Novar 1 Wind Farm Repowering

Chapter 1 - Introduction

September 2026



1 Introduction

1.1 Introduction

1.1.1 This Environmental Impact Assessment Report (EIAR) has been prepared by Ramboll UK Limited ('Ramboll') on behalf of Beaufort Wind Limited ('the Applicant') to accompany an application for consent to repower the existing Novar 1 Wind Farm with a generation capacity of greater than 50 megawatts (MW). The project is to be referred to as Novar 1 Wind Farm Repowering ('the Proposed Development'). The application to the Scottish Ministers seeks consent under Section 36 of the Electricity Act 1989 and a direction under Section 57(2) of the Town and Country Planning (Scotland) Act 1997 (as amended) that planning permission is deemed to be granted for the Proposed Development (the 'Section 36' application). The Proposed Development would comprise up to 9 turbines with a maximum tip height of up to 180 metres (m) on land within the Novar Estate which is approximately 11 kilometres (km) north of Dingwall and 9 km northwest of Alness, in close proximity to the Cromarty Firth in northern Scotland and in the local planning authority area of The Highland Council (THC), as shown in **Figure 1.1 (Site Location) (EIAR Volume 3a)** (the 'Site').

1.1.2 The EIAR comprises five volumes:

- Volume 1: Non-Technical Summary (NTS);
- Volume 2: Main Report;
- Volume 3a: Figures;
- Volume 3b: NatureScot visualisations;
- Volume 3c: THC visualisations;
- Volume 4: Technical Appendices; and
- Volume 5: Confidential Appendices.

1.2 The Applicant

1.2.1 The Applicant, Beaufort Wind Limited (BWL) is a wholly owned subsidiary of Nadara who are a leading European renewable energy generator committed to generating clean and reliable electricity while supporting local communities, economies and sustainable growth. Nadara was formed following the merger of Renantis (formerly Falck Renewables) and Ventient Energy, the latter of which has owned and operated Novar 1 Wind Farm since 2017.

1.2.2 Nadara operates a portfolio of 4.3 Gigawatt (GW) encompassing 200 wind, solar, biomass and energy storage plants across the UK, Europe and the United States. In the UK, Nadara operates 44 onshore wind farms, including 22 in Scotland, many of which are coming towards the end of their operational life. Repowering existing wind farms will play a key role in helping to meet Scottish and UK renewable energy and net zero targets. Repowering can deliver additional renewable energy capacity efficiently and Nadara is a key player in this space.

1.2.3 For further information about Nadara in the UK visit https://nadara.com/.

1.3 Purpose of the EIAR

1.3.1 The EIAR has been prepared to accompany the Section 36 application for the Proposed Development. The EIAR has been prepared in accordance with The Electricity Works (Environmental Impact Assessment) (Scotland) Regulations 2017 (herein referred to as the

'EIA Regulations'). The EIAR has been prepared to meet the requirements of Schedule 4 of the EIA Regulations and the Institute of Sustainability and Environmental Professionals (ISEP) EIA Quality Mark Criteria.

1.3.2 The Proposed Development is of a type listed in Schedule 2 of the EIA Regulations (item (1) 'a generating station') for which an Environmental Impact Assessment (EIA) is required if the development is likely to have significant effects on the environment by virtue of factors such as its nature, size or location. In this case, the Applicant has volunteered to undertake an EIA rather than request a formal screening opinion.

1.3.3 The EIAR presents an assessment of the likely significant environmental effects of the Proposed Development and the measures envisaged to avoid, prevent and reduce such effects. The EIAR forms a suite of documents prepared to accompany the application for Section 36 consent. The other supporting documents include:

- Planning Statement;
- Design and Access Statement;
- MD-SEDD Checklist;
- Socio-Economic Benefit Statement; and
- Pre-Application Consultation Report.

1.4 Terminology

1.4.1 The following terminology has been used throughout this EIAR:

- 'Site' refers to everything within the red line application boundary;
- 'Turbine Array' refers to the main part of the Site on the ridgeline where the existing Novar 1 Wind Farm turbines are located and the proposed new turbines would be sited;
- 'Access Route' refers to the existing vehicular track within the Site which is used to access the Turbine Array and the existing substation from the B817;
- 'Main Vehicular Access Point' refers to the junction of the Access Route and the B817 and would be utilised during the decommissioning of the Novar 1 Wind Farm and the construction of the repowered wind farm;
- 'Secondary Vehicular Access Route' refers to the existing route within the Site between the existing substation and Boath Road (U1990). This would be used during the operational phase of the Proposed Development;
- 'Secondary Vehicular Access Point' means the junction of the Secondary Vehicular Access Route and Boath Road (U1990); and
- 'Internal Tracks' refers to the routes between the Access Route and the proposed turbines.

1.5 Outline of the Proposed Development

1.5.1 The Proposed Development involves the full repowering of the existing Novar 1 Wind Farm (refer to **Figure 1.2 (Existing Novar Wind Farm Layout) (EIAR Volume 3a)**). This would include the decommissioning and removal of the existing 34 turbines along with reinstatement where land is not required for construction of the new turbines, and the construction of a maximum of 9 new turbines, each with a maximum blade tip height of up to 180 m. The key elements of the Proposed Development include:

- Decommissioning and restoration (as appropriate) of the existing wind farm including the removal of all 34 existing turbines and some of the supporting infrastructure such as those crane pads and Internal Tracks that are no longer required;
- Up to nine new turbines with a rotor blade diameter of approximately 162 m, a hub height of approximately 99 m, and a maximum tip height of up to 180 m, with a combined generation capacity of over 50 Megawatts (MW);
- Foundations and hardstanding areas to support each new wind turbine;
- Widening and upgrade of existing sections of Internal Tracks;
- Construction of new sections of Internal Track;
- Watercourse crossings;
- Demolition of the existing substation and control building and construction of a new substation and control building using the same area and further additional land;
- Underground cable arrays within the Site connecting the new turbines to the on-Site substation. These would be located in trenches alongside the new sections of Internal Track;
- Creation of a borrow pit to source aggregate to support the construction phase;
- Construction of three temporary construction compounds;
- Widening of the existing Access Route between the Main Vehicular Access Point and the Turbine Array to accommodate Heavy Goods Vehicles (HGV). The Secondary Vehicular Access Point from Boath Road (U1990) would be retained for Light Goods Vehicles (LGV) during the operational phase of the Proposed Development; and
- Biodiversity enhancement measures including 135.7 hectares (ha) of peatland restoration are proposed within the Application Boundary. An additional 12 ha for peatland restoration may be available either within land controlled by Novar Estates, or at another appropriate location subject to the outcome of ongoing landowner engagement. In addition, 0.7 ha of compensatory tree planting is proposed within the wider Novar Estate.

1.5.2 The existing Novar 1 Wind Farm has an agreement to export up to 18.5 MW to the grid at Alness substation through a combination of overhead lines and underground cables. It is anticipated that a new grid connection will be required to connect the Proposed Development to the grid. The new connection would be progressed by Scottish and Southern Electrical Networks (SSEN) who would be responsible for confirming the requirements and securing any necessary consents. An indicative underground route between the Site and a potential new substation close to the site of the existing substation has been proposed by SSEN based on a desktop review of technical and environmental constraints undertaken by SSEN. Given the connection will be subject to further detailed survey and planning, the indicative route is subject to change.

1.5.3 The recent legal decision in the Raeshaw Farms Limited v Scottish Ministers case[1] has resulted in greater consideration of energy developments and their grid connection. In response, a Grid Connection Environmental Appraisal is presented in **Appendix 3.4 (EIAR Volume 4)**.

1.5.4 To transport turbine components between the anticipated port of entry (Nigg) and the Site, it is anticipated that some limited highway works would need to be undertaken at selected junctions along the route. The minor nature of these works means that they are unlikely to

[1] Raeshaw Farms Ltd v Scottish Ministers and Energiekontor UK Ltd [2026] CSIH 10 (Inner House, Court of Session, 17 February 2026).

generate any significant environmental effects. Further information is provided in **Technical Appendix 11.1: Transport Assessment (Volume 4)**.

1.5.5 The Applicant is seeking consent for an operational period of 35 years, and it has been assumed that once the wind farm ceases operation that the Site would be decommissioned in a similar way to what is being proposed for the existing Novar 1 Wind Farm. Consequently, the majority of the proposed infrastructure would be temporary but in place over a long-term period i.e., 35 years. There are other elements of the Proposed Development that are temporary but over a short-term period, such as the construction compounds and borrow pit where the disturbed land would be restored once the repowered wind farm becomes operational. For the purposes of assessment, it has been assumed that all elements of the Proposed Development would be temporary with the exception of the widened Access Route from the B817.

1.6 Structure of the EIAR

1.6.1 The structure of this EIAR is outlined in Table 1.1 below.

Table 1.1 EIAR Structure

Volume	Chapter	Description
Volume 1	Non-Technical Summary (NTS)	The NTS is presented in a separate document and provides a concise description of the Proposed Development, baseline assessment methodology, likely significant environmental effects and proposed mitigation measures. It has been prepared to provide information on the Proposed Development in a widely accessible format using non-technical language which can be understood by a wide audience and assist interested parties with their familiarisation of the Proposed Development.
Volume 2	Chapter 1: Introduction	Chapters 1-3 of the EIAR describe the Site, introduce the Proposed Development, and explain the EIA methodology. Chapter 4 documents the design process and explains the alternatives that have been considered.
	Chapter 2: EIA Methodology and Scope	
	Chapter 3: Site Description and Proposed Development	
	Chapter 4: Design Evolution and Alternatives	
	Chapter 5: Landscape and Visual Amenity	Chapters 5-12 of the EIAR consider the potential significant environmental effects of the Proposed Development for the key environmental disciplines identified through the scoping process. Each topic is presented in a separate technical chapter and reports the conclusions of the assessment of likely significant effects and proposed mitigation measures. These chapters also include an assessment of potential inter-project cumulative effects from the Proposed Development in combination with other cumulative developments up to 35 km from the Site.
	Chapter 6: Cultural Heritage	
	Chapter 7: Ecology	
	Chapter 8: Ornithology	
	Chapter 9: Hydrology, Hydrogeology, Soils and Peat	
	Chapter 10: Noise	
	Chapter 11: Traffic and Access	

Table 1.1 EIAR Structure		
Volume	**Chapter**	**Description**
	Chapter 12: Aviation	
	Chapter 13: Cumulative Effects	This chapter reports any intra-project cumulative effects which is where individual effects from the same project can combine to generate a combined effect on a sensitive receptor e.g. neighbouring property, which is significant.
	Chapter 14: Summary of Significant Residual Effects	This chapter summarises the likely significant residual effects that are predicted to remain following the implementation of all mitigation measures.
Volume 3a	Figures	Volume 3a provides a set of figures that accompany the EIAR to aid the reader's understanding of the text.
Volume 3b	NatureScot visualisations	Volume 3b presents the NatureScot visualisations specific to Chapter 5: Landscape and Visual Amenity and Chapter 6: Cultural Heritage (EIAR Volume 2)
Volume 3c	THC visualisations	Volume 3c presents the THC visualisations specific to Chapter 5: Landscape and Visual Amenity (EIAR Volume 2).
Volume 4	Technical Appendices	Volume 4 provides appendices including further detail on the assessments presented in Volume 2. The appendices comprise technical reports, tables and survey results as appropriate.
Volume 5	Confidential Appendices	Volume 5 includes those documents that contain sensitive information which will only be made available to the Energy Consents Unit (ECU) and selected statutory consultees.

1.7 Statement of Competence

1.7.1 In accordance with Regulation 5(5) of the EIA Regulations, by appointing Ramboll the Applicant has ensured that the EIAR has been prepared by competent experts. In particular, the EIAR has been compiled and approved by professional EIA practitioners at Ramboll, holding relevant undergraduate and post-graduate degrees, membership of the Institute of Sustainability & Environmental Professionals (ISEP) and Chartered Environmentalist status with the Society for the Environment. The EIAR meets the requirements of the ISEP EIA Quality Mark Scheme. This is a voluntary scheme operated by ISEP that allows organisations to make a commitment to excellence in EIA and to have this commitment independently reviewed on an annual basis.

1.7.2 Each of the assessments (**Chapters 5 to 13 (EIAR Volume 2)**) have been undertaken by experts in their fields and reviewed by Ramboll. Statements of competence for the EIA coordinators and technical assessors are provided in Table 1.2 below.

Table 1.2: Competence of Technical Leads by EIAR Topics			
EIAR Topic	**Technical Lead, Company**	**Qualifications**	**Statements of Competence**
Coordination, Volume 1: NTS, Volume 2: Introductory and Summary Chapters (Chapters 1 to 4, 13 and 14)	Stephen Price (Project Director), Ramboll	▪ BA (Hons) ▪ Dip T.P. ▪ MA ▪ MRTPI ▪ Practitioner Member of Institute of Sustainability and Environmental Professionals (PISEP)	Stephen is a Chartered Town Planner (MRTPI) and Practitioner Member of ISEP. He has over 20 years' experience and has provided environmental planning advice on a range of projects, including energy, waste, commercial development, residential, healthcare, rail and high-speed rail.
	Marianna Rostkowska (EIA Coordination), Ramboll	▪ BSc (Hons) ▪ Associate Member of ISEP	Marianna is an Impact Assessment Consultant at Ramboll with a BSc (Hons) in Sustainability and Environmental Management from the University of Leeds. Marianna is an Associate Member of the Institute of Sustainability and Environmental Professionals (ISEP). She has two years' experience coordinating EIA work for energy projects, including onshore wind farms and grid connections.
Landscape and Visual Amenity	Ross Allan, Ramboll	▪ PG Diploma ▪ MSc ▪ BSc (Hons) ▪ Chartered Member of the Landscape Institute, 2015	Ross is a Landscape Architect/Landscape Planner, a Chartered Member of the Landscape Institute and a Managing Consultant at Ramboll. Ross's area of expertise and experience is in landscape and visual impact assessment of linear infrastructure, energy generation projects and housing development. Over the past 20 years Ross has been involved in renewable energy and has worked on over 100 onshore wind farm developments in Scotland, England, Wales, Northern Ireland and Ireland.
	James Welch, SLR Consulting	▪ BA (Hons) ▪ Chartered Member of the Landscape Institute, 1987 ▪ Fellow of the Landscape Institute 2013	James is a Landscape Architect/Environmental Planner, a Fellow of the Landscape Institute and Director at SLR Consulting. The main focus of James's work is landscape/environmental planning, and he advises clients across the full development spectrum on all aspects of site planning and landscape capacity for development. While his experience includes the design and implementation of some significant landscape projects, he has particular experience in the field of landscape and visual impact assessment, related to housing, commercial, infrastructure and energy generation projects. In the past twenty years he has established specific expertise in renewable energy and has been involved in over

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			150 wind farm developments in Scotland, England, Wales and Northern Ireland, including repowering projects. James also has extensive experience as an Expert Witness in respect of landscape and visual matters and has provided evidence at some 100 Public Inquiries; Planning Appeals and Hearings in Scotland, England, Wales and Northern Ireland.
Cultural Heritage	Sam Williamson, AOC Archaeology	▪ MA ▪ Member of the Chartered Institute for Archaeologists (MCIfA)	Sam is a Senior Project Officer and Member of the Chartered Institute for Archaeologists (CIfA) CIfA, with over 10 years' experience in commercial archaeology having worked within the fieldwork sector for several years before moving into a consultant role. She has prepared desk-based assessments, heritage impact assessments and environmental impact assessments for proposed wind farms, solar farms and other large infrastructure projects across Scotland and England.
	Lynne Roy, AOC Archaeology	▪ BA ▪ MSc ▪ MCIfA	Lynne Roy is a Consultancy Project Manager and a Member of CIfA with over 20 years' experience working on cultural heritage assessments. Lynne specialises in EIA and has managed and produced the ES/EIA Report chapters for over 45 wind farm schemes in the UK as well as numerous solar farms and large-scale urban projects.
Ecology	Adam Fitchet, Ramboll	▪ BSc (Hons), ▪ Full Member of the Chartered Institute of Ecology and Environmental Management (CIEEM)	Adam Fitchet is an ecology and biodiversity specialist with 18 years' experience of professional consultancy work. Adam has worked on a variety of developments including in the energy sector including overhead power lines, wind farms, solar farms, oil and gas pipelines, as well as mining and others such as roads and housing developments. Adam specialises in survey, assessment and development of robust and sustainable mitigation and enhancement for protected species. A particular specialism is ornithology for which he has extensive experience of both survey and assessment (including collision risk modelling).

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	Neil Campbell, Ramboll	▪ BSc ▪ MSc	Neil is a Senior Ecologist with 5 years' experience working on renewable energy projects in both the UK and Ireland. Neil specialises in habitat and bat surveys with extensive experience in peatland habitats in Scotland. Neil has lead survey and reporting efforts for over 20 wind projects in the UK and Ireland, as well as managing projects for solar and housing developments.
Ornithology	Danny Oliver, Ramboll	▪ BSc (Hons) ▪ CIEEM	Danny is a managing ornithologist who has worked with Ramboll for 13 years. This follows on from taking part in the Scottish Wildlife Trust's hugely competitive Developing Ecological Survey Skills course; which involved 18 months of intensive training in identification of organisms and implementation of relevant ecological survey methods. Danny is a key part of the Ramboll Ecology team in Edinburgh, completing a wide variety of field surveys as well as the office-based analysis and reporting of projects. Danny specialises in ornithological surveys and desk-based assessment of impacts on ornithological and ecological features using GIS or scientific modelling. He has undertaken bird surveys in Scotland, England and Diego Garcia and has undertaken collision risk analysis on projects in Scotland, Senegal, Lebanon and USA.
	Teodora Bokonyi, Ramboll	▪ BSc (Hons) ▪ PG Diploma	Teodora is a Consultant Ecologist and has worked for Ramboll for 3 years. She took this position following 8 years of educational, work and volunteering experience in the field of ecology, ornithology and environmental management. Within the ecology team, her tasks include completion of fieldwork entailing ornithological and habitat surveys, National Vegetation Classification (NVC) surveys, habitat condition assessments, and protected species surveys. She provides assistance with a wide range of environmental appraisals and impact assessment reports, including Site Options Appraisals, Habitat Regulation Assessments. She also has work experience in tree surveying, bat surveying and monitoring plant diversity.
Hydrology, Hydrogeology and Geology	Jo Thorp, Ramboll	▪ Member of the Chartered Institution of Water and Environmental Management	Jo has 8 years' experience of hydrological environmental assessment for renewables projects including wind farms, solar farms, hydrogen production and energy infrastructure sites. Jo has carried out field data collection, stakeholder consultation and preparation of written and visual material for planning and EIA submissions. Jo is experienced in the use of geospatial data collection methods

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		▪ BA ▪ MSc	and GIS in carrying out hydrological assessment for EIA submissions. He also provides advice to clients on the implementation statutory guidance, planning guidance and best practice measures for drainage and pollution prevention to meet regulatory standards and the requirements of international funding bodies
	Stephen Holmes, Ramboll	▪ Member of Institution of Chartered Engineers (ICE) ▪ BSc	Stephen is a Geotechnical Engineer and Associate at Ramboll with over 20 years' experience of geotechnical engineering and earthworks design. He has over 8 years' experience of scoping, coordinating and designing peat surveys and authoring Peat Landslide Hazard Risk Assessments (PLHRA) reports to comply with Scottish Government guidance. Stephen is experienced in identifying wind farm and transmission design mitigation measures to mitigate peat slide risk and avoidance measures to comply with the Scottish Environmental Protection Agency (SEPA) National Planning Framework 4 (NPF4) hierarchy.
	Jeff Turner, Ramboll	▪ CEnv ▪ MIEnvSc ▪ Member of the Institute of Environmental Science ▪ PISEP ▪ BSc (Hons)	Jeff is a Chartered Environmentalist and member of the Society for the Environment, Institute of Environmental Science, and Institute of Sustainability and Environmental Professionals (formerly Institute of Environmental Management and Assessment) (CEnv, MIEnvSc, PIEMA, BSc (Hons)). Jeff has over 25 years' experience in the co-ordination and management of EIAs, including those for renewable energy developments. As part of this experience, Jeff has been responsible for managing the potential effects of wind farm infrastructure on peat and carbon rich soils, including the identification of suitable mitigation measures to minimise the effects from development.
Noise	Dr Matthew Cand, Hoare Lea	▪ Member of Institute of Acoustics	Dr Cand is a full member of the Institute of Acoustics and an Associate Director at Hoare Lea. He has over 20 years' experience in the assessment of environmental acoustics and has conducted more than 90 EIA noise assessments. This has included work on wind and solar energy developments at different scales, including nationally significant projects. He is an expert in the assessment of wind farm noise and is one of the authors of the UK Institute of Acoustics Good Practice Guide (IOA, 2013). He has also been engaged as expert witness at planning inquiries.
	Rylan Norcross, Hoare Lea	▪ MEng Member of Institute of Acoustics	Rylan is a member of the Institute of Acoustics, a Senior Acoustics Engineer at Hoare Lea and holds an MEng Acoustical Engineering degree from the University of Southampton. He has over 7 years' experience in the assessment of

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			environmental acoustics and has conducted more than 20 EIA noise assessments, with a focus on wind, solar and battery storage energy developments at different scales, including nationally significant energy infrastructure projects in the UK and Ireland.
Traffic and Access	Gordon Buchan, Pell Frischmann	▪ B.Eng. (Hons) ▪ MSc ▪ Chartered Engineer ▪ Fellowship of Chartered Institution of Highways and Transportation (FCIHT) ▪ Chartered Member of the Institution of Logistics and Transport (CMILT)	Gordon has over 28 years' experience of undertaking the transport assessments associated with new developments and has worked on renewable energy and energy distribution projects across the UK, Ireland and Northern Europe.
	Stephen Cochrane, Pell Frischmann	▪ BSc (Hons) ▪ HND ▪ CMILT ▪ FCIHT	Stephen is an Associate Director within the Traffic and Transport team at Pell Frischmann. He has over 22 years' experience in the traffic and transportation industry and over 17 years' experience in the production of EIA transport chapters (and associated studies) for onshore wind farms and other energy generation and distribution projects in Scotland. Stephen is a Chartered Member of the Chartered Institute of Logistics and Transport (CMILT) and a Member of the Chartered Institution of Highways and Transportation (MCIHT).
Aviation	Malcolm Spaven, Aviatica	▪ MSc ▪ MA (Hons)	Malcolm Spaven holds an MA (Hons) from the University of Edinburgh and an MSc in Rural & Regional resources Planning from the University of Aberdeen. He is a qualified pilot and flying instructor with 2,500 hours flying experience. He has 30 years' experience of assessing the impacts of renewable energy developments on aviation and has been engaged as an expert witness at more than 20 planning inquiries.

1.8 Copies of the EIAR

1.8.1 Paper copies of the EIAR containing the EIAR will be made available at the following publicly accessible locations:

- Cornerstone Café, 16 Balconie Street, Evanton, IV16 9UN; and
- Alness Library, Averon Leisure Centre, High Street, IV17 0QB.

1.8.2 One further public paper copy will be accessible for public viewing by prior appointment at the THC Local Area Office at:

- Dingwall Council Offices, 84 High Street, Dingwall, IV15 9QN.

1.8.3 This EIA Report, including all figures, technical appendices and accompanying documents are available to view and download from the project website (https://novar1repowering.co.uk).

1.8.4 The application documents are available on the Scottish Government Energy Consents portal (ref: ECU00006087) (https://www.energyconsents.scot/Default.aspx).

1.8.5 The Applicant has been in contact with all the statutory consultees to understand their requirements for receiving physical copies of the EIAR.

1.8.6 For anyone who is unable to access the documentation online or in person at one of the public viewing locations, a USB copy will be made available free of charge.

1.8.7 Hard copies of the NTS can also be made available free of charge by contacting Novar1repowering@nadara.com.

1.8.8 In the interests of sustainability, use of the paperless (ECU/project website) version is strongly recommended.

1.9 Commenting on the Application

1.9.1 When the application has been validated by the ECU, the Applicant will advertise it in accordance with legislation, as follows:

- The Scotsman for one week;
- The Edinburgh Gazette for one week; and
- The Ross-Shire Journal for two weeks.

1.9.2 The advertisement will provide details of the date by which representations should be made. The Scottish Government will invite formal representations on the Proposed Development, which will be considered before the application is determined.

1.9.3 Any representations in relation to the application should be made via the Energy Consents website at www.energyconsents.scot or by post to The Scottish Government, Energy Consents Unit, 4th Floor, 5 Atlantic Quay, 150 Broomielaw, Glasgow, G2 8LU, identifying the Proposed Development and specifying the grounds for representation. Written or emailed representations should be dated, clearly stating the name (in block capitals), full return email and postal address of those making representations.