



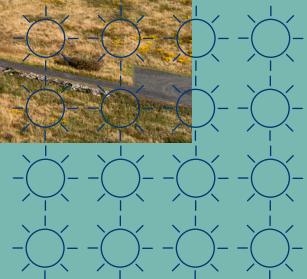
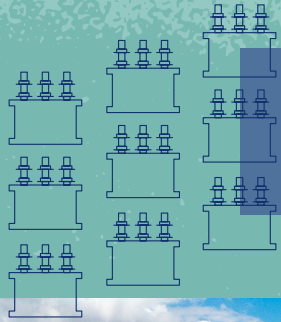
Scottish & Southern  
Electricity Networks

TRANSMISSION

# Tealing 132kV Substation Extension

Information Event

June 2026



[ssen-transmission.co.uk/tealing](https://ssen-transmission.co.uk/tealing)

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## The information event will be taking place on:

Thursday 4 June, 3.30–7pm  
Tealing Village Hall, Inveraldie, Tealing, DD4 0QW



# Powering change together

If we want to deliver on clean power and energy security targets and provide power for future generations, upgrade to Scotland’s electricity transmission infrastructure is 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/](https://ssen-transmission.co.uk/talk-to-us/contact-us/)

# Project overview

This project seeks to extend the existing Tealing 132kV substation to the south east to facilitate new connections to the electricity network. The extension is required to make space for additional equipment, including lengthening the existing 132kV busbar on the eastern side of the substation, the installation of two bays, along with the necessary platform works to support it.

## Why is the project required?

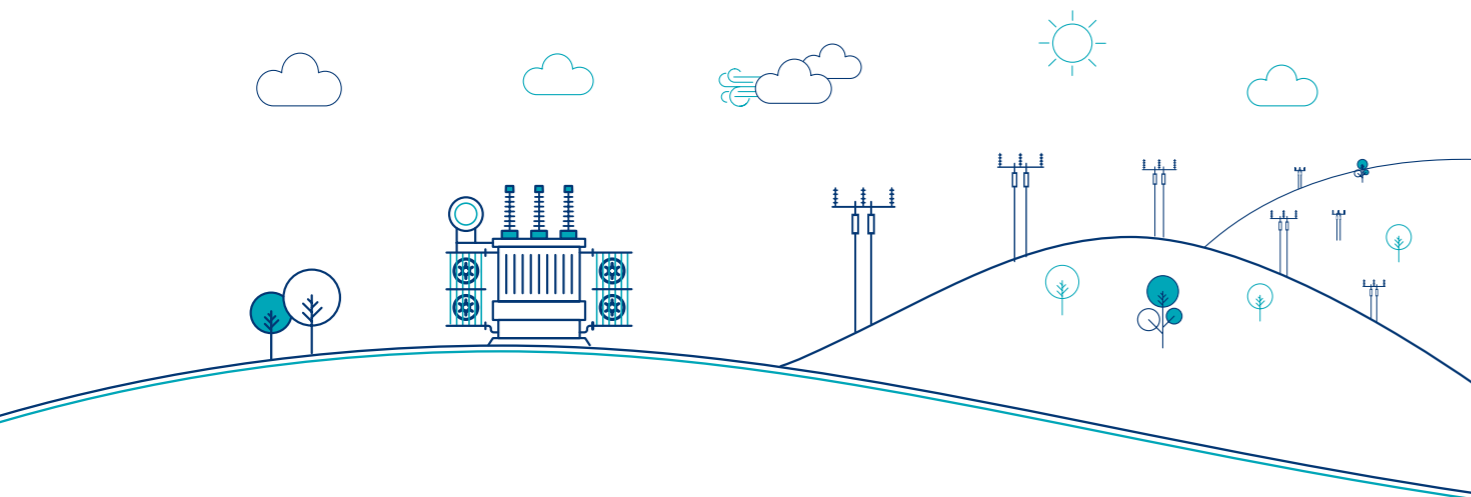
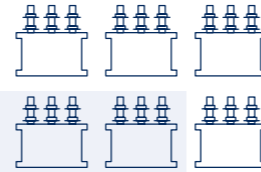
The extension is required to enable new connections to the electricity network. These connections cannot be accommodated within the existing substation layout, making the extension essential to provide the necessary space provision.

The developer, Apatura, has submitted a proposal for a 200MW battery energy storage facility in a neighbouring field, north west of the existing Tealing substation. This facility would connect into the substation extension, supporting greater flexibility, resilience, and security of supply on the network. The developer has received planning consent for these works to be completed (ECU00004887).

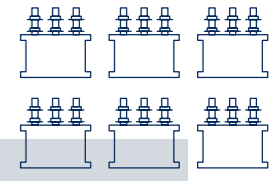
The works covered in their planning application will be developed and constructed by Apatura but an extension to Tealing substation is required to allow them to connect to the electricity network.

## Project elements

- Tealing 132kV substation is to be extended to allow for the installation of two new feeder bays. These bays will allow new connections to the electricity network.
- To accommodate these bays, an extension of the existing busbar is also required. This will ensure the network can operate securely and reliably with the increased demand.
- As part of the works, landscaping, biodiversity enhancements, and additional drainage measures will be delivered to manage environmental impacts and integrate the development into the surrounding area.



## Map showing scheme location



**Anticipated size/footprint: 0.55ha/5,527m<sup>2</sup>**

# The Town and Country Planning process

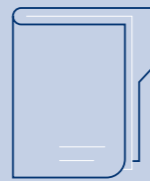
The legislation that enables the planning of projects like the Tealing 132kV Extension Project, is the Town and Country Planning (Scotland) Act 1997.

## Engaging the right people

Local Planning Authorities determine the outcome of any applications made under the Town and Country Planning Act and establish the planning pathway our substation projects must take, including which consents are required.

Angus Council has provided a Screening Opinion to confirm that the proposed development will not require an Environmental Impact Assessment under the relevant legislation. A voluntary Environmental Appraisal (EA) will support the planning application.

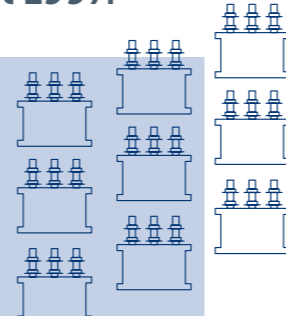
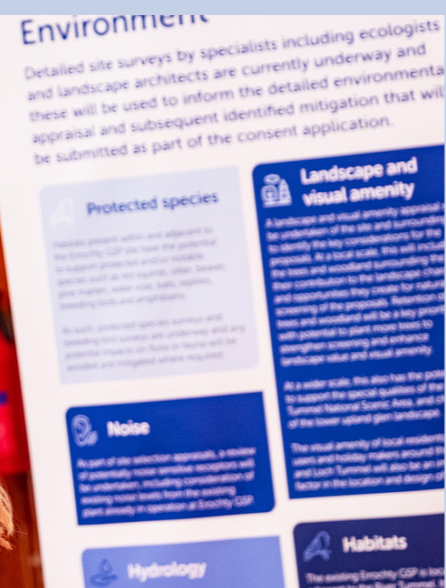
The Tealing 132kV Extension Project is classed as "Local Development" under the Town and Country Planning process. There are no viable alternatives for this development in terms of alternative sites and/or technologies. There is no statutory requirement for a formal consultation event to be held. We are undertaking this information event to outline the proposed development with the local community and all interested stakeholders.



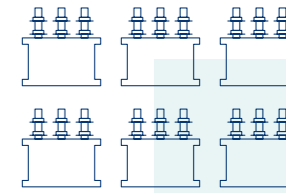
## Submitting a planning application

The planning application is due to be submitted to Angus Council in Q2 2026. Comments made through this information event are not formal representations to Angus Council. When the planning application is submitted there will be an opportunity to make formal representations to Angus Council.

The red line boundary represents the area of land in which development will take place. A temporary construction compound will be installed under Class 14 of the Town and Country Planning (General Permitted Development) (Scotland) Order 1992 (GPDO). The existing track will be used to allow construction vehicles to access the temporary compound and the works locations. Construction access routes are included in the application so traffic and access impacts can be assessed.



# Proposed red line boundary (RLB)



# Development considerations

During the development, we have taken into account many of engineering, environmental and social considerations. Detailed below are further details regarding many of our development considerations.

## Flood and drainage

There are minor watercourses and water bodies in the vicinity of the Proposed Development, with the Fithie Burn being the closest main watercourse at 300m.

Flood modelling has indicated there is a risk of flooding at the extension site which is fully mitigated with the proposed 1.0m increase in ground levels required for the platform. Elsewhere a flood risk is noted where the proposed temporary site office/welfare and existing earth bund is to be removed, with flood depths of up to 210mm, suitable measures will be proposed to mitigate as required. The modelling demonstrated that the proposed development will not have a significant impact on flood risk up/down stream of the site.

Drainage Assessments are on-going to capture any areas of flood risk and will support the design of a Sustainable Urban Drainage System (SuDS) for this site. The SuDS will be a specially designed feature that manages any surface water or flood risks in a more natural and sustainable way, this will be undertaken as the project development phase continues.

## Engineering considerations

The current design indicates that the proposed 132kV extension will increase the total Tealing substation footprint by 87 x 65 metres. The existing temporary compound area being used during the current construction activities for the existing Tealing substation for materials storage and welfare will be relocated to facilitate this extension. The welfare facility will be relocated south of the existing car park (which shall be retained) requiring the removal of an earth bund and the laydown area relocated to the south-east extending the existing laydown area.

## Local wildlife

We have carried out a series of detailed environmental surveys to understand how the project might affect local wildlife and natural habitats. These surveys looked at a range of species and environmental features in and around the site. The findings show that, given the scale and design of the project, no significant impacts on wildlife are expected.

## Forestry

It will unfortunately be necessary to remove a line of established trees along the boundary of the existing substation. We recognise the value these trees bring to local wildlife and the wider landscape, and their removal has been carefully considered as part of the planning process. To ensure that the project delivers an overall biodiversity net gain, we will introduce a replanting scheme to the south of the extension area. This will create new habitats for wildlife and, in addition, will provide a natural screen to help soften views of the extended substation.

## Traffic

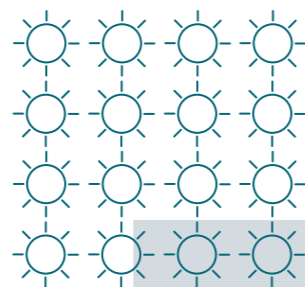
At present, all deliveries and construction traffic are planned to access the site via the existing Tealing substation access utilised for the ongoing construction activities, via the unclassified road U322 leading on from Emmock Road. However, a transport assessment will be undertaken as the project develops.

## Ornithology

There is not considered to be any connectivity between the extension and sites designated for ornithological interests in the wider area.

Part of the site is habitat for a range of common woodland birds recorded during surveys. There is also the potential for construction activities to disturb bird species using the grassland and wetland habitats south of the site.

Mitigation measures, such as the careful timing of construction works and compensation for habitat loss via the creation of new habitats in the vicinity, will be implemented.



## Noise

There are scattered residential properties in the vicinity of Tealing substation, with those in closer proximity already likely to be subjected to a degree of operational noise.

The extension does not contain any elements that would generate operational noise.

Construction activities will be limited to agreed working hours, and measures to help reduce disturbance will be employed where possible.

Noise monitoring has been conducted as part of the project development.

## Landscape and Visual

There are no landscape related designations in the vicinity of Tealing substation; the surrounding area is generally dip slope farmland. Potential sensitive visual receptors include Emmock Road, Tealing Road, the A90, Core Path S12000041 (Kirkton of Tealing to Balnuth) and scattered residential properties in the surrounding area.

The extension will be adjacent to the existing substation, which have similar scale equipment. However, there will be an increase in visual density and so landscape mitigation measures may be required to help soften views.

Overall, the Proposed Development is predicted to have limited visibility beyond 5km. This, combined with screening provided by local topography, vegetation and landform, indicates that significant effects are not anticipated.

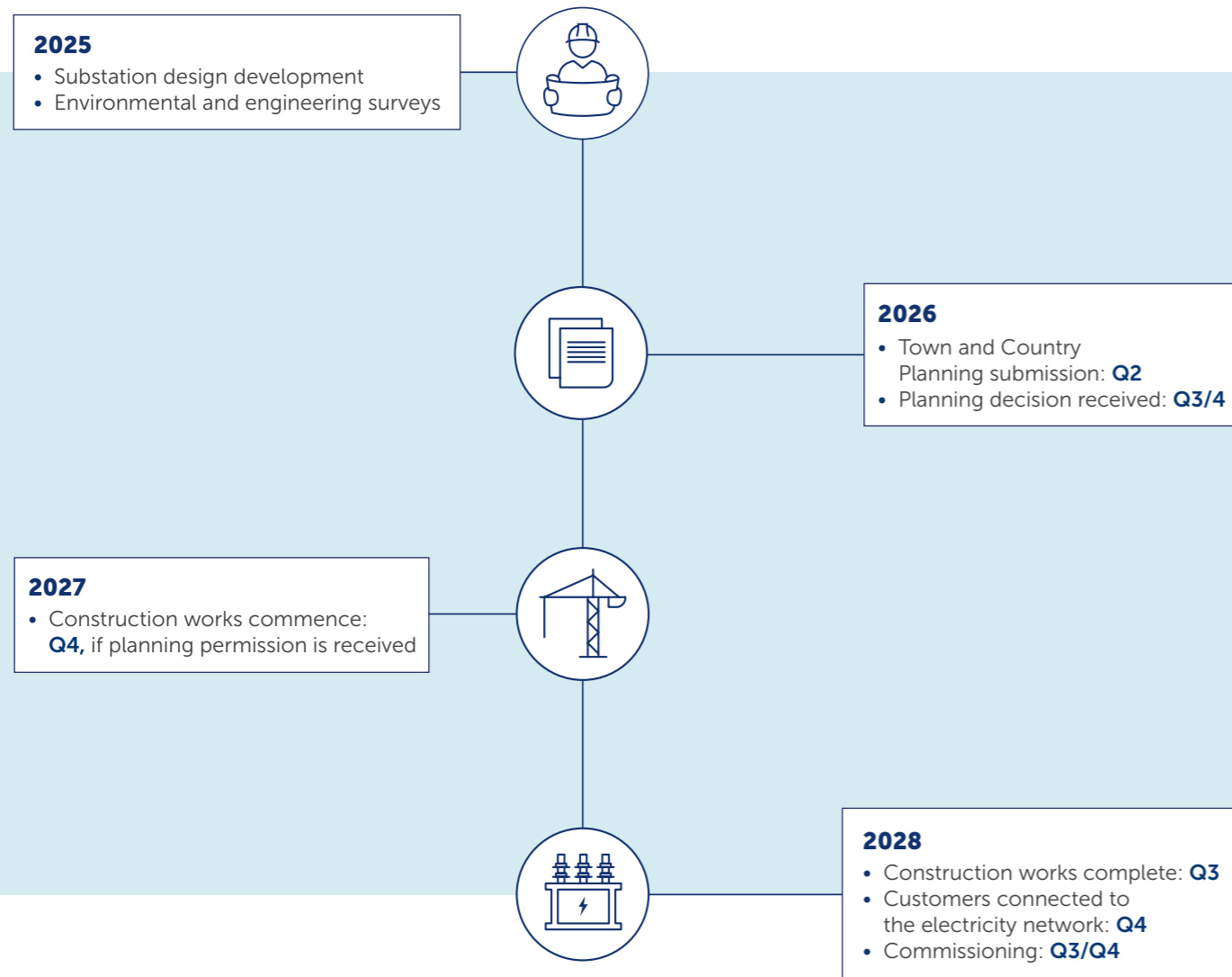
## Cultural heritage

There are no statutory designations within 1km of the extension with the nearest Listed Building being approximately 1km away, and Scheduled Monument being approximately 1.8km away. The site is located within two Historic Environment Records: Tealing Airfield and Carnoustie – Tealing (archaeological works record). However, the site is largely disturbed ground in a location where previous archaeological surveys have been undertaken.

The project is not expected to impact the Historic Environment.



# Project timeline



# Other projects in the local area

As the transmission operator in the north of Scotland, we need to maintain and invest in the high voltage electricity transmission network in our area to provide a safe and reliable electricity supply to our communities.

We also need to offer terms for connections to the transmission network for new generation such as wind farms and pumped storage schemes and for new sources of electricity demand.

Therefore, as well as the Tealing 132kV substation extension, we have a number of other projects within the local area we are currently progressing, described below.

## Tealing – Arbroath 132kV overhead line

A transmission connection offer has been accepted by Eclipse Power Networks for their proposed 80MW Solar and Battery Energy Storage Facility located between the existing Arbroath and Brechin substations, where it is proposed to be connected by 2029. A new 132kV substation and overhead line works between Arbroath and Brechin substations is planned to be constructed between 2026 and 2029 (subject to planning consent). To find out more visit the dedicated project website at: [ssen-transmission.co.uk/tealing-arbroath](https://ssen-transmission.co.uk/tealing-arbroath)

## Emmock 400kV substation

The Emmock 400kV substation is part of a wider upgrade to the transmission network in the north of Scotland, helping deliver high voltage, clean renewable power for connection to homes and businesses across the UK – helping meet national net zero and energy security ambitions.

Extensive studies have confirmed the need to reinforce the onshore transmission infrastructure between Kintore and Tealing. A new 400kV substation is therefore required in Tealing to enable connection of the new 400kV overhead line between Kintore and Tealing.

To find out more visit the dedicated project website at: [ssen-transmission.co.uk/emmock](https://ssen-transmission.co.uk/emmock)

Our planning application for our proposed Emmock 400kV substation was refused by Angus Council at a special meeting on 16 December 2025, against the recommendation of the council’s Chief Planning Officer. We submitted an appeal against Angus Council’s decision on 30 January 2026, which has now been called in and is being determined by Scottish Ministers. The appeal is available on the Scottish Government’s Planning and Environmental Appeals Division (DPEA) website under the reference PPA-120-2074.

## Kintore to Tealing 400kV connection

In order to support the continued growth in onshore and offshore renewables across the north of Scotland, supporting the country’s drive towards net zero, investment in network infrastructure is needed to connect this renewable power and transport it from source to areas of demand across the country.

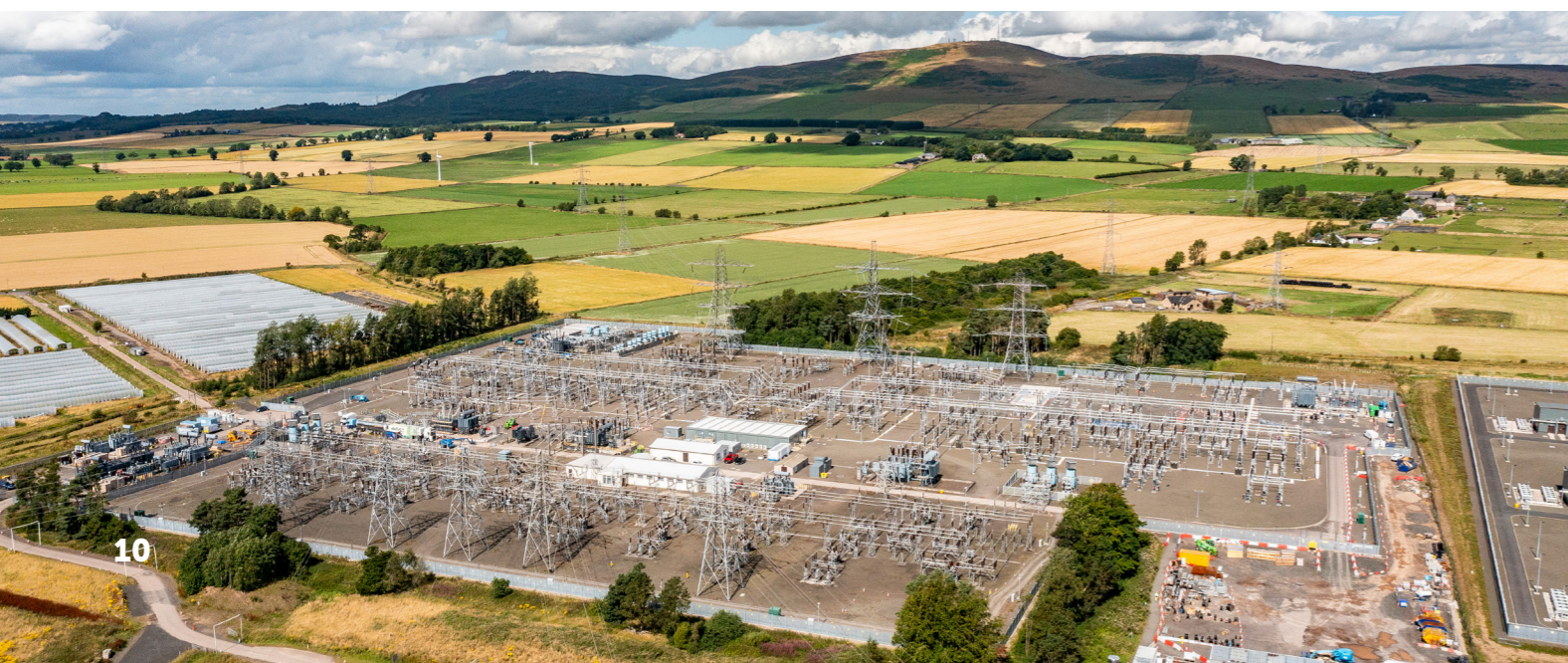
Extensive studies have confirmed the need for a new 400kV connection between Kintore and Tealing, connecting into new 400kV substation sites at Fetteresso Forest known as Hurlie and at Tealing known as Emmock. The existing overhead line between Kintore and Tealing is currently operating at 275kV, and cannot be upgraded to 400kV as the conductors would not be able to achieve safe clearance distances due to the size of the towers.

The project includes the following elements:

- A new 400kV connection between Kintore and Hurlie
- A new 400kV connection between Hurlie and Emmock
- New 400kV substations at Hurlie and Emmock

Our S37 application was submitted to the Energy Consents Unit for the Kintore to Tealing 400kV connection project in September 2025 and is going through the decision making process.

To find out more visit the dedicated project website at: [ssen-transmission.co.uk/tkup](https://ssen-transmission.co.uk/tkup)



## Existing Tealing substation:

We have had various construction activities being undertaken at our existing Tealing substation site since 2020 including the extension of the 275kV platform, and replacement of all 275kV busbars to facilitate the connection of the Seagreen Wind Energy Limited (SWEL) Offshore Wind Farm. We have also installed 2 Phase Shifting Transformers (PSTs) to balance flows on the system and alleviate limitations observed on the North to South power transfer. We also replaced Super Grid Transformer 3 (SGT3) following condition assessments of the existing assets on site where it was determined that the asset which was installed in 1968 had reached the end of its operational capabilities and therefore needed to be replaced. June 2025 saw the commencement of work to install a bypass circuit for each of the PSTs to bring the Kintore – Tealing overhead line (OHL) online (without the PST's) for system restoration.

Bypass circuits allow planned/ unplanned outages of the Tealing PST's without losing the 275kV OHL. These works were scheduled for completion for PST2 and PST1 in quarter 3 and quarter 4 of 2026. However, due to changes in the availability of planned outages on the transmission network, the programme has been revised and are now scheduled for completion for PST2 in quarter 4 of 2026 and PST1 in quarter 2 of 2027. To find out more visit the dedicated project website at: [ssen-transmission.co.uk/tealing](https://ssen-transmission.co.uk/tealing)

## Alyth - Tealing - Westfield overhead line 400kV upgrades

To support the increased capacity from the proposed Kintore – Tealing 400kV connection, the export routes to areas of demand must be upgraded to 400kV. This means the existing Alyth – Tealing and Tealing – Westfield overhead lines, which currently operate at 275kV, need to be upgraded to operate at 400kV. To find out more visit the dedicated project websites at: [ssen-transmission.co.uk/alyth-tealing](https://ssen-transmission.co.uk/alyth-tealing) and [ssen-transmission.co.uk/tealing-westfield](https://ssen-transmission.co.uk/tealing-westfield)

Our S37 applications to the Energy Consents Unit for both the Alyth to Tealing and Tealing to Westfield overhead line 400kV upgrade projects were granted in October 2025.

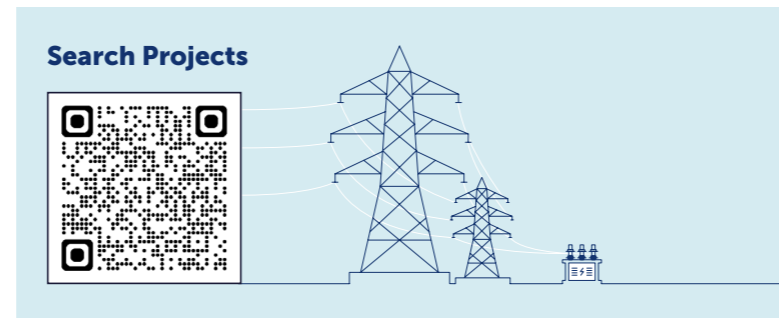
## Local renewable developments:

We know that local stakeholders are keen to understand the full extent of renewable developments being proposed in their local area.

Applications to connect to the transmission network in our licence area are made to National Grid ESO and undergo a lengthy process of assessment before we begin to develop a network connection for those developments.

We aim to be transparent about the renewable developments looking to connect to our network but are not permitted to disclose any details of these developments until they are in the public domain.

A list of projects that hold contracts for Transmission Entry Capacity (TEC) with National Grid, the Electricity System Owner is available from their website: [Transmission Entry Capacity \(TEC\) register | ESO \(www.neso.energy/data-portal/transmission-entry-capacity-tec-register\)](https://www.neso.energy/data-portal/transmission-entry-capacity-tec-register)



# Have your say

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

We intend to submit our planning application in **quarter 2 of 2026**. We welcome views and comments from members of the public, statutory consultees and other key stakeholders regarding our proposals until we submit our planning application.

## How to provide comments

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

Any comments made to us as the Applicant are not representations to Angus Council as the planning authority.

There will be opportunity to make formal representations to the planning authority following the submission of the planning application.

## 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 you to share your thoughts and opinions on our plans, where you think we can make improvements, concerns about the impact of our work and any changes or refinements we can make.

We'll be actively looking to mitigate the impacts of the site as much as possible over the coming months, but it would be helpful to understand what you believe we should be doing to help minimise these impacts and if there are any opportunities to deliver a local community benefit you would like us to consider.

## Lead Community Liaison Manager

**Louise Anderson**

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

07384 454 233

You can also follow us on social media:

@sentransmission 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/tealing](https://ssen-transmission.co.uk/tealing)

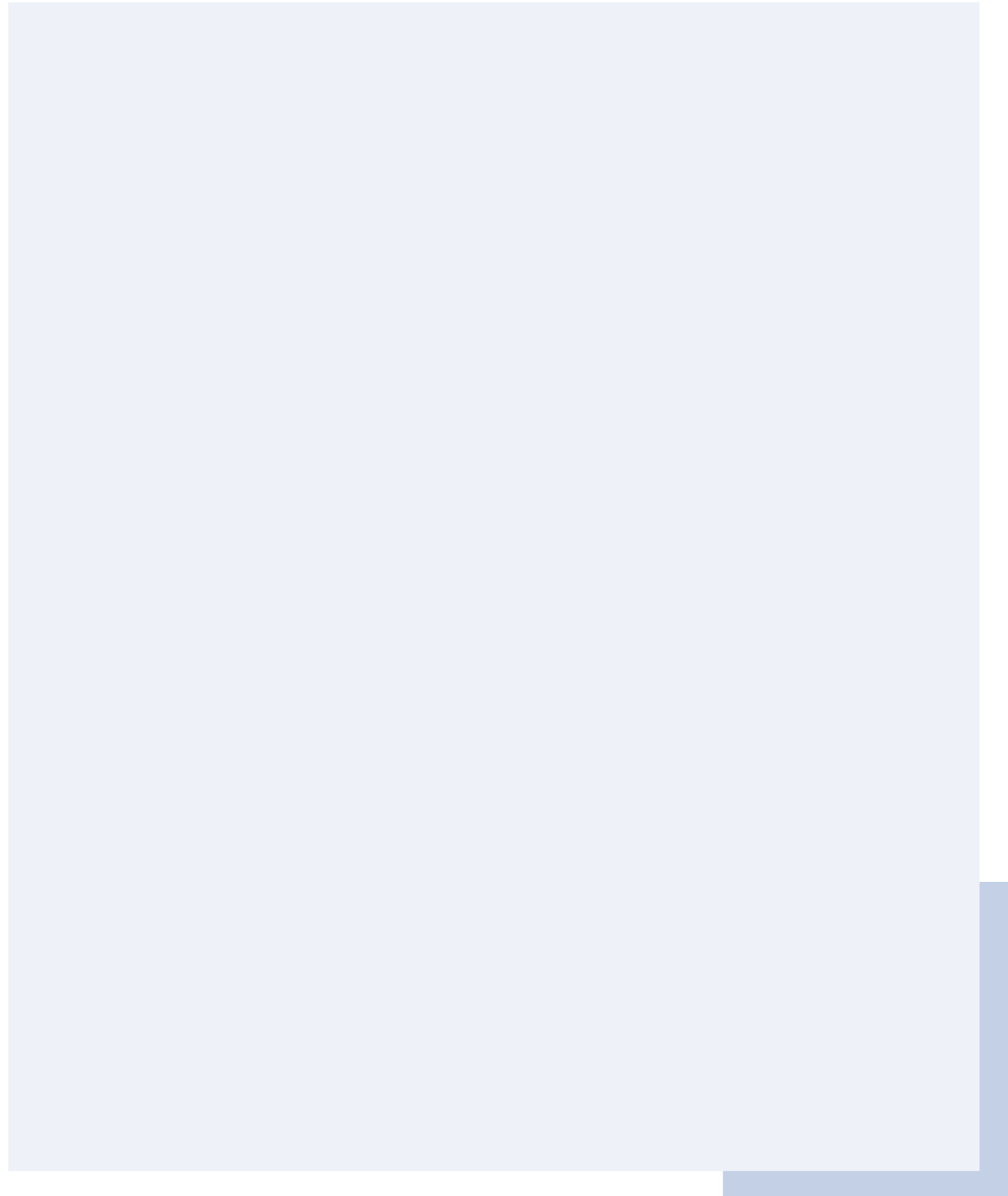


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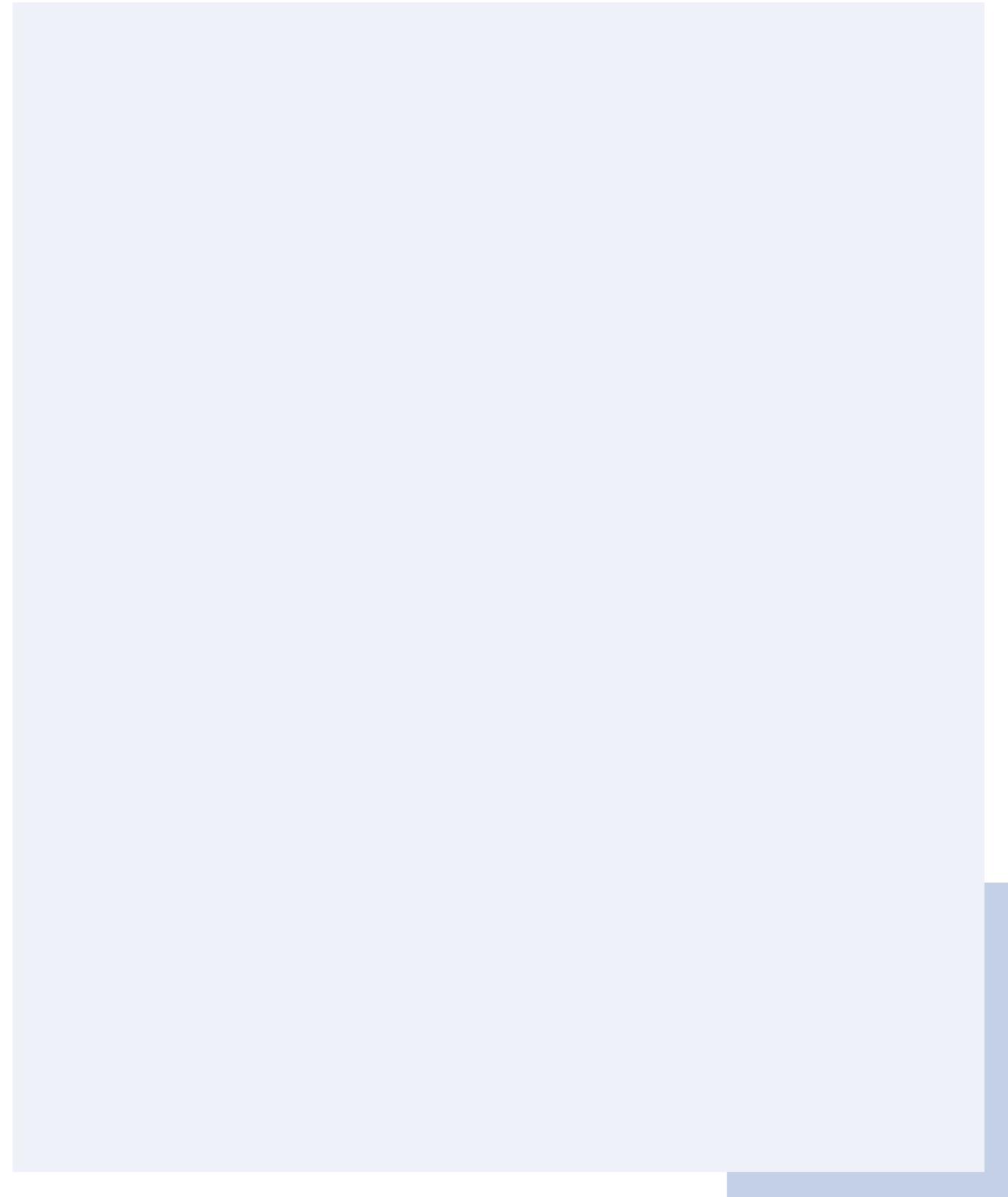
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# Notes



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