



**Scottish & Southern
Electricity Networks**

TRANSMISSION

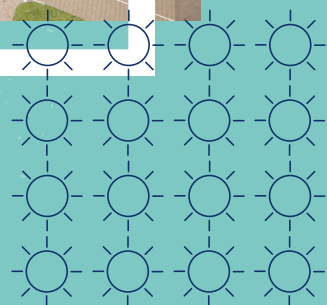
Transmission Training Centre

Pre application consultation

September 2026



ssen-transmission.co.uk/TransmissionTrainingCentre



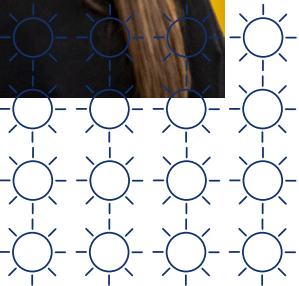
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The Consultation Event will be taking place on:

Wednesday 23 September, 3–7pm

The Bothy Function Room, Thainstone Centre,
Inverurie AB51 5XZ



Powering change together



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

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

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

We all have a part to play

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

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

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

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

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

Who we are

We are responsible for maintaining and investing in the electricity transmission network in the north of Scotland. We are part of SSE plc, one of the world’s leading energy companies with a rich heritage in Scotland that dates back more than 80 years. We are also closely regulated by the GB energy regulator Ofgem, who determines how much revenue we are allowed to earn for constructing, maintaining and renovating our transmission network.

What we do

We manage the electricity network across our region which covers a quarter of the UK’s land mass, crossing some of the country’s most challenging terrain. We connect renewable energy sources to our network in the north of Scotland and then transport it to where it needs to be. From underground/subsea cables and overhead lines to electricity substations, our network keeps your lights on all year round.

Working with you

We understand that the work we do can have an impact on communities and we are committed to minimising our impacts and maximising all the benefits that our developments can bring to your area.

To do that we provide all the information you need to know about our plans and how they will impact communities like yours. The way we consult is also a two-way street and we want to hear people’s views, concerns, or ideas—and harness local knowledge—so that our work benefits communities today and long into the future. You can share your views with us at: ssen-transmission.co.uk/talk-to-us/contact-us/

Project overview

SSEN Transmission is proposing the development of a new purpose-built training facility, known as the SSEN Transmission Training Centre, located at the (Aberdeen & Northern Marts ANM) Thainstone Business Park.

The project will provide a best-in-class purpose built operational training facility to deliver comprehensive training programs that authorise staff to work on our network assets and train on technical and operating procedures as well as health and safety protocols. This facility will serve as a new centralised hub for all our employees, fostering a culture of continuous learning and development.

Purpose of this document

This booklet forms part of the pre-application consultation process undertaken prior to the submission of a major planning application for the proposed development. The purpose of this process is to provide the community with an overview of the emerging proposals and to offer an opportunity to share their views. Further information on the consultation process is set out within this booklet.

Why the project is needed

The electricity network across the north of Scotland is growing to meet changing energy demands and support the transition to a low-carbon future. This expansion increases operational requirements and the need for skilled people to maintain the network. Our existing training facilities are insufficient to meet this growth, and we must train our staff for all current infrastructure components and new emerging technologies.

What is proposed

The development will include a two-storey multi-use building with flexible workspaces, classrooms / meeting rooms, staff and trainee welfare facilities, parking, and landscaped external areas. There will be a dedicated operational training building built to SSEN Transmission's specifications to house internal substation equipment, an external yard for external substation equipment, and a reduced height overhead line. The primary building is being designed to sit comfortably within its setting, with careful consideration given to its scale, layout, materials, and relationship with surrounding land uses. The building and yard use and activity is expected to be within normal daytime hours.

Why this site was selected

The Thainstone site has an overall masterplan approved and benefits from good transport connections and accessibility. Its location off the A96 makes it suitable to support operational needs with good connections to Aberdeen city and train network and airport. As a site already partly developed, the proposals have been shaped with careful attention to how the building and yard space integrates into the surroundings. Landscaping and layout are central to the design approach to minimise visual impact.

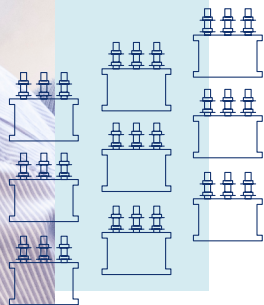
Location Plan

Location and extent

Please note that the Proposal of Application Notice (PAN) red line represents a maximum extent of the land that is anticipated to be potentially included in the application site. Where possible, we will work to ensure this footprint is reduced or rationalised as the development proposal becomes finalised.



Transmission training centre - Proposal of Application Notice (PAN) red line boundary



Concept drawing



ANM Statement of Support to SSEN Transmission

ANM Group Ltd is pleased to confirm its full support for SSEN Transmission’s proposed development of a Training Centre for the North East, located at Thainstone Business Park.

We are encouraged by SSEN Transmission’s plans and ambitions for the project to date, with the facility serving as a central hub for developing the regional workforce, providing specialist, state-of-the-art practical training for the next generation of engineers. We are delighted to have agreed terms with SSEN Transmission to bring this development to Thainstone.

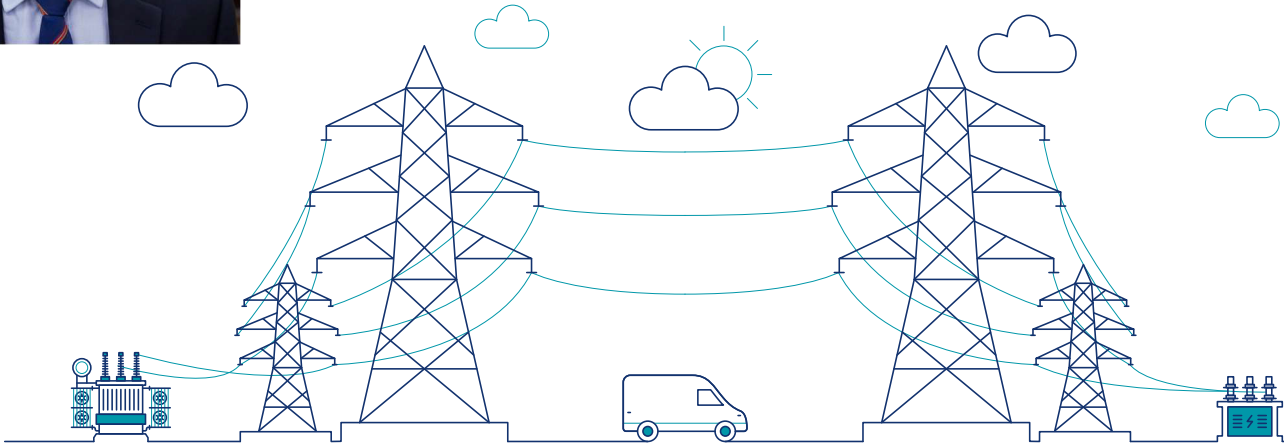
ANM has been working closely with SSEN Transmission for many months and is delighted to see the plans now being finalised. We see this as an important first milestone for a development that we believe will bring significant jobs and investment to the local area. Having been granted approval for Thainstone Business Park in 2018, we are pleased that SSEN Transmission’s development will span across 23 acres.

Founded in 1872, ANM Group has grown to become one of Scotland’s largest, most progressive, and influential producer-owned co-operatives. Headquartered at the Thainstone Agricultural Centre, we are proud to be a key player in the North East economy.

Our diverse portfolio spans livestock marketing, plant, machinery and equipment auctions and valuations, the rural and commercial property market, and events and hospitality — all designed to enhance the livelihoods of our members. At the heart of our organisation are our 5,000 members, who own and drive our success as a true co-operative, ensuring decisions are made in their best interest and in support of long-term sustainability and growth for the North East.

Grant Rogerson

Chief Executive, ANM Group Ltd.



Development considerations

Planning context

In the Aberdeenshire Local Development Plan (2023) the site is allocated as employment land under planning policy OP10.

In 2018 Planning Permission in Principle was granted for “Commercial Development to include Class 4, 5 And 6 Uses with Associated Infrastructure and Landscaping”. The site boundary for that application covered a wider area the SSEN proposal.

In light of the above, the use of the site for employment development, as proposed, has therefore been established for some considerable time.

Local wildlife

Whilst the site has previously been cleared and prepared for development, and can therefore be classed as brownfield site, we recognise the need to understand the wider local environment and ensure that we put suitable measures in place during construction to protect wildlife that may have come on site from any potential disturbance.

A preliminary ecological appraisal was undertaken in summer 2025 and a follow on bat surveys was undertaken June 2026. The results of the preliminary ecological appraisal and those surveys will inform mitigation requirements to reduce potential impacts on these and other species.

Landscape and visual

The appearance of the proposed development within the landscape and where it will be seen from has been carefully considered. The design of the proposed buildings and electricity infrastructure, together with a sensitive landscape plan will assist with mitigation. New tree belts within the site, which link into new tree planting on the boundaries of the site, will assist landscape integration and introduce screening. An appropriate level of assessment of landscape and visual effects will be undertaken and submitted with the planning application. The purpose of that document is to identify, describe and assess the likely effects of the development on landscape character and on views to assist the Aberdeenshire Council in determining the application.

Water and drainage

A number of hydrological aspects have been investigated as part of the ongoing environmental assessment of the project. Initial findings show that the site is not at risk of being flooded by a river, due to its distance and position on high ground to the west of the River Don. In terms of managing surface runoff, analysis will be undertaken and suitable mitigation proposed, which is likely to include of the use of Sustainable Drainage System (SuDS) measures which will link to the existing SUDs network already constructed to the South East of the site

Soils

In terms of the effect on soils, the site has already been prepared for development. As such the effects on soils as a result of the proposed development is considered to be minimal. Notwithstanding this a Soil Management Plan (SMP), which will form part of the Construction Environmental Management Plan (CEMP), will be produced to set out measures to protect soil.

Noise

There are residential properties beyond the boundaries of the site. However, given the nature of the proposals and the fact that the proposed training equipment will not be ‘energised’, it is considered that significant noise impacts will not arise during both the construction and operation period. Notwithstanding this, a noise assessment will accompany the planning application to further demonstrate that no likely significant noise effects on surrounding receptors will occur and that internal noise levels within the development itself will be within acceptable limits for a training centre use.

Biodiversity net gain

There is a commitment to achieving Biodiversity Net Gain (BNG) enhancement on the proposed project, which means an approach to development which ensures that habitats for wildlife are left in a better condition than prior to development. This will be delivered through native species-rich landscaping proposals which are designed to maximize opportunities for habitat creation and tie in with the overall site masterplan requirements.

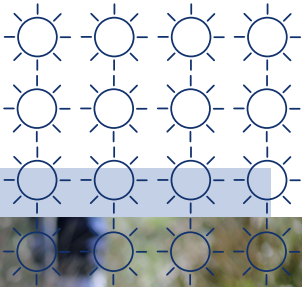
Transport

Construction and operational traffic access for the site would be taken off the Camiestone Road via the Thainstone Roundabout on the A96. A suitable level of transport analysis will be undertaken and submitted with the application to set out the impact of transport related matters associated with the proposed development, with mitigation measures proposed in line with best practice to reduce the effects on traffic and transport. This will include a:

- Construction Traffic Management Plan (CTMP);
- Construction Environmental Management Plan (CEMP)
- A Staff Sustainable Travel Plan; and
- Design of appropriate access arrangements, with full consideration for the road safety of all users

Cultural heritage

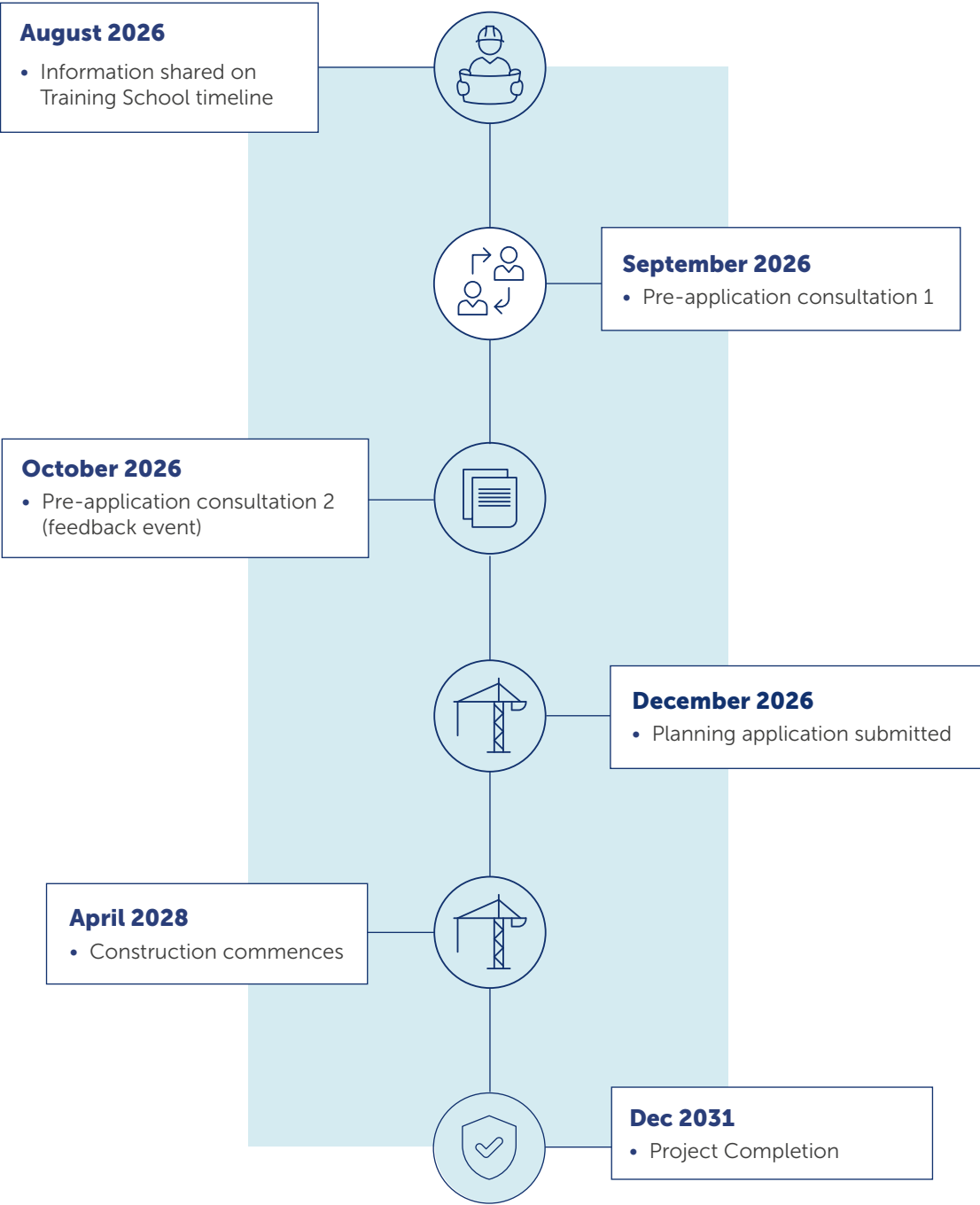
There are no designated cultural heritage assets within the development site. The closest listed building (Thainstone House, now a hotel) is located 0.5km approx. to the north of the site. It is not considered the proposed development would have a negative effect on the setting of this listed building due to the separation distance, the intervening tree screening on the boundary of the Thainstone Business Park, and the fact that the location of the proposal is on a site that has been earmarked for development for many years.



Previous planting being carried out as part of SSE’s employee volunteering programme

Project timeline

This timeline shows the main stages of the project from design development through consent, construction and commissioning.



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

The planning application process

The legislation that enables the planning of projects like the Thainstone Project is the Town and Country Planning (Scotland) Act 1997

Engaging the right people

Local Planning Authorities determine the outcome of most applications made under the Town and Country Planning Act. They also confirm whether projects require Environmental Impact Assessments (EIAs). It is considered that the project does not constitute EIA development. An EIA Screening request to the Council will be made publicly available once submitted. The Thainstone Training Centre project is classed as "Major Development", meaning that pre-application consultation is required with the public and interested parties.



The pre-application consultation process

A Proposal of Application Notice (PAN) was submitted to Aberdeenshire Council on 26 August 2026. This is the first stage in the planning application process, and the beginning of a consultation period that must run for at least 12 weeks before the submission of a planning application. The plans we are consulting on at this event might change between now and the submission of a planning application as community feedback is considered. The red line boundary submitted with the PAN represents the maximum extent of the land potentially included in the application site, but this area may be reduced or rationalised as the development proposal becomes finalised. There is a requirement to hold two events to provide the opportunity for members of the public to comment on the proposals. This public event represents the first consultation event. A second consultation event will be held on 27 October 2026 at which feedback will be given on the views obtained at this first event. There will also be a short opportunity for comment after this second event and comments will be included in a Pre-application Consultation Report that is submitted with the planning application.



Have your say

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

The feedback period :

We will accept feedback from now until **7 October 2026**.

How to provide feedback

Submit your feedback online by scanning the QR code on this page or via the form on our project webpage at: ssen-transmission.co.uk/transmissiontrainingcentre

Email the feedback form to the Community Liaison Manager.

Or write to us enclosing the feedback form at the back of this booklet.

What we're seeking views on

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

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

We encourage all interested community members to fill in a feedback form when submitting feedback, however if you prefer, you can email us to provide your feedback or ask any questions.

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/transmissiontrainingcentre

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.

Community Liaison Manager

Rob Whytock

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

rob.whytock@sse.com

@ssentransmission

SSENTransmission

SSEN Transmission

Your feedback

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

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

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

Comments:

Q2. Have we adequately explained the need for the new training centre?

Comments:

Q3. Are there any local matters relating to the project that you consider important and should be brought to the attention of the project team?

Comments:



Q4. We are committed to achieving biodiversity net gain as part of our proposals. Do you have any suggestions for biodiversity measures that we could consider in the design of the proposals?

Comments:

Q5. Is there anything you'd like to bring to our attention that you believe we may have not already considered during the project development?

Comments:

Full name:

Email:

Telephone:

Address:

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

☐

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

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

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

Email: rob.whytock@sse.com

Online: ssen-transmission.co.uk/TransmissionTrainingCentre

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

Comments forms and all the information from today's event will also be available to download from the project website.
We intend to use Artificial Intelligence (AI) to assist our experienced teams in the analysis of your feedback, so we can categorise key points raised more quickly. You can learn more about how we're utilising AI at: ssen-transmission.co.uk/AIFAQ
Any information given on the feedback form can be used and published anonymously as part of Scottish and Southern Electricity Networks consultation report. By completing this feedback form you consent to Scottish and Southern Electricity Networks using feedback for this purpose.

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