

Fanellan Hub 400 kV Substation and Converter Station

Environmental Impact Assessment Report Volume 2, Chapter 11: Cultural Heritage

February 2025



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11. CULTURAL HERITAGE

11.1 Introduction

11.1.1 This chapter reports the outcome of the assessment of likely significant environmental effects arising from the Proposed Development upon Cultural Heritage. This chapter (and its associated figures and appendices) is not intended to be read as a standalone assessment, and reference should be made to the introductory chapters of this Environmental Impact Assessment (EIA) Report (**Volume 2, Chapters 1 to 7**). Appendix 3.2 presents a summary of archaeological considerations associated with access works required at the Black Bridge.

11.1.2 Cultural Heritage comprises a diverse range of elements that are referred to throughout the EIA Report as heritage assets. Heritage assets are features created or that have undergone modification from human activity. This includes a wide range of visible and buried archaeological sites and monuments, as well as other historic features or places. Heritage assets comprise World Heritage Sites, Scheduled Monuments, Listed Buildings, Gardens and Designed Landscapes (GDL), Inventory Battlefields, Conservation Areas, buried archaeological remains, other historic buildings and earthworks.

11.1.3 The specific objectives of this chapter are to:

- Describe the assessment methodology and significance criteria used in the assessment;
- Describe the cultural heritage baseline;
- Assess the potential effects, including direct and cumulative effects;
- Describe the mitigation and, where appropriate, monitoring measures proposed to address likely significant effects; and
- Describe the residual effects remaining following the implementation of mitigation.

11.1.4 Additional information which supports this chapter is presented in the following figures and technical appendices (see Volume 3: Figures and Volume 4: Technical Appendices, respectively):

- **Volume 3, Figure 11.1: Designated and Non-Designated Heritage Assets;**
- **Volume 3, Figure 11.2: Designated Heritage Assets and the Zone of Theoretical Visibility;**
- **Volume 4, Appendix 11.1: Cultural Heritage Background and Gazetteer;**
- **Volume 4, Appendix 11.2: Cultural Heritage Assessment;** and
- **Volume 4, Appendix 11.3: Beaulieu Area 400kV Substation GI Monitoring, Fanellan, Beaulieu – Archaeological Watching Brief Data Structure Report.**

11.1.5 Refer to **Volume 4, Appendix 1.1, EIA Team** for details of the competent experts who undertook the assessment.

11.2 Legislative Framework, Policy, and Guidance

11.2.1 The following national legislation and guidance forms the background against which the assessment has been made:

- Scotland National Planning Framework 4 (2023)¹;
- Planning Advice Note (PAN) 2/2011: Planning and Archaeology (2011)²;

¹ Scottish Government (2023). Fourth National Planning Framework 2023. Available at: <https://www.gov.scot/publications/national-planning-framework-4/pages/3/>

² Scottish Government (2011). Planning Advice Note (PAN) 2/2011: Planning and Archaeology.

- Town and Country Planning (Scotland) Act 1997³;
- The Historic Environment Scotland Act 2014⁴;
- Historic Environment Policy for Scotland (2019)⁵;
- Ancient Monuments and Archaeological Areas Act 1979⁶; and
- Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997⁷.

11.2.2 Further detail of the above can be found in **Volume 2 Chapter 7**.

11.2.3 The following local planning policy relevant to archaeology and cultural heritage that has been considered as part of the assessment includes:

- Highland-wide Local Development Plan (HwLDP) – Policy 57 (2012)⁸; and
- Inner Moray Firth Local Development Plan 2 (2024)⁹.

11.2.4 The following guidance has been applied to the assessment process:

- Environmental Impact Assessment Handbook¹⁰;
- Designation Policy and Selection Guidance¹¹;
- Managing Change in the Historic Environment Setting¹²;
- Universal Guidance for Archaeological Field Evaluation¹³;
- Standard and guidance for historic environment desk-based assessment¹⁴; and
- Standards and guidance for commissioning work or providing consultancy advice on archaeology and the historic environment¹⁵.

11.3 Assessment Methodology and Significance Criteria

Scope of the Assessment

11.3.1 The scope of this assessment has been established through a scoping process. Further information can be found in **Volume 2, Chapter 6 Scope and Consultation**. The scope of the assessment is to define the known heritage assets within the Red Line Boundary, hereafter known as the Site (see **Figure 1.1 - Site Location Plan**) and the Study Area

³ UK Government (2017). The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017

⁴ Scottish Government (2014). The Historic Environment Scotland Act 2014.

⁵ Scottish Government (2019) Historic Environment Policy for Scotland (HEPS)

⁶ UK Government (1979). The Ancient Monuments and Archaeological Areas Act 1979.

⁷ UK Government (1997). Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

⁸ The Highland Council (2012). Highland-wide Local Development Plan.

⁹ The Highland Council (2024). Inner Moray Firth Local Development Plan 2.

¹⁰ Scottish Natural Heritage and Historic Environment Scotland (2018) *Environmental Impact Assessment Handbook*.

¹¹ Historic Environment Scotland (2019) *Designation Policy and Selection Guidance*

¹² Historic Environment Scotland (2020), Managing Change in the Historic Environment: Setting. Available at: <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationid=80b7c0a0-584b-4625-b1fd-a60b009c254>

¹³ Chartered Institute for Archaeologists (2023) *Universal Guidance for Archaeological Field Evaluation*

¹⁴ Chartered Institute for Archaeologists (2020a) *Standard and guidance for historic environment desk-based assessment*

¹⁵ Chartered Institute for Archaeologists (2020b) Standards and guidance for commissioning work or providing consultancy advice on archaeology and the historic environment

surrounding the Site, to identify heritage assets that have the potential to be impacted upon by the Proposed Development. The assessment also identifies areas within the Site that have the potential to contain unknown archaeological remains. This chapter presents the assessment of the impacts of the Proposed Development on the heritage assets within the baseline, during construction and operation.

- 11.3.2 The non-designated heritage assets within the Site have the potential to be physically impacted upon during construction. These impacts may result in significant effects during construction and have therefore been scoped in.
- 11.3.3 The designated heritage assets within the Study Area have the potential to be impacted during the operation of the Proposed Development through changes within their setting. These impacts may result in significant effects during operation and have therefore been scoped in.

Extent of the Study Area

- 11.3.4 Data on heritage assets within the Site and Study Area has been examined to determine the potential direct impacts of the Proposed Development on Cultural Heritage.
- 11.3.5 The Site forms the basis for the identification of heritage assets that could receive direct physical impacts arising from the construction of the Proposed Development. The variety of heritage assets within the Site, alongside the designated heritage asset information for the wider area, was enough to establish the local archaeological and historical context, and to assess the potential for archaeological remains within the Site. Non-designated heritage assets outside the Proposed Development mainly relate to the village of Kilmorack or post-medieval farming activity, and it is not anticipated there would be significant effects from changes within the setting of these non-designated heritage assets.
- 11.3.6 A Study Area of 1 km, extending from the edge of the Site has been used for the identification of designated heritage assets whose setting is significant enough to be affected by the Proposed Development (including cumulative effects). The Zone of Theoretical Visibility (ZTV), shown in Figure 11.2, was used in conjunction with consultation with HES, to ensure other designated heritage assets outside of the study area were considered within the assessment, where deemed necessary. The Study Area was defined due to the limited potential for significant effects to arise from impacts on designated heritage assets outside of this area, following initial assessments at site selection stage, responses from consultees, and professional judgement.

Consultation Undertaken to Date

- 11.3.7 **Table 11-1** provides a summary of the consultation activities undertaken in support of the preparation of this assessment.

Table 11-1 Summary of consultation undertaken

Body / organisation	Type of Consultation Date Received	Summary of outcome of discussions	How the comments have been considered
Historic Environment Scotland (HES)	Pre-application Advice Response 14 November 2023	HES noted that the preferred option (Option 7*) was the best option offered in terms of impact on designated heritage assets. They stated that the woodland	The detailed response from HES and the positive comments on the site selection work undertaken to minimise

Body / organisation	Type of Consultation Date Received	Summary of outcome of discussions	How the comments have been considered
		<p>surrounding the Site and the flat topography is likely to screen the majority of the proposed substation in views from Dun Garbhaig, fort, Kilmorack (SM2422) and Kiltarlity Parish Church (SM5570). They also state that woodland may also provide screening cover from Dun Mor, fort, Ballindoun (SM2423), Phoinneas Hill, enclosure 900 m ESE of Phoinneas House (SM4729), and Culburnie Ring Cairn and stone circle (SM2425).</p> <p>HES stated that there is likely to be visibility from Beaufort Castle GDL (GDL00052) and Beaufort Castle (LB8068), but that the mature woodland enclosing the estate may limit visibility, and any impacts on the setting of these are unlikely to raise issues of national interest.</p> <p>They suggested that a detailed ZTV and targeted visualisations should be utilised in the assessment.</p> <p>HES stated that the cumulative impacts with the 400 kV line to enter the Site raise concerns for significant adverse impacts to the setting of designated heritage assets to the north west and south east of Beaully, as well as the impacts on the Beaufort Castle GDL.</p> <p>*Fanellan</p>	<p>impacts to designated heritage assets under their remit was welcomed.</p> <p>Their comments have been taken into consideration for development of the study area for the assessment and for a detailed ZTV which has been utilised throughout the assessment (see Figure 11.2 for the ZTV).</p>
HES	Scoping Response 2 August 2024	<p>HES stated they are content with the elements scoped out of the assessment and are happy that heritage assets outside the 1km study area will be considered that fall within the ZTV.</p> <p>HES emphasised the importance of assessing the cumulative effects from other electrical infrastructure projects, and that wireframes and visualisations should be produced where the assessment indicates the potential for significant impacts.</p> <p>HES specifically requested that the following six heritage assets be scoped into the assessment:</p> <ul style="list-style-type: none"> • SM5570 Kiltarlity Old Parish Church 	<p>The response from HES and the list of heritage assets to be considered was welcomed.</p> <p>Kiltarlity Old Parish Church (SM5570) and Culburnie Ring Cairn and Stone Circle (SM2425) were already within the 1 km study area and included in the baseline. The other four heritage assets have since been included within the baseline and assessed accordingly.</p> <p>A detailed assessment of Beaufort Castle and GDL</p>

Body / organisation	Type of Consultation Date Received	Summary of outcome of discussions	How the comments have been considered
		<ul style="list-style-type: none"> SM2425 Culburnie Ring Cairn and Stone Circle SM2435 Belladrum, chambered cairns SM4979 Dun Mor, fort SM4729 Phoinneas Hill, enclosure SM2423 Dun Mor, fort, Ballindoun <p>HES noted that there is less potential for significant impacts to Listed Buildings and Gardens and Designed Landscapes within their remit but stated that detailed assessment of Beaufort castle and Beaufort Castle GDL should be included.</p> <p>HES concluded that it is considered possible to accommodate the proposed development without raising issues of national interest for Listed Buildings, and Inventory Gardens & Designed Landscapes.</p>	have also been included within the assessment.
Highland Council	Scoping Opinion 6 August 2024	The Highland Council Historic Environment Team (HCHET) is satisfied with the scope of the EIA. Where impacts to heritage assets are unavoidable, the mitigation methods should be discussed in detail.	The response from HCHET was welcomed. The mitigation strategy for the impacts to the known heritage assets within the site will be produced in agreement with HCHET.

Method of Baseline Data Collation

11.3.8 The assessment has been informed by a review of all available archaeological records, historical documentary evidence, cartographic evidence, and photographic material. This has involved a consultation of the following sources:

- Geographic Information System (GIS) data on World Heritage Sites, Scheduled Monuments, Listed Buildings, GDLs, Battlefields, and Conservation Areas obtained from HES¹⁶;
- GIS data on other non-designated heritage assets was obtained from the Scottish National Record of the Historic Environment (SNRHE) which is maintained by HES¹⁷;
- Information from Highland Council Historic Environment Record (HER), which is maintained by HCHET;

¹⁶ <https://portal.historicenvironment.scot/spatialdownloads>

¹⁷ <https://canmore.org.uk/>

- Pre-Ordnance Survey maps of the Site, available online from the National Library of Scotland (NLS)¹⁸;
- First and subsequent editions of the Ordnance Survey (OS) maps of the Site, examined via the NLS¹⁸;
- LIDAR datasets of the general area available through NLS¹⁸;
- The solid and drift geology for the Site based on that recorded by the British Geological Survey/Geological Survey of Great Britain maps¹⁹;
- A walkover survey of the Site was carried out on 11 January 2023 by heritage professionals; and
- The Data Structure Report for archaeological monitoring of the Ground Investigation (GI) works within the Site²⁰.

Determining Heritage Asset Value and Magnitude of Impact

11.3.9 The determination of the cultural significance or value of heritage assets is based on statutory designation and/or professional judgement against the characteristics and criteria expressed in HES Designation Policy and Selection Guidance²¹ and the Historic Environment Policy for Scotland²². The criteria used for the determination are presented in **Table 11-2**.

Table 11-2 Criteria for assessing the value of heritage assets

Value	Criteria
Very High	World Heritage Sites (including nominated sites); and Heritage assets of acknowledged international importance.
High	Scheduled Monuments (including proposed sites); Listed Buildings (Category A and B); Battlefields included within the inventory; Marine Protected Areas; Gardens and Designed Landscapes; Conservation Areas containing nationally important buildings; Non-designated heritage assets of scheduled quality and importance; and Heritage assets of national importance.
Medium	Listed Buildings (Category C);

¹⁸ <https://maps.nls.uk/>

¹⁹ British Geological Survey, (2023). Geology Viewer [online]. Available at <https://geologyviewer.bgs.ac.uk/> [Accessed May 2024].

²⁰ AOC Archaeology (2023) Beauly Area 400 kV Substation GI Monitoring, Fanellan, Beauly. Archaeological Watching Brief Data Structure Report

²¹ Historic Environment Scotland (2019) *Designation Policy and Selection Guidance*

²² Historic Environment Scotland (HES), (2019), Historic Environment Policy for Scotland, <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=1bcfa7b1-28fb-4d4b-b1e6-aa2500f942e7>

	<p>Conservation Areas containing buildings that contribute significantly to its historic character; and</p> <p>Heritage assets of regional importance.</p>
Low	<p>Heritage assets of local importance;</p> <p>Heritage assets compromised by poor preservation and/or poor survival of contextual associations; and</p> <p>Buildings of modest quality in their fabric or historical association.</p>
Negligible	<p>Heritage assets with very little or no surviving archaeological interest;</p> <p>Artefact find spots (where the artefacts are no longer in situ and where their provenance is uncertain); and</p> <p>Poorly preserved examples of particular types of minor historic landscape features (e.g., quarries and gravel pits, dilapidated sheepfolds, etc).</p>

11.3.10 The criteria for assessing the magnitude of impact from the Proposed Development on heritage assets is shown in **Table 11-3**.

Table 11-3 Criteria for assessing the magnitude of impact on heritage assets

Magnitude	Adverse Criteria	Beneficial Criteria
Major	<p>Loss of most or all key archaeological materials or key historic building elements such that the significance of the heritage asset is totally altered.</p> <p>Comprehensive changes to setting such as extreme visual effects, gross change of noise or change to sound quality, or fundamental changes to use or access.</p>	<p>Preservation of a heritage asset in situ where it would otherwise be completely or almost lost.</p> <p>Changes that appreciably enhance the cultural significance of a heritage asset and how it is understood, appreciated, and experienced.</p>
Moderate	<p>Changes to many key archaeological materials or key historic building elements, such that the significance of the heritage asset is clearly modified.</p> <p>Considerable changes to setting that affect the character of the heritage asset such as visual change to many key aspects or views, noticeable differences in noise or sound quality, or considerable changes to use or access.</p>	<p>Changes to important elements of a heritage asset's fabric or setting, resulting in its cultural significance being preserved (where this would otherwise be lost) or restored.</p> <p>Changes that improve the way in which the heritage asset is understood, appreciated, and experienced.</p>
Minor	<p>Changes to key archaeological materials or key historic building elements, such that the significance of the heritage asset is slightly altered.</p> <p>Slight changes to setting such as slight visual changes to few key aspects or views, limited changes to noise levels or sound quality, or slight changes to use or access.</p>	<p>Changes that result in elements of a heritage asset's fabric or setting detracting from its cultural significance being removed.</p> <p>Changes that result in a slight improvement in the way a heritage asset is understood, appreciated, and experienced.</p>
Negligible	<p>Changes to archaeological materials or historic buildings elements such that alterations to the significance of the heritage asset are very minor.</p> <p>Very minor changes to setting such as virtually unchanged visual effects, very slight changes in noise levels or sound quality, or very slight changes to use or access.</p>	<p>Very minor changes that result in elements of a heritage asset's fabric or setting detracting from its cultural significance being removed.</p> <p>Very minor changes that result in a slight improvement in the way a heritage asset is understood, appreciated, and experienced.</p>
No Change	Changes to fabric or setting that leave significance unchanged.	

11.3.11 The terms shown in the matrix below have been used to define the significance of the effects identified and apply to both beneficial and adverse effects.

11.3.12 For the purpose of this assessment, significance of effects of Moderate or greater are potentially significant in the context of the EIA Regulations²³ and are highlighted in bold in **Table 11-4**.

Table 11-4 Significance of effect

Value	Magnitude of Impact					
		Major	Moderate	Minor	Negligible	No Change
	Very high	Very Large	Large or Very Large	Moderate or Large	Slight	Neutral
	High	Large or Very Large	Moderate or Large	Moderate or Slight	Slight	Neutral
	Medium	Moderate or Large	Moderate	Slight	Neutral or Slight	Neutral
	Low	Slight or Moderate	Slight	Neutral or Slight	Neutral or Slight	Neutral
	Negligible	Slight	Neutral or Slight	Neutral or Slight	Neutral	Neutral

Limitations and Assumptions

- 11.3.13 The desk-based data gathering and the walkover survey on which this assessment has been based was extensive but not exhaustive, thus there remains the possibility that there may be heritage assets that have not been identified. It has been assumed that the information obtained from data sources listed in 11.3.8 are accurate and up to date at the time of assessment.

11.4 Sensitive Receptors

- 11.4.1 Ten identified non-designated heritage assets within the Site have the potential to be physically impacted by the Proposed Development, resulting in significant adverse effects if they cannot be avoided, and prior to the application of mitigation.
- 11.4.2 The majority of the Listed Buildings in the study area are either located in Kilmorack, to the northeast, or are associated with Beaufort Castle (GDL00052) (A3) to the east. There is the potential that the Proposed Development will be visible from some of the Listed Buildings associated with Beaufort Castle (GDL00052) (A3), and from open areas within the GDL.
- 11.4.3 There are two Scheduled Monuments within the 1 km study area, and four others outside the study area, but located on higher ground to the east and west. There is potential that the Proposed Development would be visible from these, introducing changes within their setting.

11.5 Baseline Conditions

- 11.5.1 The descriptions of the heritage assets that form the baseline for the cultural heritage assessment are provided in **Volume 4, Appendix 10.1 Cultural Heritage Background and Gazetteer** and the locations are shown in **Volume 3, Figure 10.1 Designated and Non-Designated Heritage Assets**. Each entry in the gazetteer has a heritage asset (A) reference number which is used to identify it within the assessment and on **Volume 3**,

²³ UK Government, The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017, <https://www.legislation.gov.uk/ssi/2017/102/contents/made>

Figure 10.1 Designated and Non-Designated Heritage Assets. The heritage assets also have a unique identifying number provided by the Highland Council Historic Environment Record (HER) and/or Canmore.

Baseline Summary

11.5.2 There are 27 heritage assets included within the baseline for the assessment. 23 of these heritage assets are noted within the Site and Study Area (shown on **Volume 3, Figure 11.1 Designated and Non-Designated Heritage Assets**). Four additional scheduled monuments were added to the baseline following the response to scoping from HES.

11.5.3 There are ten non-designated heritage assets within the Site boundary, consisting of:

- Clach Tarraill Grave (Canmore ID 12390) (A14)
- Kiltarlity Cottages (Canmore ID 116604) (A15)
- Ruttie Wood cairn (Canmore ID 116606) (A16)
- Fanellan pits and structure (Canmore ID 346470) (A17)
- Fanellan structure (Canmore ID 346720) (A18)
- Two possible pits/postholes (TP24) (A19)
- Possible posthole (TP28.1) (A20)
- Possible posthole (TP43) (A21)
- Possible pit (TP47) (A22)
- Linear feature (TP59) (A23)

11.5.4 The Study Area of 1 km contains thirteen designated heritage assets, consisting of:

- Scheduled monuments:
 - Kiltarlity Old Parish Church (SM5570) (A1); and
 - Culburnie, ring cairn and stone circle (SM2425) (A2).
- GDL:
 - Beaufort Castle (GDL00052) (A3).
- Listed buildings:
 - Category B Kilmorack Old Parish Church and Burial Ground (LB7122) (A4);
 - Category C Kilmorack Old Burial Ground (LB7123) (A5);
 - Category B Kilmorack Old Manse and Steading (LB7124) (A6);
 - Category A Beaufort Castle (LB8068) (A7);
 - Category C Beaufort Castle, West Lodge (LB8070) (A8);
 - Category B Beaufort Castle, Gardener's Cottage (LB8071) (A9);
 - Category B Beaufort Castle Walled Garden (LB8072) (A10);
 - Category B Beaufort Castle, Home Farm Steading (LB8073) (A11);
 - Category C Beaufort Castle, The Coach House, Including Ancillary Structure (LB47970) (A12); and
 - Category B Kiltarlity Old Parish Church Burial Ground (LB8081) (A13).

11.5.5 The additional scheduled monuments outside the Study Area consist of:

- Belladrum, chambered cairns (SM2435) (A24);
- Dun Mor, fort (SM4979) (A25);
- Phoinneas Hill, enclosure (SM4729) (A26); and

- Dun Mor, fort, Ballindoun (SM2423) (A27).

Archaeological Potential

- 11.5.6 The Site has a high potential to contain archaeological remains from the prehistoric and post-medieval period. This is due to the presence of heritage assets dating from these periods within the Site, which includes the prehistoric cairn, sub-surface remains, and post-medieval buildings. There is a low potential for medieval remains to be present within the Site. Any medieval remains located within the Site are anticipated to relate to agricultural activities.

Future Baseline

- 11.5.7 The future baseline in relation to cultural heritage is expected to be the same as the present. The heritage assets within the baseline are a static resource, which have reached equilibrium with their environment and do not change (i.e., decay or grow) unless their environment changes as a result of human or natural intervention. For upstanding heritage assets, there may be some decay over time in the absence of the Proposed Development, and for sub-surface heritage assets, continued agricultural activity could cause disturbance.

11.6 Issues Scoped Out

- 11.6.1 **Table 11-5** presents the elements not considered to give rise to likely significant effects as a result of the Proposed Development and have therefore not been considered within this assessment.

Table 11-5 Elements scoped out of the cultural heritage assessment

Element Scoped Out	Justification
Assessment of the Proposed Development on World Heritage Sites, Historic Battlefields, and Conservation Areas.	None of these designated heritage asset types are present within the study areas or have visibility of the Proposed Development.
Temporary construction phase impacts on the setting of heritage assets.	Any construction phase impacts on the setting of heritage assets will be temporary in nature and would not result in significant effects.
Indirect impacts on heritage assets.	It is not anticipated that there will be any indirect impacts from the construction or operation of the Proposed Development, therefore the assessment of indirect impacts on heritage assets has been scoped out.
Direct impacts through changes within the setting of non-designated heritage assets	The setting of the non-designated heritage assets within the Site will not be impacted upon by the Proposed Development as it is not deemed to be important in their significance. The addition of the Proposed Development will not produce changes anticipated to result in significant effects.

11.7 Assessment of Effects, Mitigation and Residual Effects

Mitigation by Design

- 11.7.1 Throughout the site selection and design of the Proposed Development, potential impacts to heritage assets have been considered and consultation undertaken with HES and HCHET to avoid impacts as much as possible. This includes avoidance of known heritage assets and consideration of potential impacts through changes within the setting of heritage assets. The site selection stage considered the visibility of the Proposed Development from the nearby Scheduled Monument of Kiltarlity Old Parish Church (SM5570) (A1), as well as the Listed Buildings of Kilmorack Old Parish Church and Burial Ground (LB7122) (A4), Kilmorack Old Burial Ground (LB7123) (A5), and Kilmorack Old Manse and Steading (LB7124) (A6). The location of the Proposed Development sitting behind the local topography that blocks views from these heritage assets, was one of the reasons for the site selection.
- 11.7.2 The design of the Proposed Development has also included for the creation of landscape forms and other landscaping to minimise visual impacts on both heritage assets and other (non-heritage) visual receptors within the surrounding area.

Construction Phase

Design Solutions and Assumptions

- 11.7.3 It has been assumed that all construction areas within the Site will be subject to ground breaking works. These construction areas include the substation footprint, all access tracks, landscaped areas, SuDS ponds, and drainage, as shown on Volume 3, Figure 3.1. It is assumed that any known heritage assets or currently unknown sub-surface archaeological remains in these areas will be physically impacted by these works and wholly removed.

Description of Effects

- 11.7.4 All ground breaking activities associated with the construction of the Proposed Development have the potential to directly impact upon heritage assets. Such activities include, but are not limited to groundworks, blasting, topsoil stripping, ground compaction, access, drainage, stockpiling, and storage.
- 11.7.5 These construction related activities could lead to the following impacts:
- Permanent complete or partial loss of a heritage asset as a result of ground excavation;
 - Permanent or temporary loss of the physical integrity of a heritage asset;
 - Damage to a heritage asset as a result of ground excavation;
 - Damage to a heritage asset due to compaction, desiccation, or waterlogging; and
 - Damage to a heritage asset as a result of ground vibration caused by construction.
- 11.7.6 There are ten non-designated heritage assets within the Site. These heritage assets include pits and a linear feature discovered during the 2023 GI works (A19, A20, A21, A22 and A23), as shown in Appendix 11.3. There are also prehistoric pits and a structure (Canmore ID 346470) (A17), and another prehistoric structure (Canmore ID 346720) (A18) discovered during construction of the Beaully to Denny OHL²⁴, a prehistoric cairn (Canmore

²⁴ Northlight Heritage, 2014 Beaully to Denny 400kV Overhead Transmission Line -Tower BF7

ID 116606) (A16), a medieval grave (Canmore ID 12390) (A14), and post-medieval cottages (Canmore ID 116604) (A15).

- 11.7.7 Of those within the Site, Clach Tarrail grave (Canmore ID 12390) (A14), Kiltarlity Cottages (Canmore ID 116604) (A15), and Ruttle Wood Cairn (Canmore ID 116606) (A16) lie outside the construction areas and will not be impacted upon by the Proposed Development. The pits and structure (Canmore ID 346470) (A17) and the other prehistoric structure (Canmore ID 346720) (A18) discovered during the construction of the Beaully to Denny 400kV OHL, and were fully excavated and recorded prior to their total removal by those construction works, so there are no physical remains left in situ to be impacted upon by the Proposed Development.
- 11.7.8 The magnitude of impact on the other five heritage assets (A19-A23) during construction has been assessed as Major Adverse, as the construction works will result in the loss of most or all key archaeological materials of the heritage assets. The value of the five heritage assets that will be impacted upon has been assessed as Low as they are poorly preserved, sub-surface archaeological remains that may relate to the known prehistoric activity previously discovered. The significance of effect has been assessed as Slight Adverse rather than Moderate Adverse because the heritage assets are anticipated to be part of a larger suite of archaeological remains, based on professional interpretations of the available data, that have been partly destroyed by previous works in the area. The effects are not deemed to be significant.
- 11.7.9 The significance of effect on all heritage assets within the Site are presented in **Table 11-6**.

Table 11-6 Construction phase impacts and effects

HA Ref.	Name	Type	Value	Magnitude of Impacts	Significance of Effects
A14	Clach Tarrail grave	Non-designated	Low	No Change	Neutral
A15	Kiltarlity Cottages	Non-designated	Low	No Change	Neutral
A16	Ruttle Wood cairn	Non-designated	Medium	No Change	Neutral
A17	Fanellan pits	Non-designated	Negligible	No Change	Neutral
A18	Fanellan structure	Non-designated	Negligible	No Change	Neutral
A19	Two possible pits/postholes	Non-designated	Low	Major	Slight Adverse
A20	Possible posthole	Non-designated	Low	Major	Slight Adverse
A21	Possible posthole	Non-designated	Low	Major	Slight Adverse
A22	Possible pit	Non-designated	Low	Major	Slight Adverse
A23	Linear feature	Non-designated	Low	Major	Slight Adverse

Mitigation During Construction

11.7.10 Where the assessment has identified the potential for physical impacts on heritage assets within the construction areas that cannot be preserved in situ, a programme of archaeological investigation will be required to preserve the heritage assets by record, prior to construction, regardless as to whether the significance of effect is Moderate or above. In keeping with policies within NPF4, and the requirements of HCHET, as the potential for archaeological remains within the Site is high, an archaeological evaluation is required to investigate the presence or absence of currently unknown archaeological remains within the Site.

11.7.11 Details of the recommended mitigation relating to heritage assets affected are provided in **Table 11-7**.

Table 11-7 Recommended Mitigation Measures

Reference	Description
CH01	<p>Demarcation and Avoidance</p> <p>The following heritage assets are contained within the Site, but should not be impacted upon, and will be demarcated:</p> <ul style="list-style-type: none"> • Clach Tarraill grave (A14) • Kiltarlity Cottages (A15) • Ruttle Wood Cairn (A16) <p>Demarcation will be in the form of temporary Heras fencing and signage to be placed 10 m from either the visible edge of the heritage asset, or from the known location as determined by the on-site project archaeologist.</p> <p>If these heritage assets cannot be avoided due to proposed lay down areas or extensive landscaping works, then further archaeological works would be required (CH02).</p>
CH02	<p>Preservation through Record</p> <p>After archaeological evaluation and where heritage assets are anticipated to be completely removed, a programme of archaeological excavation will be required. The methodology for the works will be set out within an Archaeological Project Design to be approved by HCHET, setting out the excavation methodology, reporting, post-excavation assessment and analysis, publication of the findings, and archiving requirements.</p>

Residual Effect

11.7.12 During the construction of the Proposed Development, the implementation of the mitigation measures summarised in **Table 11-7** would avoid or reduce the impact on any heritage assets within the Site. Once the proposed mitigation is considered, any residual effects arising from the construction of the Proposed Development would be no greater than **Slight Adverse (not significant)**. A summary of the predicted effects before mitigation, the mitigation recommended, and the residual effects after mitigation for heritage assets with the potential to be directly impacted by the construction activities is shown in **Table 11-8**.

Table 11-8 Residual Effects Summary

Heritage Asset No	Description of effect	Pre-mitigation impact and effect		Mitigation measures	Residual impact and effect	
		Magnitude of Impact	Significance of Effect		Magnitude of Impact	Significance of Effect

A19	Removal of heritage asset	Major Adverse (Permanent)	Slight Adverse (Permanent)	(CH02) Preservation through record	Moderate Adverse (Permanent)	Slight Adverse (Permanent, not significant)
A20	Removal of heritage asset	Major Adverse (Permanent)	Slight Adverse (Permanent)	(CH02) Preservation through record	Moderate Adverse (Permanent)	Slight Adverse (Permanent, not significant)
A21	Removal of heritage asset	Major Adverse (Permanent)	Slight Adverse (Permanent)	(CH02) Preservation through record	Moderate Adverse (Permanent)	Slight Adverse (Permanent, not significant)
A22	Removal of heritage asset	Major Adverse (Permanent)	Slight Adverse (Permanent)	(CH02) Preservation through record	Moderate Adverse (Permanent)	Slight Adverse (Permanent, not significant)
A23	Removal of heritage asset	Major Adverse (Permanent)	Slight Adverse (Permanent)	(CH02) Preservation through record	Moderate Adverse (Permanent)	Slight Adverse (Permanent, not significant)

Operational Phase

Design Solutions and Assumptions

11.7.13 It has been assumed for the purposes of this assessment that landscape mitigation measures (see **Volume 2, Chapter 8 – Landscape and Visual**) will provide partial visual screening to help assimilate the Proposed Development into the surrounding landscape. This would provide adequate screening for the base of the Proposed Development structures and smaller structures, with only the higher elements of the buildings and structures visible in some distant views.

Description of Effects

11.7.14 Impacts during the operation of the Proposed Development will relate to changes within the setting of heritage assets due to the addition of modern infrastructure within the existing landscape. A bare earth Zone of Theoretical Visibility (**Volume 3, Figure 11.2: Designated Heritage Assets and the Zone of Theoretical Visibility**) was used in the assessment of effects of changes within the setting of designated heritage assets.

11.7.15 There are no impacts anticipated on the following two designated heritage assets within the baseline due to the lack of theoretical visibility of the Proposed Development and associated development due to intervening topography, buildings, and vegetation:

- Kiltarlity Old Parish Church (SM5570) (A1)
- Kiltarlity Old Parish Church Burial Ground (LB8081) (A13)

11.7.16 There are also no impacts anticipated on the following designated heritage assets within the baseline as wide landscape views are not an important element of their settings, and intervening vegetation and local topography would limit any visibility of the Proposed Development:

- Category B Kilmorack Old Parish Church and Burial Ground (LB7122) (A4)
- Category C Kilmorack Old Burial Ground (LB7123) (A5)
- Category B Kilmorack Old Manse and Steading (LB7124) (A6)
- Category C Beaufort Castle, West Lodge (LB8070) (A8)
- Category B Beaufort Castle, Gardener's Cottage (LB8071) (A9)
- Category B Beaufort Castle Walled Garden (LB8072) (A10)
- Category B Beaufort Castle, Home Farm Steading (LB8073) (A11)
- Category C Beaufort Castle, The Coach House, Including Ancillary Structure (LB47970) (A12)

11.7.17 The initial assessment, and the scoping response from HES, highlighted the potential for significant effects on seven designated heritage assets within the Study Area and further afield: Culburnie Ring Cairn & Stone Circle (SM2425) (A2), Beaufort Castle GDL (GDL00052) (A3), Beaufort Castle (LB8068) (A7), Belladrum, chambered cairns (SM2435) (A24), Dun Mor, fort (SM4979) (A25), Phoinneas Hill, enclosure (SM4729) (A26), and Dun Mor, fort, Ballindoun (SM2423) (A27).

11.7.18 Impacts due to changes within the setting of the heritage assets are anticipated, with the significance of effect expected to be no more than **Slight Adverse (Not significant)**. This is due to impacts not affecting key aspects of the heritage assets significance as well as the intervening topography and vegetation, providing screening of the Proposed Development.

11.7.19 A full assessment of these heritage assets and the significance of effects of the potential impacts has been detailed within **Volume 4, Appendix 11.2 Cultural Heritage Assessment**.

Mitigation During Operation

11.7.20 As there are no effects of Moderate Adverse or higher anticipated in relation to operation phase impacts on changes within the setting of heritage assets, no mitigation measures other than the landscaping and planting already designed as part of the Proposed Development, are recommended.

Residual Effect

11.7.21 The residual effect on baseline heritage assets from impacts during the operation of the Proposed Development, is no greater than **Slight Adverse (not significant)**.

Cumulative Effects

11.7.22 From the list of cumulative developments provided within Chapter 5, Table 11-9 lists those that been scoped out of this assessment.

Table 11-9 Cumulative developments scoped out of Chapter 11 Cultural heritage

Development Name and Type	Application Reference No.	Reason for scoping out

Fanellan Farmhouse Kiltarlity – Erection of agricultural building	20/02801/FUL	Already constructed and forms part of the landscape setting of the area.
Kilmorack Power Station – replacement of existing Kilmorack Substation	22/04837/PAN 23/05130/PAN 23/04885/SCRE 24/02831/FUL	Shared receptors will have no impact from the Proposed Development due to intervening topography so no in-combination effects are possible.
Erection of replacement Overhead Line	22/03536/PNO	Shared receptors will have no impact from the Proposed Development due to intervening topography so no in-combination effects are possible.
Proposed energy storage facility	20/04849/PAN	Shared receptors will have no impact from the Proposed Development due to intervening topography so no in-combination effects are possible.
Erection and operation of battery energy storage system	24/01548/FUL	Located within an existing quarry next to Beaully substation so no impacts anticipated on shared receptors.
Construction of 49.9MW battery energy storage system, including transformers, cooling and control units	23/03772/SCRE	Located within an existing quarry next to Beaully substation so no impacts anticipated on shared receptors.
Construction and operation of Battery Energy Storage System	24/02885/SCRE	Located too far from the study area for any shared receptors.
Aigas Substation - Replacement and Construction of existing Aigas Substation	22/04835/PAN 24/02830/FUL	Any potential shared receptors will have no impact from the Proposed Development due to intervening topography so no in-combination effects are possible.
The Spittal-Beaully 400kV OHL adjacent to the Proposed Development	24/04588/SCOP	Adjacent to the Proposed Development and entering it from the west, where there is only one shared receptor that is only impacted to a Negligible extent. Therefore, there would be no in-combination significant effects from both developments. Any significant effects would be the result of the Spittal-Beaully 400 kV OHL and not in-combination with the Proposed Development.
The Western Isles Link HVDC underground cable (tying into the Proposed Development)		Underground cable would not be visible so no impacts to heritage assets within the study area.
The Beaully-Denny OHL Diversion, which will be required to facilitate the Proposed Development and is tying into it	24/00834/SCRE	Adjacent to, and directly behind the Proposed Development in relation to the majority of receptors in the study. Replacing the existing line, which is already part of the receptors setting, so there would be no additional impacts.

Black Bridge strengthening works		Any potential shared receptors will have no impact from the Proposed Development due to intervening topography so no in-combination effects are possible.
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11.7.23 The construction and operation of the proposed Beauly-Blackhillock-Peterhead 400 kV OHL has the potential, in combination with the Proposed Development, to result in an increase in the impacts to heritage assets within the baseline that may result in a significant effect during operation.

11.7.24 The following heritage assets have the potential to be impacted by the Proposed Development and the proposed Beauly-Blackhillock-Peterhead 400 kV OHL:

- Beaufort Castle Garden and Designed Landscape (GDL00052) (A3);
- Beaufort Castle (LB8068) (A7);
- Phoinneas Hill, enclosure (SM4729) (A26); and
- Dun Mor, fort, Ballindoun (SM2423) (A27)

11.7.25 The impacts to the Beaufort Castle GDL (GDL00052) (A3), Phoinneas Hill, enclosure (SM4729) (A26), and Dun Mor, fort, Ballindoun (SM2423) (A27) are all negligible adverse in relation to the Proposed Development.

11.7.26 In relation to the enclosure and fort, the introduction of the OHL within the setting of these monuments is not anticipated to increase the level of impact due to distances from the monuments, and the peripheral location of the OHL outside of the Beauly River valley and other key views. Similarly, the OHL will pass over part of the GDL, but this is an area of woodland and away from the main elements of the GDL and any important views.

11.7.27 The impact to Beaufort Castle (LB8068) (A7) has been assessed as minor adverse in relation to the Proposed Development. The addition of the OHL to the north of the castle will not increase this impact due to the dense woodland along the edge of the river, and the assessment states that the views to the north are not an important element of the castle's significance.

11.7.28 Therefore, the cumulative effects of the Proposed Development in combination with the proposed Beauly-Blackhillock-Peterhead 400 kV OHL will not be greater than those presented for the Proposed Development alone.

11.8 Summary and Recommendations

11.8.1 A comprehensive desk-based review of existing information was undertaken, combined with a walkover survey, highlighting the presence of 23 heritage assets within the baseline Study Area, indicating human activity within the Site since the prehistoric period.

11.8.2 There are ten non-designated heritage assets within the Site, which relate to ceremonial and domestic prehistoric activity, a medieval grave, and the site of post-medieval buildings. Five of these heritage assets will be affected during the construction phase of the Proposed Development. The assessment of these impacts has been assessed as **Slight Adverse**, prior to mitigation. Mitigation measures to preserve the heritage assets by record will include a programme of Archaeological Investigations (CH02), which will be undertaken in

line with an appropriate Archaeological Project Design, resulting in the magnitude of impact reducing, with residual effects of no greater than **Slight Adverse (not significant)**.

11.8.3 Three of the other five heritage assets will be demarcated and avoided (CH01) by the Proposed Development construction works, with the remaining two already having been removed by previous developments within the Site.

11.8.4 The potential for archaeological remains to exist within the Site is high due to the presence of sub-surface archaeological remains discovered during 2023 GI works (Appendix 11.3). Archaeological evaluation to determine the presence or absence of further archaeological remains within the Site will be required prior to construction commencing, with the methodology for these works set out within an Archaeological Project Design (CH02).

11.8.5 During the operational phase, the assessment has determined that there may be changes within the setting of seven designated heritage assets due to the Proposed Development and associated development. These impacts will result in the heritage assets receiving significance of effects that are **Slight Adverse (not significant)**.

