the Applicant is determined to leave a lasting positive legacy from today's renewable energy revolution supporting local employment, enhancing regional value, and maximising economic gains for the communities it serves.

To ensure benefits are both retained and reinvested locally, **the Applicant has embedded CWB** at the heart of its operations, underpinning its pledge to resilient, inclusive, and sustainable economic development. This approach works together with the Applicant's support for a Just Transition, as set out in the SSE Group's 2024 strategy. This includes the development of a Just Transition Workforce Plan and a place-based decision-making framework, with 20 guiding principles and ten Key Performance Indicators to track progress. In September 2024, the Applicant launched a £10 million Community Benefit Fund to support community projects aligned with CWB principles, with the fund set to expand over time. The first funding round backed a diverse range of local priorities, from skills development and cultural heritage to fuel poverty alleviation, benefiting communities across the north of Scotland. Through ongoing engagement, the Community Benefit Fund, a strategic Housing Strategy, and collaborative supplier partnerships, the Applicant strives to ensure the advantages of the energy transition are equitably shared strengthening and supporting resilient communities throughout the region.

In this analysis context, the Tie-In Connection for Netherton Hub 400 kV Overhead Line Connection to New Deer and Peterhead socio-economic impact assessment is not just predicting the economic benefits in terms of GVA and jobs. It shows stakeholders that the Proposed Development can work as a vehicle fuelled by the CWB principles to deliver on national priorities, closing the loop between policy goals and economic growth. Aberdeenshire Council area has embraced CWB, developing strategies to tailor this approach to its own economy.

5 Tourism and Recreation

Sustainable tourism is recognised by the Scottish Government as a key growth sector, with Aberdeenshire Council area making a meaningful contribution, accounting for approximately 3.6% of the Scottish Tourism Industry's total turnover in 2023. In 2023, the sustainable tourism sector in the area generated £191 million in GVA and supported approximately 8,000 jobs (rising to 9,000 jobs in 2024). This accounted for approximately 20% of the council area's total employment in 2023 (23% in 2024).

	Aberdeenshire	Scotland
GVA (£m)	191.1	4,944.8
Employment	8,000	245,000

Source: Scottish Government Industry Statistics 2025

Table 5-1 Sustainable Tourism: Employment and GVA, 2023

Tourism in the north east remains robust, with Aberdeen, Aberdeenshire and Moray Speyside attracting an estimated 1.1 million domestic overnight visitors in 2024, with total spending of £254 million. These visitors accounted for 7.6% of all domestic overnight tourism spend in Scotland. Additionally, the region

welcomed approximately 242,000 international overnight visitors, who contributed £141 million in expenditure, representing 3.5% of Scotland's international overnight tourism spend.

	Aberdeen, Aberdeenshire, and Moray Speyside	Scotland
Domestic Overnight Visitors (million)	1.12	10.6
International Overnight Visitors (million)	0.24	4.4
Domestic Overnight Spend (£m)	254	3,336
International Overnight Spend (£m)	141	3,981

Source: VisitScotland, 2024

Table 5-2 Aberdeen, Aberdeenshire and Moray Speyside Visits and Visitor Spending, 2024

A Landscape and Visual Impact Assessment (LVIA), including the Cumulative Landscape and Visual Assessment, was undertaken to identify and evaluate the likely effects of the Proposed Development on landscape resources, landscape character and visual amenity (see **Environmental Appraisal Report Volume 1 Chapter 5**). This included the potential impact on views and visual amenity experienced by residents, visitors, recreational users, tourists and users of transport routes.

The LVIA concluded that the Proposed Development would give rise to localised significant landscape and visual effects, particularly during construction and from receptors closest to the Netherton Hub and associated overhead line infrastructure, including recreational users of the Formartine and Buchan Way and Core Path 208.01.

However, these effects would be contained within a landscape already influenced by energy and transmission infrastructure and would not result in widespread or fundamental change to the wider landscape character of the area.

Therefore, it is not anticipated that the Proposed Development will have a significant impact on the overall quality of Aberdeenshire's recreational assets or performance of the council area's tourism economy.

6 Conclusions

The Proposed Development is forecast to deliver meaningful economic value to Aberdeenshire Council area, as well as to the wider Scottish and UK economies. Analysis using the Input-Output economic model indicates that the total GVA generated by the Proposed Development during the construction phase is estimated to be approximately:

- £16 million at the Aberdeenshire Council area level
- £30 million accruing across Scotland and,
- £61 million at the UK level

In terms of employment, the construction activities are expected to support:

- 76 jobs in Aberdeenshire
- 140 jobs within Scotland, and
- 278 jobs across the UK

These figures represent the cumulative employment impact over the construction phase, including both direct and indirect jobs generated through supply chain activities and local service provision.

Most economic gains are expected to occur during construction, increasing demand for local services and labour. Once operational, the Proposed Development is anticipated to generate £4.1 million in GVA in Aberdeenshire and support an average of two local jobs over its 45-year span.

These impacts will help economic growth, support the resilience of the local economy, and contribute positively to national infrastructure strategies. Aberdeenshire Council can expect the Proposed Development to reinforce the local economic base and deliver sustainable employment opportunities for the community.

In addition to economic growth, the Applicant has committed to Community wealth building to align with Aberdeenshire Council's Energy Developments Charter. The Applicant has committed to delivering 300 new, permanent homes in Aberdeenshire Council area, boosting the availability of affordable and social housing. This initiative supports council objectives to address rural depopulation and foster sustainable communities.

In summary, the Proposed Development presents a compelling opportunity for the council area to realise meaningful economic and social gains. By facilitating local regeneration and investment in local supply chains, the Proposed Development ultimately supports a vision of long-term prosperity in Aberdeenshire.

Appendix A: Methodology

The following of economic impact have been considered:

Gross Value Added (GVA): a measure of economic activity expressed as the difference between an organisation's turnover and its non-staff operational expenditure; and

Years of Employment: a measure of employment used in the context of jobs associated with construction activity and lasting over a short period of time, or to express cumulative employment impacts over a project's lifespan.

The economic impacts have been presented at the local, Scottish, and the UK level. All GVA figures are presented in Net Present Value (NPV). There are three types of economic impact associated with development and construction of the Proposed Development:

Direct impact: this is the direct impact associated with Tier 1 suppliers, including from employing and paying staff, and generating profits. The direct impact is estimated by dividing the expenditure on a contract by the turnover/GVA and turnover/employee ratios for the relevant sectors to estimate the direct GVA and employment impacts;

Indirect impact: this is the impact associated with spending in the supply chain of Tier 1 suppliers. This is captured by applying Type 1 economic multipliers to the direct economic impacts; and

Induced impact: this is the impact associated with staff spending their wages in the wider economy and is captured by subtracting Type 1 multipliers from Type 2 multipliers and applying this to the direct impact.

6.1 Approach to Modelling Economic Impacts

The approach followed throughout the economic impact assessment is shown in **Figure 6-1** below. The analysis involved estimating levels of expenditure by contract and study area and then considering GVA and employment impacts (including indirect and induced effects).

The economic analysis is based on high-level cost estimates provided by SSEN Transmission, and where necessary, detailed assumptions were made regarding how this expenditure might be distributed across different categories. For each category, assumptions were made about the proportion of contracts that could be secured in each area, along with the relevant sectors for each contract. These estimates were informed by the Applicant's experience with similar projects and UK supply chains and expertise in the sector.

SSEN Transmission's Economics team developed its internal GVA and employment model which was used to undertake the analysis forecasting the economic benefits derived from the Proposed Development.

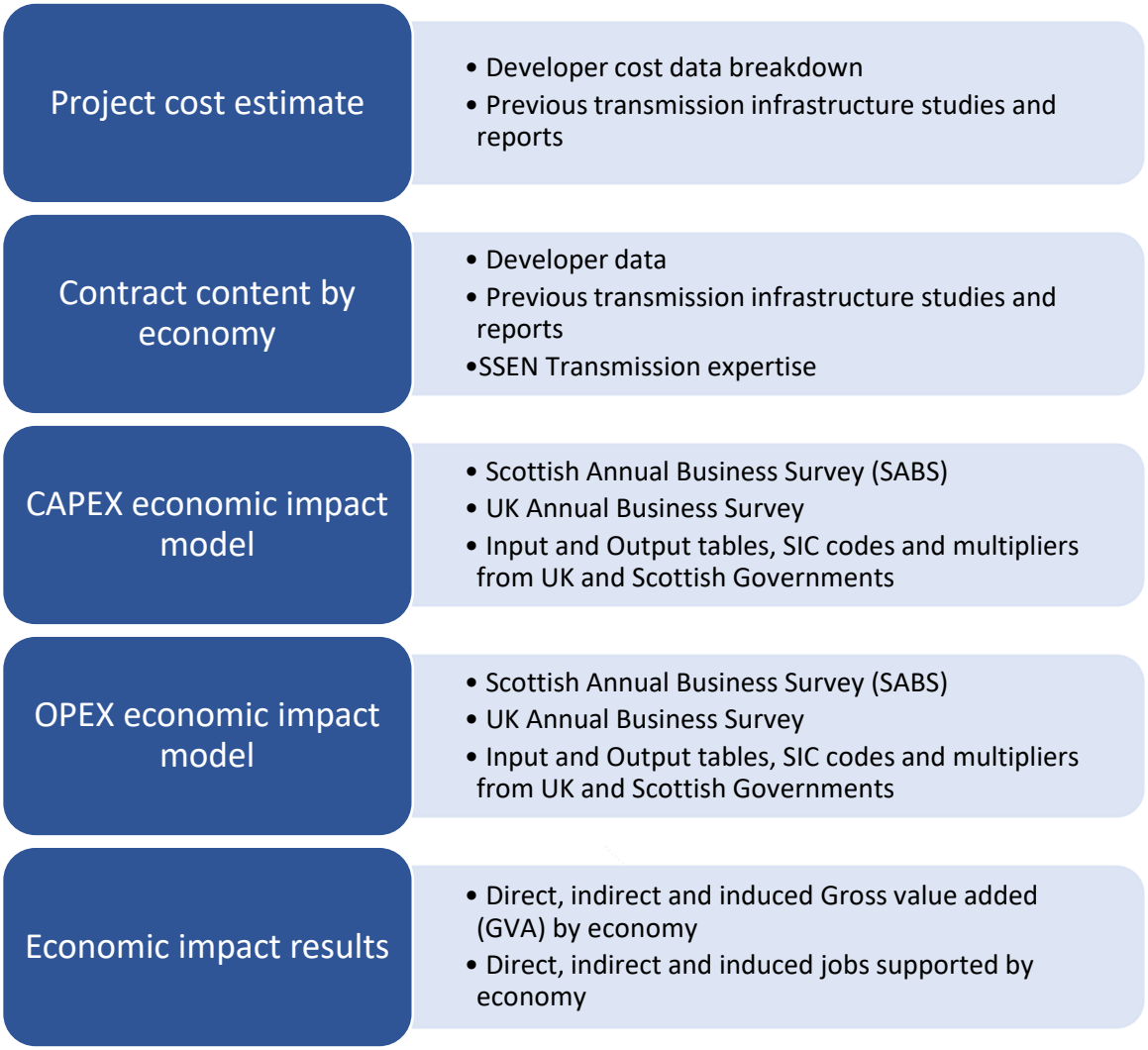

Figure 6-1 Economic Impact Methodology

The model utilises the total capital expenditure associated with the Proposed Development and applies local content percentages across the local, Scottish and UK economies to forecast the project spend associated within each economy. GVA to Turnover Ratios along with Type I and Type II Multipliers supplied by the Scottish Government in the Scottish Input/Output Tables are then applied to calculate the economic benefits derived from the capital investment across the economies analysed. [12] For the purposes of the economic assessment, impacts have been modelled over a 45-year period, reflecting the assumed appraisal life used for transmission assets.

[12] https://www.gov.scot/publications/input-output-latest/

6.2 Economic Impact Modelling

The first step in conducting the economic analysis was to make assumptions regarding the capacity of businesses to secure contracts and to assign each contract to the appropriate Standard Industrial Classification (SIC) sector. This allowed for the calculation of the direct GVA, and direct years of employment supported by the Proposed Development. GVA is presented as Net Present Value (NPV) to reflect the time value of money and provide a consistent measure of impacts over the project life. These estimates were derived by applying sector specific turnover per job and turnover per GVA ratios from the UK Annual Business Survey[13], as illustrated in **Figure 6-2** below.

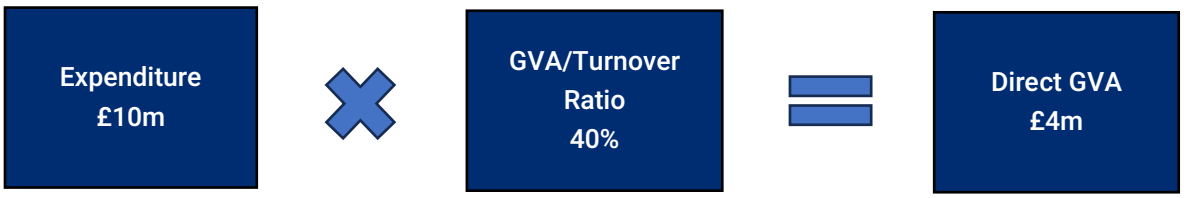

Figure 6-2 Direct GVA Calculation

The economic activity generated by the Proposed Development extends beyond the direct contributions of awarded contracts to the turnover of recipient businesses. Contract-related spending also stimulates activity within the supply chain of businesses involved in the development and construction phases (indirect impacts). Furthermore, employees working on the Proposed Development contribute to the economy through their personal spending (induced impacts).

Indirect impacts were estimated by applying Type 1 GVA and employment multipliers, as sourced from UK Input Output Tables to the direct GVA and employment supported by development and construction contracts.[14] Similarly, induced impacts were estimated by applying Type 1 and Type 2 GVA and employment multipliers to the direct GVA and employment supported. This is demonstrated in **Figure 6-3** and **Figure 6-4** below.

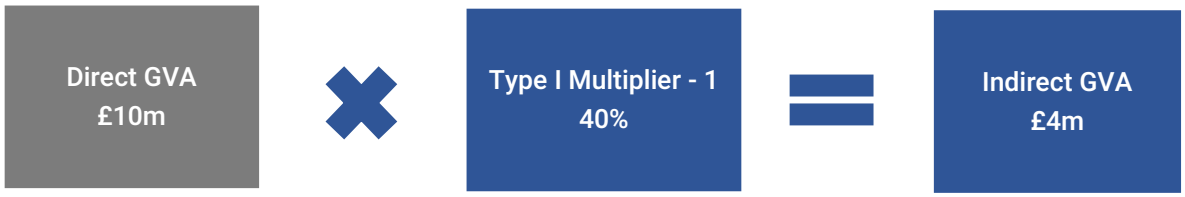

Figure 6-3 Indirect GVA Calculation

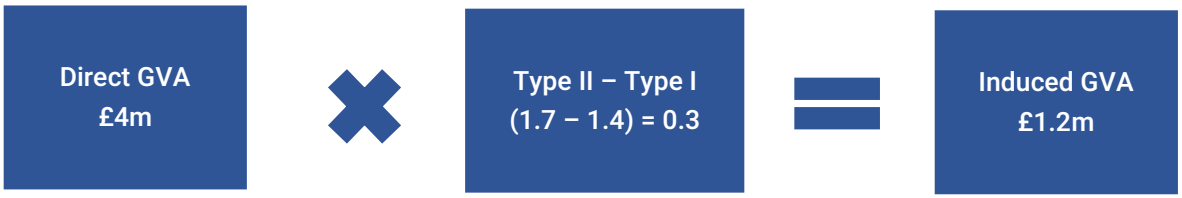

Figure 6-4 Induced GVA Calculation

[13] *UK Government (2025), UK Annual Business Survey 2023.*
[14] *ONS (2025), UK Input-Output Supply and Use Tables 2023.*

Scottish Government multipliers reflect average effects across the whole economy and assume that most spending is retained within Scotland. In practice, large infrastructure projects rely on wider UK and international supply chains, so not all economic activity stays within Scotland. A 25% reduction is therefore applied to provide a more realistic and conservative estimate of indirect and induced impacts.

The total economic impact associated with the Proposed Development is calculated by the sum of direct, indirect and induced impact, as demonstrated in **Figure 6-5** below.

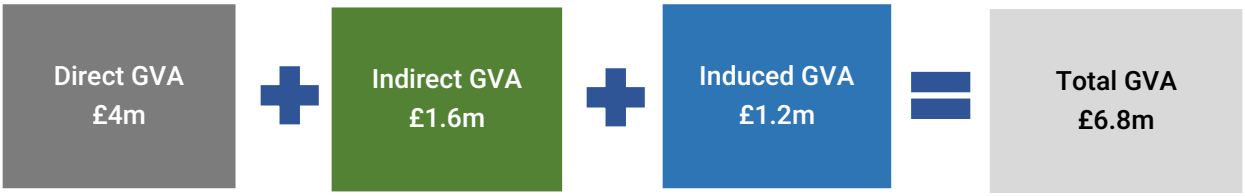

Figure 6-5 Total GVA

Appendix B: Regional Strategies

SSEN Transmission's Housing Strategy

Building on SSE's tradition of providing worker accommodation, the strategy is designed to underpin all "Pathway to 2030" projects. It was developed by a steering committee to ensure consistent application across various projects and is underpinned by four core objectives: supporting project delivery through adequate housing provision, strengthening stakeholder and community support via collaborative planning, creating legacy benefits that address rural housing shortages, and contributing to a just transition in line with SSEN Transmission's wider sustainability commitments. The strategy outlines several valuable initiatives, including:

- supporting the development of at least 200 homes, with ambitions to surpass this through strategic partnerships
- unlocking up to 1,000 new build homes by 2030 through long-term leasing arrangements
- refurbishing disused buildings, such as former care homes or hotels, for temporary workforce accommodation and possible future community use
- backing empty homes initiatives to restore vacant properties to active use.

The strategy explores a range of accommodation models, including modular purpose-built villages that can be repurposed after the completion of projects, with new build homes intended for later integration into the local housing market, the selective use of hotels and rental properties so as not to impact local tourism, and high-standard caravan accommodation drawing on best practices. Guidance is provided to ensure quality housing, integration with local services, and careful planning around location, infrastructure, and amenities. The coordinated approach links transmission infrastructure development to accommodation needs, supported by a Development Brief for high-quality, community-compatible housing. Roles and responsibilities during planning and consenting are clearly articulated through a RACI chart[15], while delivery is overseen by a cross-functional steering committee and supported by local Area Working Groups and a dedicated Housing Strategy Manager.

Aberdeenshire Council Energy Developments Community Wealth Building Charter

The Aberdeenshire Council Energy Developments Community Wealth Building Charter complements the broader CWB strategy and reinforces Aberdeenshire Council's commitment to inclusive growth. [16]

In order to maximise the socio-economic benefit Aberdeenshire has identified 7 Collaboration Principles for developers outlining the areas where strategic investments and dialogue can be directed:

- Provide a long-term and collaborative programme on skills development

[15] *RACI Chart (also known as a responsibility assignment matrix) is a project management tool used to clarify roles and responsibilities within a team*

[16] *Aberdeenshire Council (2026). Energy Developments Community Wealth Building Charter. Available at: https://abshirepublications.blob.core.windows.net/acblobstorage/acdbcf21-a001-438e-9989-13c763445a82/community-wealth-building-energy-developments-charter-2025-06-26.pdf*

- Community Capacity
- Fuel Poverty
- Supply Chain
- Inward Investment
- Adopt a town centre first approach
- Place