



IN BY FOR | SHETLAND



Neshion Energy Park

Design and Access Statement

June 2026



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1. Introduction

Neshion Ltd ('the Applicant') propose to construct and operate Neshion Energy Park ('the Proposed Development').

The Proposed Development is a renewable energy development comprised of up to eight wind turbines, a Battery Energy Storage System (BESS) and associated infrastructure adjacent to Sullom Voe Oil Terminal (SVT) and the Shetland Gas Plant in Shetland, Scotland. The assessment is based on the Proposed Development as described in **Chapter 2: Proposed Development (EIAR Volume 2)**.

The Site location is shown in **Figure 1: Site Location**.

An application for consent is being made under Section 36 of the Electricity Act 1989¹ to the Scottish Ministers.

1.1 Legislative Framework

The Town and Country Planning (Development Management Procedure (Scotland) Regulations 2008/ 2013 require applications for 'major' development to be supported by a Design Statement. There is no statutory requirement for applications for consent under the Electricity Act 1989 to be supported by a Design Statement; however, the Applicant has opted to provide one as a good practice measure.

The purpose of the Design and Access Statement is to explain the design principles and concepts that have been applied. Consideration has been given to PAN 68² which outlines the key principles and concepts to be considered within a design statement. In line with the Scottish Government guidance³, the statement does not extend to the consideration of internal aspects of individual buildings.

¹ Electricity generation projects below 50 MW are authorised under the Town and Country Planning (Scotland) Act, 1997. Those over 50 MW are authorised under Section 36 of the Electricity Act, 1989.

² Scottish Government, 2003. Planning Advice Note 68: Design Statements. Online. Available at: <https://www.gov.scot/publications/planning-advice-note-68-design-statements/> [Accessed 30/01/2026]

³ Scottish Government, 2013. Scottish Planning Series Circular 3 2013: Development Management Procedures. Available at: <https://www.gov.scot/publications/planning-series-circular-3-2013-development-management-procedures/> [Accessed 30/01/2026]

2. Policy Considerations

National Planning Framework 4 (NPF4)⁴ is the national spatial strategy for Scotland, setting out the spatial principles, regional priorities, national developments and national planning policy.

A dominant theme within NPF4 is addressing the global climate emergency through the need to reduce greenhouse gas emissions and adapt to the impacts of climate change. NPF4 sets out a spatial strategy to ensure a net zero society and nature positive country.

NPF4 has introduced centralised development management policies which are to be applied Scotland wide, and also continues the approach set out in NPF3 of identifying national developments. Proposed National Development 3 (ND3), entitled 'Strategic Renewable Electricity Generation and Transmission Infrastructure', includes renewable energy developments of over 50 MW in installed capacity; therefore, the Proposed Development has national development status. The Proposed Development would make a contribution to the attainment of renewable energy and electricity targets and emissions reduction at both the Scottish and UK levels; the quantification of this contribution is described in Technical Appendix 2.3: Carbon Balance Assessment (EIAR Volume 4).

Policy 11 of NPF4, the principle policy used in the assessment of wind energy developments, intends to "encourage, promote and facilitate all forms of renewable energy development onshore and offshore. This includes energy generation, storage, new and replacement transmission and distribution infrastructure and emerging low-carbon and zero emissions technologies including hydrogen and carbon capture utilisation and storage (CCUS)".

Since the adoption of NPF4 in 2023, NPF3 and Scottish Planning Policy (SPP) has been superseded.

The Shetland Local Development Plan 2014 (LDP)⁵, adopted in September 2014, also forms part of the relevant statutory Development Plan for the area where the Proposed Development is located.

The design statement has also, amongst others, given regard to:

- The Electricity Act 1989⁶;
- The Town and Country Planning (Scotland) Act 1997⁷;
- Climate Change Act 2008⁸;
- Committee on Climate Change – The Sixth Carbon Budget, The UK's Path to Net Zero⁹;

⁴ Scottish Government (2023) National Planning Framework 4. Available at: <https://www.gov.scot/publications/national-planning-framework-4/>

⁵ Shetland Islands Council (2014) Local Development Plan. Available at: <https://www.shetland.gov.uk/development-plans-policy/development-plans/2> [Accessed: 30/01/2026]

⁶ Scottish Ministers. Electricity Act 1989. Online. Available at: <https://www.legislation.gov.uk/ukpga/1989/29/contents> [Accessed 30/01/2026]

⁷ Scottish Ministers. Town and Country Planning (Scotland) Act 1997. Online. Available at: <https://www.legislation.gov.uk/ukpga/1997/8/contents> [Accessed 30/01/2026]

⁸ UK Government. The Climate Change Act 2008 (2050 Target Amendment) Order 2019. Online. Available at: <https://www.legislation.gov.uk/ukdsi/2019/9780111187654> [Accessed 30/01/2026]

⁹ Climate Change Committee, December 2020. Sixth Carbon Budget. Online. Available at: <https://www.theccc.org.uk/publication/sixth-carbon-budget/> [Accessed 30/01/2026]

- Progress in Reducing Emissions and Progress in Scotland – 2023 Progress Reports to Parliament¹⁰;
- Energy White Paper – Powering our Net Zero Future¹¹;
- The Scottish Government's 'Programme for Scotland 2023-2024 'A Fairer, Greener Scotland'¹²;
- The Scottish Climate Change Plan: third report on proposals and policies 2018-2032 (RPP3)¹³;
- Update to the Climate Change Plan 2018–2032: Securing a Green Recovery on a Path to Net Zero¹⁴;
- The Scottish Energy Strategy¹⁵;
- Scotland's Energy Strategy Position Statement¹⁶;
- The Onshore Wind Policy Statement 2022¹⁷; and
- The Onshore Wind Sector Deal¹⁸.

¹⁰ Climate Change Committee, March 2024. Progress Report to Parliament. Online. Available at: <https://www.theccc.org.uk/publication/progress-in-reducing-emissions-in-scotland-2023-report-to-parliament/> [Accessed 30/01/2026]

¹¹ UK Government, December 2020. Energy White Paper – Powering our Net Zero Future. Online. Available at: <https://www.gov.uk/government/publications/energy-white-paper-powering-our-net-zero-future> [Accessed 30/01/2026]

¹² Scottish Ministers. The Scottish Government's 'Programme for Scotland 2023-24' 'A Fairer, Greener Scotland', 2023. Online. Available at: <https://www.gov.scot/publications/programme-government-2023-24/> [Accessed 30/01/2026]

¹³ Scottish Ministers, 2025. The Scottish Climate Change Plan. Online. Available at: <https://www.gov.scot/publications/scotlands-climate-change-plan-2026-2040/> [Accessed 30/01/2026]

¹⁴ Scottish Ministers, 2020. Update to the Climate Change Plan 2018 – 2032: Securing a Green Recovery on a Path to Net Zero. Online. Available at: <https://www.gov.scot/publications/securing-green-recovery-path-net-zero-update-climate-change-plan-20182032/> [Accessed 30/01/2026]

¹⁵ Scottish Ministers, 2017. The Scottish Energy Strategy. Online. Available at: <https://www.gov.scot/binaries/content/documents/govscot/publications/strategy-plan/2017/12/scottish-energy-strategy-future-energy-scotland-9781788515276/documents/00529523-pdf/00529523-pdf/govscot%3Adocument/00529523.pdf> [Accessed 30/01/2026]

¹⁶ Scottish Ministers, 2021. Scotland's Energy Strategy Position Statement. Online. Available at: <https://www.gov.scot/publications/scotlands-energy-strategy-position-statement/> [Accessed 30/01/2026]

¹⁷ Scottish Ministers, 2022. Onshore Wind Policy Statement. Online. Available at: <https://www.gov.scot/publications/onshore-wind-policy-statement-2022/> [Accessed 30/01/2026]

¹⁸ Scottish Ministers, 2023. Onshore wind sector deal. Available at: <https://www.gov.scot/publications/onshore-wind-sector-deal-scotland/> [Accessed 30/01/2026].

3. Site Context

The Site covers an area of approximately 303 ha and is located on land east of Sullom Voe Oil Terminal and the Shetland Gas Plant in Shetland, Scotland.

The Site comprises an undulating plateau that ranges in elevation from mean high-water level at its northernmost extent by Ay Wick, to approximately 110 m Above Ordinance Datum (AOD) at the Hill of Crooksetter located east of the centre of the Site. Towards the southern end of the Site the topography gently undulates between 40 m AOD and 90 m AOD. The Site is drained by a number of natural burns such as the Aywick Burn and the Burn of Sand Water, along with artificial drainage ditches installed historically in an attempt to lower the water table and improve grazing conditions.

The Site comprises a combination of open heather moorland and grassland on peaty soils, which is used for rough grazing. The Site is typical of the wider landscape which exhibits a similar combination of hilly coastal terrain, small coastal islands and rocky coastal edges that mark the edge of the open waters of numerous voes (Orka Voe, Garths Voe, Tofts Voe and Firths Voe).

The Site is immediately adjacent to extensive industrialised areas in the form of SVT and the Shetland Gas Plant – these comprise expanses of concrete, vast networks of pipework, flare stacks, ancillary buildings and large storage tanks.

Settlements within approximately 1.5 km the Site are limited to scattered dwellings, in areas such as Toft, Brough and Garths Voe. Small settlements such as Firth and Mossbank are located approximately 2.1 km and 2.7 km from the Site, respectively.

The northern extent of the Site overlaps with two designated sites, Yell Sound Special Area of Conservation (SAC) and Yell Sound Site of Special Scientific Interest (SSSI).

There is one Scheduled Monument within the Site which is a prehistoric burial monument in the form of a chambered cairn, located to the north west of the summit of the Hill of Crooksetter.

4. Design Approach

The Applicant appointed a team of specialist consultants to work alongside the Applicant in designing and developing the energy park proposal. Consistent with renewable energy policy, the key overall objective is to maximise the energy generation potential of the Site, whilst having regard to the protection of sensitive environmental receptors. A design process was agreed with the team that included the parameters set out in the following paragraphs.

The approach to design was informed by and responded to:

- Good practice and windfarm design guidance such as SNH Siting and design of Wind Farms in the Landscape¹⁹;

Planning policy documents (e.g. NPF45⁴, Shetland LDP 6⁵); and

- Consultation responses received through pre-application consultation, EIA scoping and the Gatecheck process.

4.1 Design Brief

A design brief was agreed with the Applicant setting out key parameters for the Proposed Development. The brief included:

- a preliminary turbine layout which informed the feasibility work and assessment moving forward;
- details of land available (illustrated by the application boundary); and
- requirements for Site construction compounds, borrow pits, substation, BESS, laydown areas, access track geometry, and crane hardstanding geometry.

The design brief subsequently set the scope for constraint mapping with the Applicant being responsible for defining technical requirements such as turbine spacing to avoid turbulence, maximum gradient of potential turbine locations and associated track infrastructure.

4.2 Design Guidance

Design guidance from the Applicant confirmed the following requirements for Site infrastructure:

- turbines should be contained within the Site boundary by a distance equivalent to a turbine blade length (i.e. 86 m distance) where practicable;
- all watercourses should have a 50 m exclusion area placed around them, in order to ensure protection of water quality;
- access tracks should avoid steep longitudinal slopes in excess of 14% (8 degrees);
- access tracks should minimise the need for watercourse crossings;
- access track running width to be between 5 m and 7.5 m depending on gradient and bends;
- access tracks should be straight for 20 m before and after a bridge, culvert or hardstanding area;
- turning areas to be provided and sized to allow turning of loaded or unloaded blade transporters (as required); and

¹⁹ Scottish Natural Heritage (now NatureScot) (2017) Siting and designing wind farms in the landscape: Version 3a. Available at: <https://www.nature.scot/sites/default/files/2017-11/Siting%20and%20designing%20windfarms%20in%20the%20landscape%20-%20version%203a.pdf> [Accessed 30/01/2026]

- where possible, borrow pit search areas should be sited in locations that can be reached via existing tracks, in order to avoid the need to construct extensive sections of track to reach them and obtain materials.

Following agreement of the design brief, the team was instructed to undertake all necessary desktop studies and field work to identify key environmental receptors and constraints (including cumulative constraints) of relevance to the design and assessment of the Proposed Development.

Further analysis was completed to categorise constraints as either 'hard constraints' or 'soft constraints'. Hard constraints were defined as those features with formal protection as defined in legislation or adopted planning/industry guidance, whereas soft constraints were characterised as having potential to constrain the development but, subject to careful design consideration and/or mitigation measures, the Proposed Development could be accommodated.

4.3 Key Issues and Constraints

Following a baseline characterisation of the Site, the key environmental issues for consideration in the design process were identified. A summary of the key design considerations is provided below:

- Seascape, landscape character and visual, recreational and tourism amenity within a 45 km study area;
- Residential receptors to the east of the Site at Brough and Toft;
- Cultural heritage, including mapping all known assets within the Site, all known heritage assets and known previous archaeological interventions within a 1 km study area, all designated heritage assets within 5 km and nationally important designated assets within a 10 km study area of the Site to assess the potential for visibility and setting effects. Consideration was also given to the potential for setting impacts beyond 10 km;
- Sensitive fauna, with the mapping of the presence of European protected species;
- Sensitive habitats, particularly designated sites and peat forming habitats (supported by habitat and peat probing surveys) and habitats dependent on groundwater;
- Ornithology, including surveys for bird flight activity and breeding bird activity on the Site;
- Hydrology, hydrogeology and geology, including identifying all sensitive surface water features, flood risk areas, potential groundwater dependent terrestrial ecosystems, and peat depth;
- Traffic and transport, including all trunk roads and local roads that are likely to experience increased traffic flows;
- Operational noise levels and exposure at nearby properties; and
- Aviation and telecommunication constraints.

Further detail on the key environmental considerations is provided in Appendix 2.

4.4 Alternatives

4.4.1 Do-Nothing Alternative

The "do nothing" scenario is considered in the Environmental Impact Assessment Report (EIAR) as a basis for comparing the development proposal under consideration. This scenario is considered to represent the current baseline situation as described in the individual chapters of the EIAR.

It is recognised that the baseline would not remain static for the lifetime of the Proposed Development. In particular, and apart from any changes arising from economic and agricultural policies and economic market considerations, it is predicted that biodiversity and landscape would undergo some level of change as a result of climate change. Two publications from the Landscape Institute²⁰ and Scottish Natural Heritage²¹ (now NatureScot) consider the potential climate change effects on the landscape character. Due to the complexities and uncertainties inherent in attempting to predict the nature and extent of such changes to landscape and biodiversity during the lifetime of the Proposed Development, it has been assumed that the current baseline would subsist.

4.4.2 Wind Turbine Layout

Turbine Numbering

To maintain consistency in the design evolution narrative, turbine numbering was retained throughout the design process, irrespective of turbine removals from the array. Turbines were only renumbered once the final design was confirmed. A summary of the final turbine numbering is provided in **Table 1. Figure 2: Turbine Design Iterations** summarises the design evolution process for the turbine array.

Table 1: Summary of Turbine Numbering

Layout 1: Scoping Layout	Layout 2: Design Layout	Layout 3: Gate Check Layout	Layout 4: Design Freeze Layout	Proposed Development Turbine Numbering
1	1	1	1	4
2	2	2	2	3
3	3	3	3	5
4	4	4	4	6
5	5	5	5	2
6	Removed			
7	7	7	7	7
8	8	8	8	1
9	9	9	9	8
10	Removed			

²⁰ Landscape Institute (2008) Landscape architecture and the challenge of climate change, Position Statement, London, October 2008. Available at: <https://www.landscapeinstitute.org/wp-content/uploads/2016/03/LIClimateChangePositionStatement.pdf> [04/02/2026]

²¹ Land Use Consultants (2012) An assessment of the impacts of climate change on Scottish landscapes and their contribution to quality of life: Final Report. Scottish Natural Heritage Commissioned Report 488. Available at: <https://www.nature.scot/sites/default/files/2017-08/Publication%202012%20-%20SNH%20Commissioned%20Report%20488%20-%20An%20assessment%20of%20the%20impacts%20of%20climate%20change%20on%20Scottish%20landscapes%20and%20their%20contribution%20to%20quality%20of%20life%20-%20Final%20report%20-%20reduced%20size.pdf> [04/02/2026]

4.4.3 Layout 1: Scoping Layout (10 Turbines)

The Scoping Layout represented the layout that was developed based on an initial desk-based constraints review, taking account of the following:

- the outcome of the feasibility study which identified a 'preferred design envelope' in the northern section of the Site; and
- mapping of constraints including cultural heritage assets, watercourses and residential properties.

At this stage in the Site's design, it was considered that the Site could theoretically accommodate up to 10 turbines up to a 200 m maximum tip height.

The Scoping Layout is shown on **Figure 2: Turbine Design Iterations**.

4.4.4 Layout 2: Design Chill Layout (8 Turbines)

Following the Scoping stage, further environmental constraint information was gathered and led to the development of an amended layout, which was identified in response to the following:

- initial noise modelling of Layout 1 (Scoping Layout);
- community feedback following the initial public consultation period in March 2025;
- results of the Stage 1 peat probing survey; and
- the findings of the ornithology surveys and initial ecology surveys.

As a result of a review of the constraints outline above, the following turbine movements were made:

- Turbine 1 was moved south west to avoid ornithology constraints including breeding locations, territories and key flight lines;
- Turbine 2 was moved south west into an area of shallower peat to maintain a 200 m buffer distance from an otter holt in the west, and to maintain spacing with Turbine 1 and Turbine 5;
- Turbine 3 was moved south west to avoid ornithology constraints including breeding locations, territories and key flight lines, and to avoid deep peat;
- Turbine 4 was moved south west to avoid the SIC link buffer zone; ornithology constraints including breeding locations, territories and key flight lines; and to be in shallower peat;
- Turbine 5 was moved south west to be in shallower peat and to maintain watercourse buffer zones;
- Turbine 6 was removed due multiple constraints including deep peat, proximity to watercourses and proximity to key ornithological territory centres;
- Turbine 7 was moved south west to be in shallower peat and to tuck the turbine into the turbine array;
- Turbine 8 was moved west to be in shallower peat and maintain distance from near-natural peat habitat;
- Turbine 9 was moved north-west to be in shallower peat; and
- Turbine 10 was removed as a result of being located in deep peat, its proximity to watercourses and to reduce setting impacts between chambered cairns (Scheduled Monuments).

Overall, 2 turbines were removed resulting in an eight turbine layout.

Based on the layout changes outlined above, the civil engineering team prepared internal site tracks and infrastructure. During this process, the layout was refined through micro-siting of

turbines to optimise internal track and infrastructure alignment, whilst taking into consideration known environmental and engineering constraints, as well as maintaining turbine spacing to maximise wind resource potential. Locations within the Site for construction compounds, substations, BESS and borrow pits were also identified.

As part of the design development, alternative alignments for the main access track were considered. Routing the track closer to the turbine array was considered, however, the steepness of the topography in this area would have required extensive earthworks which were anticipated to result in a prominent scar on the landscape. To avoid this, a longer, but less steep main access track was selected. In addition, turbine hardstandings and site tracks were orientated to avoid near-natural peatland and to minimise earthworks where possible.

At this stage, the application boundary for the Proposed Development was adjusted to more accurately reflect the revised layout and extent of the infrastructure.

The Design Chill layout is shown on **Figure 2: Turbine Design Iterations**.

4.4.5 Layout 3: Gate Check Layout (8 Turbines)

The Gate Check Layout, as presented in the ECU Gate Check Report, was shared with statutory consultees for feedback before finalising the design. Changes to the layout were made in response to the following:

- Results of Stage 2 peat probing survey;
- Results of peatland habitat walkover survey; and
- Further consideration of peatland habitats, watercourse crossings and site topography.

In response to the constraints outlined above, the following turbine movements were made:

- Turbine 3 and its hardstanding were moved north west to minimise impacts on actively eroding peat;
- Turbine 4 hardstanding was moved south west and inverted to minimise impacts on actively eroding peat;
- Turbine 5 and its hardstanding were moved north to avoid a telecommunication link buffer zone and to minimise impacts on bog pool habitats;
- Turbine 7 hardstanding orientation was adjusted slightly to accommodate a change in access between Turbine 7 and Turbine 4;
- Turbine 8 and its hardstanding were moved south west to accommodate change to the Turbine 8 access, allowing the turbine and hardstanding to better align with the topography to minimise earthworks; and
- Turbine 9 and its hardstanding were moved north east and re-oriented to avoid near-natural peat habitat and watercourse buffers.

The Gate Check Layout is shown on **Figure 2: Turbine Design Iterations**.

In addition, in response to the constraints outlined above, access track design amendments were made as outlined in **Table 2**.

Table 2: Gate Check Layout - Design Elements Changes

Design Element	Changes
Site Entrance to Turbine Array Access Track	Northern extent of the track was realigned to the west to minimise impacts actively eroding peat.

Design Element	Changes
Turbine 8 Access Track	Realigned to the west to avoid crossing a watercourse.
Turbine 8 to Turbine 5 Access Track	Realigned to the west to avoid passing between two areas of near-natural peat habitat in proximity to Turbine 8.
Turbine 5 to Turbine 2 Access Track	Realigned slightly to accommodate changes to Turbine 5 position and hardstanding orientation.
Turbine 2 to Turbine 1 Access Track	No change.
Turbine 3 Access Track	New access track alignment to allow Turbine 3 to be accessed from the north to accommodate changes to Turbine 3 position and hardstanding orientation.
Turbine 1 to Turbine 4 Access Track	Realigned to the east to accommodate changes to Turbine 3 access and Turbine 4 hardstanding amendments.
Turbine 4 to Turbine 7 Access Track	Realigned north to minimise impacts on two areas of actively eroding peat.
Turbine 7 to Turbine 9 Access Track	Realigned slightly to the south to accommodate changes to Turbine 9 position and hardstanding orientation.
Turbine 9 to Site Entrance Access Track	New access track to connect to Turbine 9, to be used for operation and maintenance only, to minimise impacts on actively eroding peat.
BESS & Substation	Search areas reduced to two approx. 0.48 ha areas to minimise impacts on bog pool habitats.
BESS & Substation Access Track	Realigned to minimise impacts on bog pool habitats.
Construction Compounds	Search areas reduced to two approx. 0.5 ha areas

4.4.6 Layout 4: Design Freeze Layout (8 Turbines)

Following feedback from statutory consultees on the Gate Check report and layout, the following design amendments were made to minimise impacts on peatlands and to address engineering constraints:

- Turbine 3 was moved north west and its hardstanding reorientated to align with the main access track and minimise peat excavation;
- The access track arrangements at Turbine 1, Turbine 7 and Turbine 8 were rationalised to remove the triangle track arrangement and minimise peat disturbance;
- The Turbine 1 to Turbine 3 access track was realigned to accommodate changes to Turbine 3 position and hardstanding orientation;
- The Turbine 3 to Turbine 4 access track was realigned to accommodate changes to Turbine 3 position and hardstanding orientation; and
- The northern borrow pit and temporary access track removed to minimise peat disturbance.

The Design Freeze layout is shown on **Figure 2: Turbine Design Iterations** and **Figure 3: Site Layout**.

5. Consultation Activities

5.1 Scoping

The Applicant submitted a request for a Scoping Opinion to Scottish Ministers in March 2025. This request was accompanied by a Scoping Report, prepared by the Applicant, which set out a summary of the proposals; identified the likely significant environmental effects, and summarised the proposed scope of the EIA.

A Scoping Opinion was received from the Energy Consent Unit (ECU) on behalf of Scottish Ministers on 27th June 2025. The contents of this and other consultation responses received are summarised in **Technical Appendix 1.1: Consultation Register (EIAR Volume 4)**, along with a list of all bodies consulted during the scoping exercise.

Following scoping and baseline characterisation, the EIAR provides an impact assessment chapter for each of the following disciplines/factors/issues:

- Seascape, Landscape and Visual Amenity;
- Cultural Heritage;
- Ecology;
- Ornithology;
- Hydrology, Hydrogeology, Geology and Soils;
- Traffic and Transport;
- Noise;
- Aviation;
- Telecommunications; and
- Shadow Flicker.

During the scoping process several effects were identified as not being likely to cause significant effects on the environment as a result of the Proposed Development and therefore scoped out of the EIAR, including:

- Air Quality;
- Climate Change;
- Population and Human Health
- Ice Throw;
- Socio-economics;
- Risk of Major Accidents and/or Disasters

A standalone Socio-economic Statement has been submitted as part of this application in line with onshore wind best practice²² and policy^{23,24,25}.

²² Scottish Renewables (2025) Guidelines on Streamlining Environmental Impact Assessment for Onshore Wind Farms September 2025. Available at: https://www.scottishrenewables.com/assets/000/005/061/Streamlining_EIA_Guidance_September_2025_original.pdf?1758009802 [Accessed 23/04/2026]

²³ Scottish Government (2022). Onshore Wind: Policy Statement 2022. Available at: <https://www.gov.scot/publications/onshore-wind-policy-statement-2022/> [Accessed 23/04/2026]

²⁴ Scottish Government (2023). National Planning Framework 4. Available at: <https://www.gov.scot/publications/national-planning-framework-4/> [Accessed 23/04/2026]

²⁵ Shetland Island Council (2014) Local Development Plan. Available at: <https://www.shetland.gov.uk/development-plans-policy/development-plans/2> [Accessed 23/04/2026]

5.2 Public Exhibition

In addition to seeking a Scoping Opinion, the Applicant conducted two public engagement events to seek the views of the local community. Exhibitions were held as follows:

- 27th March 2025, Mossbank Public Hall; and
- 23rd September 2025, Mossbank Public Hall.

A summary of the feedback received during the public exhibitions is provided in the **Pre-Application Consultation Report (PACR)** which accompanies this Section 36 application.

To publicise notice of the public engagement events, the following took place:

- Adverts placed in The Shetland Times (newspaper) – 13th and 20th March and 4th, 11th and 18th September 2025;
- Letters issued to local councillors, community councillors, MP and constituency MSP – 14th March and 1st September 2025;
- Posters distributed throughout local area – 18th March and 9th September 2025; and
- Flyers posted to all residents and businesses within 10 km of the Proposed Development - 10th March 2025 and to 300 households and businesses in and around Mossbank, Firth, Toft, Brough and Graven – 3rd September 2025.

A dedicated project website has also been set up to allow access to information on public engagement events and the Proposed Development, including the engagement event information boards and the proposed turbine layout: <https://neshionenergypark.co.uk/>.

The website and notice methods also included ways for people to provide feedback on the Proposed Development following the public engagement events (online form).

5.3 Community Council Consultation

Following on from the first public engagement event, it became clear that Toft residents, those who live closest to the Proposed Development, required more focussed engagement. A letter was delivered to all Toft households introducing the Community Liaison Officer and offering one-to-one meetings in their homes. These meetings were well received, providing residents with a personal opportunity to discuss the project and raise any specific concerns. The Community Liaison Officer will remain in contact with the residents throughout the project timeline.

Further, the Applicant's Development team attended the Delting Community Council meeting two days after the second public engagement event on the 25th of September 2025, providing a short presentation on the project and answering questions directly from members. The session allowed for constructive discussion and ensured the community council received up-to-date information at this stage of the process. Discussions centred around the Local Electricity Discount Scheme (LEDS) proposals and potential for shared ownership.

5.4 Additional Engagement

The Applicant's Development team were also invited to attend a 'Meet the Developer' event, organised by SSEN Transmission (SSEN-T) and held on 9th September 2025.

The event aimed to improve understanding of future energy projects in Shetland, as part of SSEN-T's engagement activities relating to upgrades to the local electricity transmission system. SSEN-T stated that previous consultations showed communities often struggled to see why

upgrades were needed without a full view of other local developments. To address this, SSEN-T brought together organisations involved in upcoming energy projects for open dialogue and information sharing.

Neshion Energy Park had a stand with a banner providing an overview of the current status of the project. Leaflets with project information were also available for stakeholders to take away with them. Laminated copies of the layout evolution were also available to demonstrate to stakeholders how the project had evolved since Scoping, in response to feedback and environmental surveys.

6. Design Solution

The design freeze turbine layout is the accumulated final design as a result of numerous design iterations as outlined in Section 4 of this Design and Access Statement. The finalised layout (**Figure 3: Site Layout**) includes the following key components:

- up to eight wind turbine generators (turbines) with a maximum tip height of 200 m and a combined generation capacity of greater than 50 MW;
- permanent foundations supporting each wind turbine, and associated crane hardstanding at each wind turbine base;
- a total of approximately 7.5 km of new permanent on-site access tracks with associated watercourse crossings, and approximately 0.4 km of temporary access tracks to service the borrow pits during the construction phase;
- a site entrance to the west of the site for construction and operation, designed to accommodate abnormal indivisible loads (AIL) required for turbine component delivery;
- underground cable arrays within the Site connecting the turbines to the on-site substation;
- an on-site substation and control building;
- temporary construction compounds and laydown areas; and
- a BESS with a footprint of up to 0.5 ha, including ancillary equipment and co-located with the on-site substation.

In addition, the following ancillary works would be necessary:

- habitat management areas including peatland habitat restoration and riparian tree/scrub planting;
- extraction of rock from a borrow pit and reinstatement of the borrow pit to an agreed restoration design;
- temporary on-site concrete batching plant;
- off-site works to facilitate the delivery of abnormal loads (e.g. construction of over-run areas and temporary modification to street furniture etc); and
- permanent hardstanding to accommodate remote sensing equipment for measuring wind conditions (to be co-located with the on-site substation and BESS).

6.1 Access

6.1.1 Access from Public Roads

Access to site would be taken from the west of the Site from via an unadopted road to Shetland Gas Plant (which is accessed via the B9076). For more information on the delivery route to the site see **Chapter 8: Transport, Traffic and Access (EIAR Volume 2)**.

6.1.2 Internal Site Access

Approximately 7.9 km of new onsite access tracks would be required to provide access to the wind turbines, substation compound, borrow pit search area and construction compound (**Figure 3: Site Layout**). Typical access track designs are shown in **Figure 4: Typical Access Track Detail**). This figure shows the use of typical cut and fill access tracks.

Tracks would have a typical 5 m running width (with 0.5 m wide shoulders on each side) with appropriate widening to a maximum of 7.5 m on bends, at junctions and passing places.

In areas where the peat and topsoil are consistently less than 1 m deep, the vegetation and soil would typically be stripped to a suitable subsoil layer and the track (approximately 300 mm – 500 mm thick) would be constructed on the subsoil. The upper topsoil layer, together with turf, would be stored temporarily for use in landscaping and revegetating the track shoulders and track side drainage, where possible.

Once the soil has been removed, as described above, to a suitable founding layer, the road and running surface would be constructed by tipping and compacting aggregate the required shape and thickness. Cross-sections of the final road shape following reinstatement of the roadside slopes by replacing the layers of excavated material in the correct order are presented in **Figure 4: Typical Access Track Detail**.

Where peat depths of 1 m or greater are identified and suitable engineering criteria are met, for example shallow topography, the Proposed Development would use floating road construction. While subject to detailed site investigation and design, typically gradients in excess of 10% (longitudinal) and 5% (transverse) are unsuitable for floating construction. The use of 'floating roads' in areas of deep peat eliminates the need for excavation and minimises effects on ecology and disruption to existing water paths and allows for some filtration.

The on-site track layout has been designed to minimise environmental disturbance and land take by wherever possible avoiding areas of deeper peat and steep longitudinal slopes in excess of 14% (8 degrees) as well as, wherever possible, avoiding or minimising areas of identified environmental constraints.

The track layout has been carefully designed to minimise the number of watercourse crossings where possible.

7. Programme

The estimated construction period of the Proposed Development is approximately 24 months. This period is indicative only and may be subject to variation as a result of factors which include, but are not limited to, weather restrictions, ground conditions encountered through detailed investigation, turbine component and material delivery, timing of grid connection works and public highway constraints. However, this is considered to represent a realistic case for the purposes of assessment.

An indicative construction programme is illustrated in **Table 3** below:

Table 3: Indicative Construction Programme

Month																								
Task *	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
1																								
2																								
3																								
4																								
5																								
6																								
7																								
8																								

*Task:

1. Site establishment/plant deliveries
2. Borrow pit working, access track construction and hardstanding areas
3. Foundations
4. Substation Construction
5. BESS Installation and civils works
6. Cabling
7. Erection of turbines
8. Site reinstatement and restoration

8. Summary

This document provides an overview of the design process undertaken by the Applicant while preparing the planning application for the Proposed Development. This document summarises the relevant local development plan policy considerations, the Site context, the design approach, consultation activities and the final design solution.

The careful placement of the proposed turbines, BESS and ancillary works within the Site boundary has facilitated effective mitigation of the majority of potentially significant effects through the design process. Further information on the residual environmental effects is presented in the Chapter 15: Summary and Schedule of Mitigation (EIA Volume 2). This document describes the principles that have shaped and influenced the design of the Proposed Development

Appendix 1 - Figures



Legend

Application Boundary

Figure Title
Site Location

Project Name
Neshion Energy Park

Project No./Fility ID
1620016691 / REH2024N00248

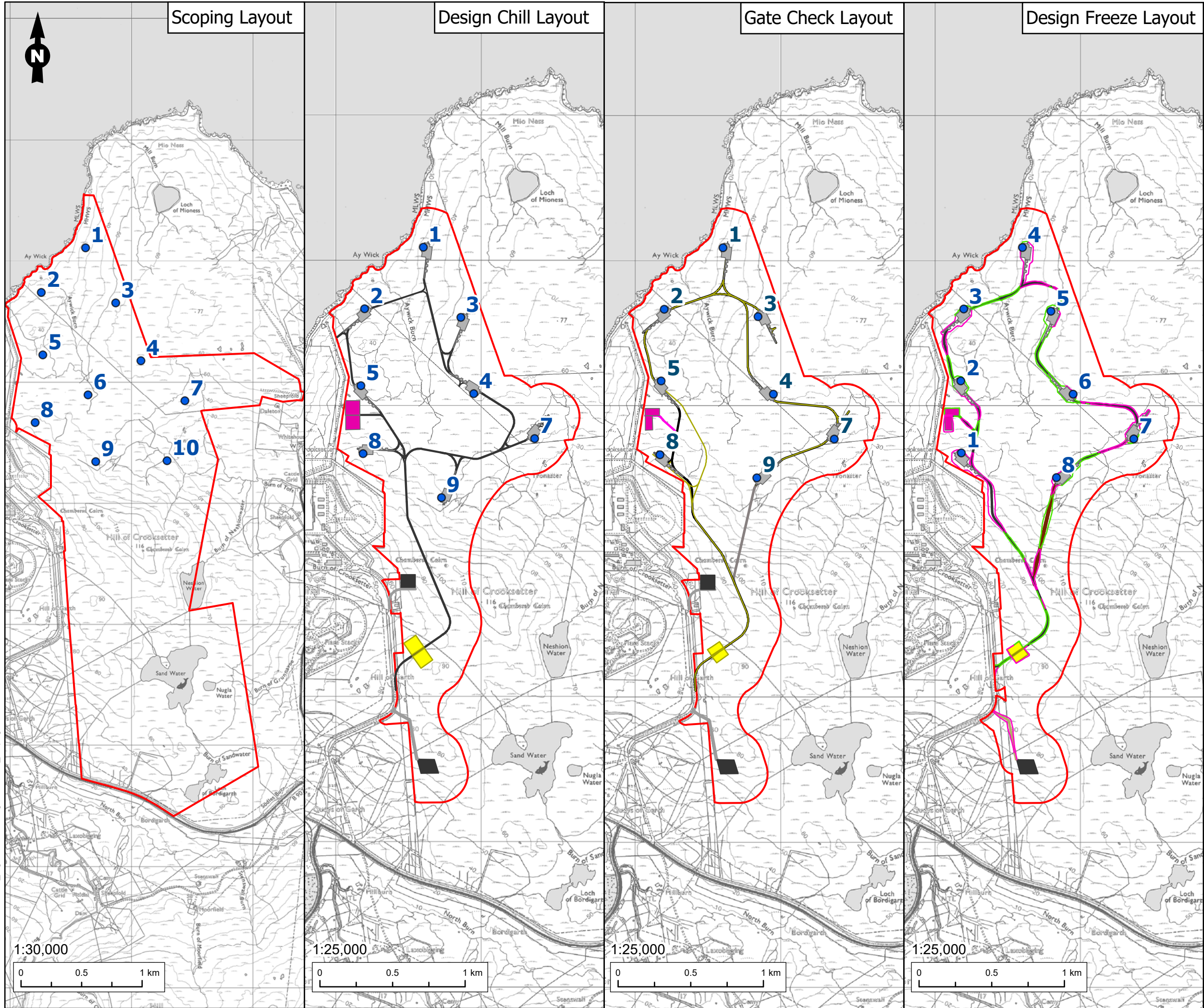
Date April 2026	Figure No. 1	Revision 1.0
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Prepared By SR	Scale 1:20,000 @A3
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Client
Neshion Ltd

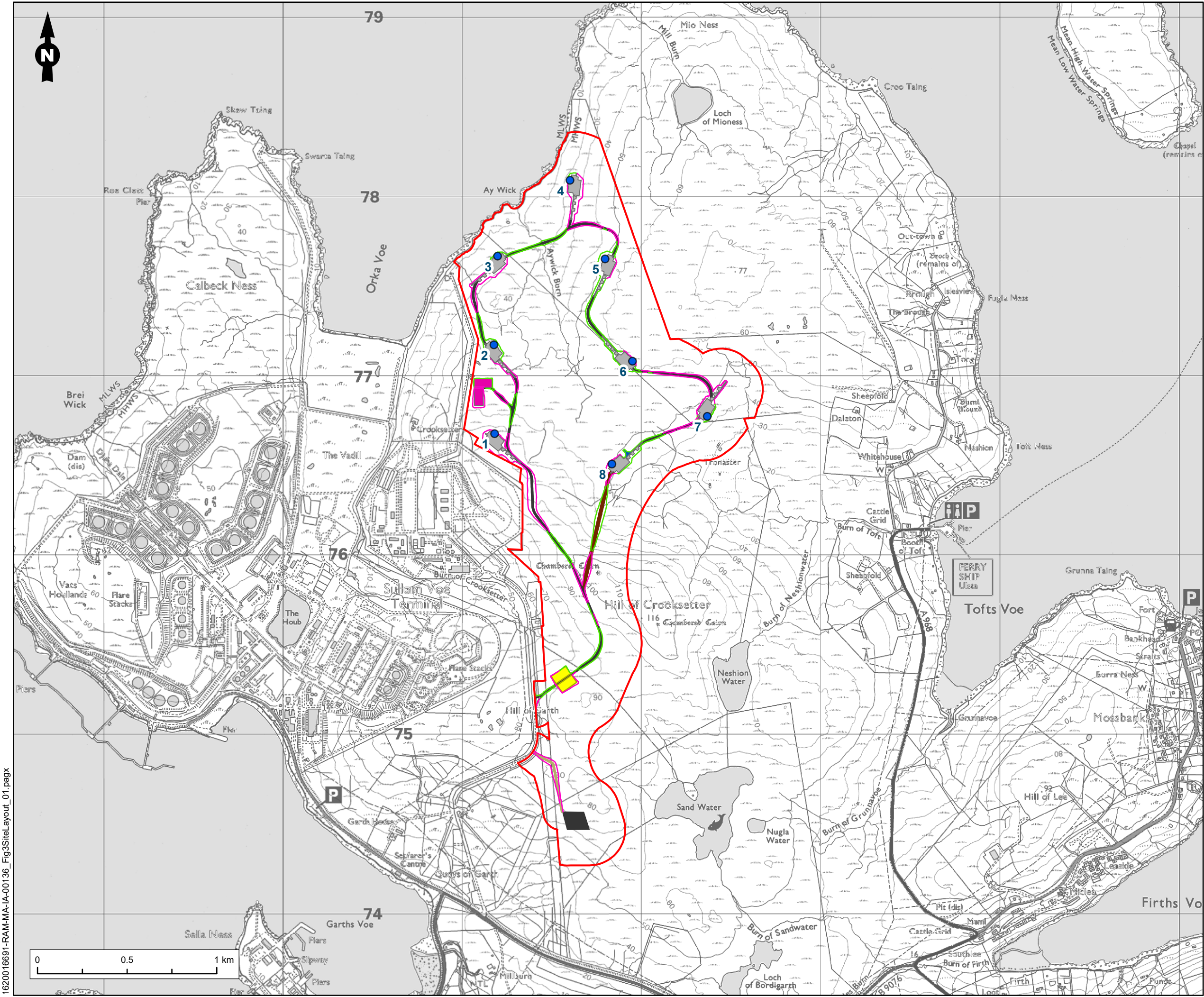


1620016691-RAM-MA-IA-00135_Fig2TurbineDesignIterations_01.pagx



Legend		
	Application Boundary	
	Proposed Turbine	
	Proposed Hardstanding	
	Proposed Substation, BESS and Lidar Area	
	Proposed Construction Compound	
	Proposed Borrow Pit Search Area	
	Proposed Operation and Maintenance Access Track	
	Proposed Access Tracks	
	Proposed Turning Head	
	Proposed Temporary Borrow Pit Access Track	
	Earthworks - Cut	
	Earthworks - Fill	

Figure Title		
Turbine Design Iterations		
Project Name		
Neshion Energy Park		
Project No./Filyery ID		
1620016691 / REH2024N00248		
Date	Figure No.	Revision
April 2026	2	1.0
Prepared By	Scale	
SR	See Map @A3	
Client		
Neshion Ltd		
		



Legend

- Application Boundary
- Proposed Turbine
- Proposed Hardstanding
- Proposed Substation, BESS and Lidar Area
- Proposed Construction Compound
- Proposed Borrow Pit Search Area
- Proposed Operation and Maintenance Access Track
- Proposed Access Tracks
- Proposed Turning Head
- Proposed Temporary Borrow Pit Access Track
- Earthworks - Fill
- Earthworks - Cut

Figure Title
Site Layout

Project Name
Neshion Energy Park

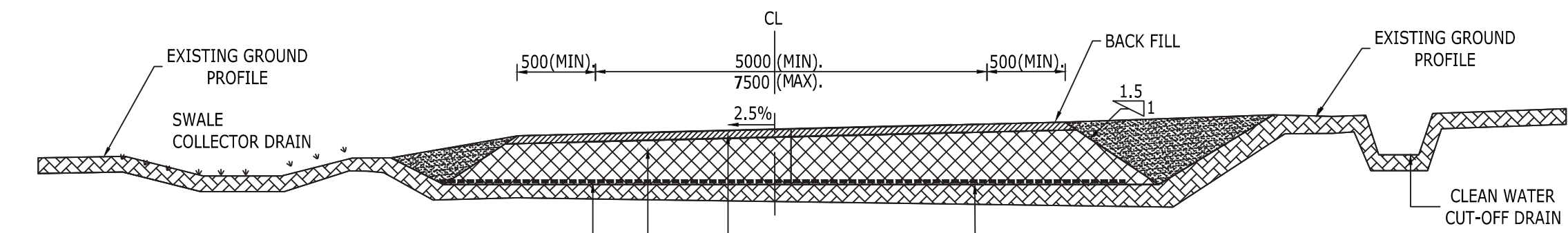
Project No./Fily ID
1620016691 / REH2024N00248

Date April 2026	Figure No. 3	Revision 1.0
Prepared By SR	Scale 1:20,000 @A3	

Client
Neshion Ltd

RAMBOLL

1620016691-RAM-MA-IA-00136_Fig3SiteLayout_01.pagx



LAYER 1 : GEOTEXTILE WITH PROPERTIES IN ACCORDANCE WITH THE CIVIL SPECIFICATION

LAYER 2 : 500mm MIN. CLASS 6F2 FILL MATERIAL IN ACCORDANCE WITH CLAUSE 613 OF VOLUME 1 OF THE SPECIFICATION FOR HIGHWAY WORKS

LAYER 3* : 100mm MIN. IMPORTED TYPE 1 CLAUSE 803 MATERIAL IN ACCORDANCE WITH VOLUME 1 SPECIFICATION FOR HIGHWAY WORKS SERIES 800

*IF SUITABLE MATERIAL IS AVAILABLE ON SITE THE RUNNING SURFACE MAY ALSO BE TAKEN FROM ONSITE BORROW PITS.

Figure Title Typical Access Track Detail		
Project Name Neshion Energy Park		
Project No./Filyery ID 1620016691 / REH2024N00248		
Date April 2026	Figure No. 4	Revision 1.0
Scale NOT TO SCALE	Prepared by SR	
Client Neshion Ltd		
		

Appendix 2 – Preliminary Site and Design Guidance for Neshion Energy Park

Table 1: Preliminary Site and Design Guidance for Neshion Energy Park		
Topic	Analysis	Design Guidance
Seascape, Landscape and Visual: Landscape Fabric	Predominant landcover and land uses in the Study Area range from open heather moorland and grassland on peaty soils which is used for rough grazing; small scale settlements and scattered dwellings; regionally important roads and access tracks; wind farm developments; industrial areas and ferry ports.	- Minimisation of land take and disturbance of existing topography, landcover and land uses during construction and operational phases of the Proposed Development. - Reinstatement of temporary disturbance caused by construction activities.
Seascape, Landscape and Visual: Landscape Character	Landscape Character: The key Landscape Character Types (LCT)/ character units within the Study Area are: - LCT 350: Peatland and Moorland (in which the Proposed Development is located); - LCT 349: Major Uplands; and - LCT 351: Undulating Moorland and Lochs. - LCT 349 and 351, on North Roe, coincide with Ronas Hill and North Roe Wild Land Area (WLA) recognised for its remoteness, the absence of man-made artefacts (and consequently, its darkness at night). Seascape Character: The vast open horizontal form of the Seascape Character Units allows for large scale open panoramas, emphasising the importance of landmasses and distant hills that bound views. In this context vertical elements either on shore or in the marine environment can be particularly prominent and detract from the remote character of the seascapes. Sullom Voe Oil Terminal is a notable existing source of artificial light influencing the locality and in particular to the west and south where views of the complex are more open, there are few sources of artificial light in the wider area. The introduction of lighting on turbines would be different to the sources of light present in the baseline but would not be uncharacteristic of the locality and the contrast with baseline would be less notable. The lights may appear more noticeable in distant views where the immediate context is influenced less by artificial light. However, in such cases it is likely that automatic dimming would be activated and the lights would be seen at 10 % of maximum intensity.	- Avoid placing turbines on the high spot at the Hill of Crooksetter. - Placement of turbines in flatter terrain and less distinctive terrain at the northern end of the Site to provide for a more consistent elevation for turbines. - Placement of turbines at the northern end of the Site to take advantage of the elevated ground to the south that would provide a degree of screening in views from low-lying adjacent landscapes and seascapes. - Placement of turbines away from key prominent slopes at the eastern side of the Site to minimise the incidence of turbines appearing to descend prominent slopes towards adjoining low-lying landscapes and seascapes. - Concentration of turbines and infrastructure on gently graded land at northern end of Site where it is more closely associated with Oil Terminal on views from sensitive landscape and seascapes.

Table 1: Preliminary Site and Design Guidance for Neshion Energy Park		
Topic	Analysis	Design Guidance
Seascape, Landscape and Visual: Visual Receptors	Visual receptors that could be significantly affected by the type of development are generally situated close to the coastline, where the principal concentrations of settlement, transportation routes and tourism occur, including those offshore such as sea kayakers, boat and ferry passengers. Settlements in the Study Area that are likely to be affected by the Proposed Development include: ▪ Mossbank; ▪ Firth; ▪ Toft and Brough; ▪ Ulsta; ▪ Humnavoe and Lunna settlements; and ▪ Scattered properties by Garths Voe. Key transportation corridors within the Study Area include: ▪ The A968; ▪ The A970; ▪ The B9071; ▪ The B9076; and ▪ The B9079. Key Ferry routes within the Study Area include the: ▪ Toft-Ulsta ferry route; ▪ Vidlin-Out Skerries ferry route; ▪ Symbister – Out Skerries; and ▪ Vidlin-Symbister ferry route. There is likely to be visibility of the top of the wind turbine blade tips from coastal waters in the Yell Sound and further out to the east towards Head of Lambhoga and Skaw Taing. Consequently, it is likely water-based receptors such as kayakers and users of other boats would have views of the wind turbines, and the lighting associated with the turbines. However, it is anticipated that the number and frequency of water-based receptors, particularly at night-time, would be very low. Transport corridors are located immediately adjacent to the Site, including the Toft-Ulsta ferry route, B9076 and	In addition to the guidance for addressing landscape character, the following design guidance is suggested setting back the Proposed Development from key receptor locations such as settlements, roads and ferry routes and recreational routes.

Table 1: Preliminary Site and Design Guidance for Neshion Energy Park		
Topic	Analysis	Design Guidance
	A968. The Proposed Development may potentially adversely affect visual amenity for users of these corridors. The area also contains several unclassified roads, core paths, summits, hiking trails and areas for access to the WLA and Shetland National Scenic Areas (NSA). The area is valued for its remoteness, undeveloped character and expansive views of exposed seascapes and ocean. The relatively simple, undulating landscape fabric allows for both small-scale natural features and distant summits to become key focal points. The tall turbines and turbine lights at night, may potentially have an adverse impact on these landscape visual qualities.	
Cultural Heritage: Designated Heritage Assets (and Non-Designated Heritage Assets of National Importance) within the Site	At the beginning of the design process, there were three non-designated heritage assets of national importance within the Site boundary. Following revisions to the Site boundary during the design process there are only two non-designated heritage assets of national importance within the Site boundary. At the beginning of the design process, there were two Scheduled Monuments (a designated asset of national heritage value and high sensitivity) within the Site boundary: Scheduled Crooksetter Hill, chambered cairn at SE summit of (SM3576 - Asset 32) and Scheduled Crooksetter Hill, chambered cairn near NW summit of (SM3608 - Asset 35). Following revisions to the Site boundary during the design process there is only one Scheduled Monument (SM3608 – Asset 35) within the Site boundary. Designated assets are protected by NPF4, Historic Environment Policy for Scotland (HEPS) and the LDP.	▪ No groundbreaking works should take place within the Scheduled area, thus limiting the potential for direct impacts. ▪ Where possible, turbines should be sited to minimise impacts on the setting of the Scheduled Monuments within the Site boundary. ▪ A stand-off buffer has been suggested to minimise, as far as possible, the potential for significant impacts on setting. However, as the asset lies within the area of the Proposed Development there will remain the potential for significant impacts on its setting. Whilst there would be some loss of cultural significance it is considered that on balance there would be sufficient retention of the key characteristics of the setting of the cairns such that the ability to understand, appreciate and experience the asset and the contribution that setting makes to its significance would be adequately retained and thus would not result in a significant adverse impact upon the integrity of the asset's setting in terms of NPF4. ▪ A recommended minimum buffer of 200 m should be applied to Scheduled Crooksetter Hill, chambered cairn at SE summit of (SM3576 - Asset 32) and Scheduled Crooksetter Hill, chambered cairn near NW summit of (SM3608 - Asset 35).
Cultural Heritage: Non-Designated Heritage Assets within the Site (Regional or Local Importance)	There are five non-designated heritage assets within the Site: these include a sheepfold at Sand Water (Asset 93), the remains of Tronaster settlement (Asset 91), the remains of a field boundary (Asset 106), and two possible cairns identified on the walkover survey (Assets 119 and 120).	▪ A recommended minimum buffer of 50 m should be applied to the Tronaster remains and 10m buffers to Sand Water sheepfold, and to the field boundary and potential cairns where possible. ▪ Where infrastructure will be located in close proximity to known assets but will not directly impact upon them, mitigation

Table 1: Preliminary Site and Design Guidance for Neshion Energy Park		
Topic	Analysis	Design Guidance
	Non-designated assets are generally of local or regional importance although some may have national importance, and are protected by NPF4, HEPS and the LDP. Non-designated assets have the potential to be subject to direct physical impacts from the Proposed Development. Impacts would relate to the removal (partial or whole) of these heritage assets through groundbreaking works and construction activities on Site. However, it is likely that mitigation either through avoidance or a programme of archaeological works that would ensure preservation by record would suffice to mitigate any such impacts. Where reasonably practicable, direct impacts on non-designated assets should be avoided.	measures such as the temporary fencing-off, or marking-off, of assets to prevent inadvertent damage by plant movement during the construction phase may be required. Where assets cannot be avoided, potential direct impacts are likely to require mitigation through preservation by record undertaken through archaeological watching brief(s) or excavation.
Cultural Heritage: Designated heritage Assets outwith the Site	There are a number of designated heritage assets that have been identified by the ZTV and site visits as having impacts to their settings as a result of the Proposed Development. These are generally prehistoric burial monuments on high ground or brochs which are intended to have intervisibility with each other.	Where possible, turbines should be sited to minimise impacts on the settings of the Scheduled Monuments within the Site, specifically avoiding impacting the sightlines between the two Scheduled Monuments within the Site and also sightlines between Graven Cairn (Asset 16), and between the Fulga Ness Broch (Asset 6) and the Copister Broch (Asset 7).
Ecology: Designated Sites	A total of 11 statutory designated sites are located within 10 km radius of the Site. These include two Special Protection Areas (SPA), three Special Areas of Conservation (SAC), five sites of Special Scientific Interest (SSSI) and a single Ramsar Site. The closest designated sites to the Site are Yell Sound Coast SAC and SSSI and Sullom Voe SAC, which are locations within the northern extent of the Site.	Design the development and construction methods to avoid or reduce any impacts on designated sites. No infrastructure or construction works should be in or near the designated sites. A minimum of a 30m buffer should be placed around the designated site to allow avoidance.
Ecology: Protected Species	Protected mammal surveys have identified the presence of otter and mountain hare within the Site. Otter are a European Protected Species (EPS). The Proposed Development has the potential to directly and/ or indirectly impact upon otter during construction and operation. Mountain hare are protected by the Wildlife and Countryside Act 1981 (as amended). It is an offence to intentionally or recklessly:	- Design the development and construction methods to avoid damage or disturbance to otters or otter habitat, including avoiding any obstructions to established otter access to open water. - Mark work exclusion zones around any holts and shelters. If otters are breeding, the zone should be at least 200m. However, it could be reduced to 100m depending on the nature of the works, topography and natural screening. This will require judgement from an experienced ecologist. For holts and shelters where otters are not breeding, the exclusion zone

Table 1: Preliminary Site and Design Guidance for Neshion Energy Park		
Topic	Analysis	Design Guidance
	Kill, injure or capture a mountain hare; Disturb a mountain hare in its place of shelter; and/ or Damage, destroy or obstruct access to a mountain hare's place of shelter. However, in the Shetland context, mountain hare are a non-native species. According to the GB Non-native Species Secretariat (NNSS) the Wildlife and Countryside Act states "Section 14(1) of the Act makes it illegal to release, allow to escape from captivity, or otherwise cause an animal to be at place outwith its native range."	should be 30m. Where exclusion zones of the required size are not possible, works will require a licence from NatureScot before they can proceed. - An otter protection plan would be produced post consent. - There is no clear guidance regarding the protected species that are also non-native in the Shetland context, i.e. mountain hare. However, a mountain hare protection plan would be provided post-consent and a licence from NatureScot will be sought as needed.
Ecology: Peatland Habitat	Widespread peatland habitat is present across the Site, with varying conditions and depth of peat recorded via surveys. Total avoidance of peatland habitat is unlikely. Projects must follow the mitigation hierarchy as outlined in NPF4. Policy 5 sets out that development proposals will only be supported if they are (a) designed and constructed in accordance with the mitigation hierarchy and for peatland / carbon rich soils (c) (ii) for generation of renewable sources and (d) requirement for detailed site specific assessment. NatureScot guidance⁴ should be considered/ followed for example avoidance of bog pools and bog that "<i>shows evidence of being undisturbed and actively forming peat</i>".	- Avoidance of near-natural blanket bog by all infrastructure. - Avoidance of bog pools wherever possible. - Minimise impacts on all bog habitats (including modified, drained and actively eroding). - Use of floating roads where possible to minimise indirect impacts. - Provision of suitable peatland restoration as part of the habitat management plan. Noting that NatureScot recommend a 1:10 ratio of lost: restored, plus 10% enhancement.
Ornithology	Red-throated diver, whimbrel, Arctic tern, curlew and Arctic skua have been recorded within the study area. Red throated diver are a qualifying interest for the nearby East Mainland Coast SPA.	- By defining a 'no development zone' in the southern region and north-east region of the Site, high activity areas (habitat, breeding pairs and flight-lines) will be avoided. - Turbines to be moved, where feasible, to avoid/ be spaced further away from habitat/ breeding locations and territories. - A Breeding Birds Protection Plan (BBPP) would be prepared post consent and its implementation overseen by an Ecological Clerk of Works. The BBPP would include measures such as the careful scheduling of works to avoid disturbance to birds during the breeding season.
Hydrology, Hydrogeology, Geology and Soils: Watercourses and Waterbodies	The Site is located within the Shetland Coastal Catchment. The northern extent of the Site primarily drains into the Aywick Burn flowing in a north-westerly direction and the	50 m standoff / buffer from waterbodies and watercourses to be applied. However, if this cannot be achieved, then those

Table 1: Preliminary Site and Design Guidance for Neshion Energy Park		
Topic	Analysis	Design Guidance
	Burn of Toft flowing eastwards. A small section of Burn of Crooksetter and its tributaries are located in the west of the Site. A section of Neshion Water is located in the east of the Site. The Site is bounded by Yell Sound (coastal waterbody) in the north west. Towards the southern end of the Site the topography gently undulates between 20 m AOD and 90 m AOD. The slackness of slopes in this part of the Site is associated with a number of lochans including Sand Water, Nugla Water and the Loch of Bordigarth and their connecting watercourses. Tributaries from the Burn of Laxobigging are also located in the south of the Site.	- locations should be clearly identified and mitigation should be provided to protect the watercourses. - Minimise number of track watercourse crossings. - If required, use bottomless culverts or single-span bridges where feasible. These should be designed to the 1 in 200 year plus climate change event. - Tracks should be perpendicular to watercourses at crossing points. - Where possible watercourse crossings should avoid disrupting natural flows and aquatic habitats.
Hydrology, Hydrogeology, Geology and Soils: Peat and Carbon Rich Soils	The Stage 1 and 2 peat probing survey confirmed that peat >0.5 m depth is present across 92% of the Site; and no peat (0 – 0.5 m depth) is present across 8% of the Site. Peat >1.0m depth is present at 80% of the Site. Total avoidance of peatland habitat is unlikely. Micrositing of turbines will likely be required to avoid deeper peat where feasible. Projects must follow the mitigation hierarchy as outlined in NPF4.	- Given the distribution of peat across the Site, it is not possible to fully avoid peat depths greater than 0.5 m. To minimise impacts to peat, prioritise the avoidance of areas of deeper peat within the site, alongside avoidance of the peatland habitats as outlined in the Ecology: Peatland Habitats design guidance. - Where it is not possible to avoid peat >1m then the design would seek to minimise by adopting alternative construction methodologies and carefully plan site drainage, use of floating tracks etc. - It is likely that tracks will go through deeper peat >1m. Mitigation could be used for some tracks, through using floating tracks to minimise disturbance of peat / carbon rich soils.
Hydrology, Hydrogeology, Geology and Soils: Groundwater Dependant Terrestrial Ecosystems (GWDTE)	Small pockets with a high potential to be GWDTE located sporadically throughout the Site. Potential for direct loss of GWDTE. Risk of groundwater flow disruption and changes to hydrological regimes affecting habitats.	- Hydrological and hydrogeological assessment shows that the habitats identified as potential GWDTE are not GWDTE. As such, specific design guidance is not required. - Where the habitats are clearly linked to either rainfed systems or surface watercourses/ features, they should not be treated as a design constraint.
Hydrology, Hydrogeology, Geology and Soils: Flood Risk	Areas of High risk of fluvial flooding are located around the Lochs in the south of the site. High risk of surface water flooding surrounds the Burn of Toft and its tributaries in the northeast of the site. Aywick Burn in the north of the site is shown to be at High risk of surface water flooding with isolated areas of surface water risk surrounding the burn.	- Avoidance of turbines and infrastructure within Flood Zones (e.g. 1 in 200 year floodplains). - Where possible incorporate Sustainable Drainage Systems (SuDS) in the site drainage strategy.

Table 1: Preliminary Site and Design Guidance for Neshion Energy Park		
Topic	Analysis	Design Guidance
	There is the potential for increased runoff or alternation of natural drainage patterns causing localised flooding.	
Noise and Vibration: Noise Assessment Locations (NAL)	No properties have been identified as high risk based on the Scoping layout and candidate turbine. Four NALs located near Toft are close to the fixed minimum limit, and are considered medium risk. All other properties are considered low risk for wind farm noise. For context, there is no fixed set back distance for NALs, but the noise limits are a hard constraint. This constraint however, can be managed through mitigation to not exceed the noise limit at a property.	The design should avoid placing turbines closer to the properties to the east (with reference to the Scoping Layout).
Aviation: Lockheed Martin TPS-77 Air Defence Radar	A Lockheed Martin TPS-77 air defence radar is located at Remote Radar Head (RRH) Saxa Vord, 45 km north north east of the Site.	Standard mitigation for air defence radars of designating a Non-Auto Initiation Zone around the wind farm is expected to be accepted by the Ministry of Defence (MoD). Requires commissioning of a mitigation feasibility study from Serco.
Telecommunications	The following telecommunications links are located within the Site: - SIC Link located through northern region of Site. - A Mobile Broadband Network Ltd (MBNL) Link located in southern region of Site. - JRC Link located in southern region of Site. JRC analysis report advises moving of turbines within the exclusion zone around this link.	- Design mitigation likely to be possible, where possible keep blade tips 100m + from links. - Design mitigation for the JRC links not possible other than deleting or moving the turbines outside the exclusion zone.
Traffic and Transport	The main transport impacts would be associated with the movement of general Heavy Good Vehicle (HGV) (and Light Goods Vehicle (LGV)) traffic travelling to and from the Site during the construction phase of the Proposed Development. Each turbine is likely to require between 11 and 13 abnormal loads to deliver the components to Site. The components would be delivered on extendable trailers which would then be retracted to the size of a standard HGV for the return journey.	It is proposed that access would be taken from the west of the Site via an unadopted road to Shetland Gas Plant (which is accessed via the B9076).