

**Fanellan Hub 400 kV Substation and
Converter Station
Environmental Impact Assessment Report
Volume 4 | Technical Appendices**

Appendix 11.2 – Cultural Heritage Assessment

February 2025



APPENDIX 11.2: CULTURAL HERITAGE ASSESSMENT

1.1 Assessment of Likely Effects

- 1.1.1 The following section provides detailed assessments of impacts from the operational phase of the Proposed Development on heritage assets within the cultural heritage baseline where effects of Slight Adverse or below are expected prior to mitigation. Effects of Slight Adverse or below are not considered to be significant and thus have not been included within the EIA Chapter. Construction phase impacts and operational effects of more than Slight Adverse are detailed within the **Volume 2, Chapter 11: Cultural Heritage**.
- 1.1.2 There are no impacts anticipated on the following two designated heritage assets due to distance from the Site and lack of theoretical visibility of the Proposed Development and associated development due to intervening topography (see **Volume 3, Figure 11.2: Designated Heritage Assets and the Zone of Theoretical Visibility**):
- Kiltarlity Old Parish Church (SM5570) (A1); and
 - Kiltarlity Old Parish Church Burial Ground (LB8081) (A13).
- 1.1.3 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 and associated 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)
- 1.1.4 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. The detailed assessment of the designated heritage assets that have potential visibility of the Proposed Development is provided below.
- Culburnie, Ring Cairn & Stone Circle (SM2425) (A2)*
- 1.1.5 The scheduled monument is a ring cairn and stone circle composed of a kerb and a ring of eight monoliths. The kerb is virtually complete and the ring of stones is complete except for one stone. Some of the kerb stones and monoliths feature cup-marks. The heritage asset is likely of Bronze Age date, considering its type, and contributes to a known landscape of similar heritage assets of this time period. No statement of significance is provided within the listing, but the significance of the cairn is derived from its contribution to a wider understanding of ring cairns as a type and its preservation in a near complete state is a rare example of similar cairns, enhancing its importance. The heritage asset is 1.3 km to the west of Kiltarlity within the settlement of Culburnie and on the property of a former croft and residence. The heritage asset is in a group of trees beside the public road, with buildings to the immediate south and west. Beyond the road to the east and north-east is a substantial woodland – Fanellan Wood. The key aspects of the setting of the cairn is its immediate setting within the thin woodland surrounding it, with long distance views blocked by Fanellan Wood and the modern buildings adjacent to it. As a scheduled monument, this heritage asset is of High value.
- 1.1.6 Culburnie, Ring Cairn & Stone Circle (SM2425) (A2) is located 445 m south of the Site. The heritage asset has a high level of theoretical visibility of the Proposed Development, as shown on the Zone of Theoretical Visibility (ZTV) (see **Volume 3, Figure 11.2: Designated Heritage Assets and the Zone of Theoretical Visibility**) which used a bare ground model. The Proposed Development is likely to be heavily screened by the woodland adjacent to the cairn, despite the heritage asset being at a lower elevation than the Site, 66 m compared to the highest point of the Site being 144 m. There may be some visibility through the trees around the cairn in the winter months, in views to the north, but this would only introduce very minor changes within the heritage asset's setting.

- 1.1.7 The magnitude of impact during operation has been assessed as Negligible adverse due to very minor changes within the setting of a heritage asset of High value, resulting in a **Slight Adverse (not significant)** significance of effect.

Beaufort Castle Garden and Designed Landscape (GDL00052) (A3)

- 1.1.8 This Garden and Designed Landscape (GDL) is a designed landscape park and pleasure grounds, which include a series of summer houses, a walled garden, and provides the main setting for Beaufort Castle (LB8068). The grounds were designed in the 19th century having incorporated an earlier designed landscape from an earlier castle. The historical importance of the GDL is the presence of the defensive buildings within the estate and the long association with the Frasers of Lovat. The archaeological interest is outstanding due to the presence of these defensive structures. The GDL is of high horticultural and nature conservation interest, owing to its long-established riverside woodlands. The GDL is of high scenic interest, possessing dominance in the Aird/Beauly Firth region and contributing to the scenic eastern approach to Kiltarlity, along with Belladrum designed landscape (not designated) to the south-east. The GDL is directly north of Kiltarlity, positioned on a slightly elevated rise on the southern banks of the River Beauly. To the east, the GDL has views of Dounie and Bruiach burn, which feed into the River Beauly downstream. The western boundaries are formed by a B-road and Fanellan Wood, and the eastern boundary is also lined by woodland. Views from the GDL are restricted by the woodland surrounding it, which also impede views towards it. The focus of the scenic components are the location along the River Beauly, with the more open views between the castle and Home Farm making a positive contribution to the significance of the heritage asset, as this would have formed its historic setting, and still forms an important element of the current setting. This heritage asset is considered to be of High value.
- 1.1.9 Beaufort Castle (GDL00052) (A3) is located adjacent to the east of the Site and would have varying levels of theoretical visibility of the Proposed Development structures. The presence of Fanellan Wood and the proposed landscape forms and planting would minimise the visual impacts of the substation on the GDL, but it is still anticipated that the Proposed Development would be visible in views from locations within the GDL. However, none of the views would relate to important aspects of the GDL's setting, with the internal views only incorporating the Proposed Development on the periphery, and the intervisibility between the castle and Home Farm, and between the GDL and Belladrum designed landscape, not impacted upon.
- 1.1.10 The magnitude of impact during operation has been assessed as Negligible Adverse due to very minor changes within the setting of an asset of High value, resulting in a **Slight Adverse (not significant)** significance of effect.

Beaufort Castle (LB8068) (A7)

- 1.1.11 This Category A listed building is a post-medieval castle situated in the GDL of Beaufort Castle (GDL000052) under private ownership. The heritage asset comprises a three-storey residence of red sandstone and includes a private Roman Catholic chapel, still in use as such. The existing castle was built in 1880 after the original structure, known as Castle Downie, was burnt down in 1746. Castle Downie is thought to have been built circa 1400 and was the original stronghold of the Frasers of Lovat. Parts of Castle Downie may survive at the south-east of Beaufort Castle, though landscape gardening has removed all trace of the outer defences. The castle's importance is derived from its architectural value and its historical associations as the historical seat of the Frasers of Lovat. This heritage asset is considered to be of High value.
- 1.1.12 Beaufort Castle is situated in the mature woodland and designed landscape of Beaufort Castle (GDL000052) (A3), with its views contained within its GDL. It is situated on the southern banks of the River Beauly, approximately 3 km south-west of Beauly and 2 km north of Kiltarlity. The castle is on a slightly elevated portion of land, which grants visibility of the wider landscape, and historically has acted as a prominent area from which the Frasers of Lovat led. The immediate surroundings are dense woodland to the north, east, and west, and a vast lawn to the south. Distantly, the castle overlooks the wider landscape of River Beauly to the north and Kiltarlity to the south. The location of the castle in a prominent location forms an important element of its historical setting. Key views from the castle include views to the south and the open areas within the GDL towards Home Farm. Its immediate surroundings, any wider landscape views from upper levels of the castle, and the connection to the River Beauly, also contribute to the significance of the heritage asset.

- 1.1.13 Beaufort Castle (LB8068) (A7) is located 760 m to the east of the Proposed Development and has a moderate level of theoretical visibility of the Proposed Development, as shown on the ZTV (see **Volume 3, Figure 11.2: Designated Heritage Assets and the Zone of Theoretical Visibility**). The screening provided from the trees that are part of the GDL and Fanellan Wood would mean that the visual impacts of the Proposed Development would be reduced, and only anticipated to impact upon the wider landscape views from upper levels of the castle. Consequently, the magnitude of impact during operation has been assessed as Minor Adverse due to there only being slight changes with the setting of an asset of High value, resulting in a **Slight Adverse (not significant)** significance of effect. The significance of effect has been assessed as Slight Adverse rather than Moderate Adverse as the design includes for planting and landscaping to reduce visual impacts from both landscape and cultural heritage receptors. The Proposed Development would include greater massing of infrastructure, but this would be contained within buildings designed to resemble agricultural sheds, and set low in the landscape, and therefore these changes would not be deemed to be significant in EIA terms.

Belladrum Chambered Cairns (SM2435) (A24)

- 1.1.14 The scheduled monument consists of two burial cairns probably dating from the early Bronze Age (2500BC to 1500BC). The main cairn is visible as a low grassy mound about 14 m in overall diameter with a partially complete outer kerb formed by an arc of stones up to 1.2 m high. The adjacent cairn lies about 25 m to the north and is visible as a curvilinear bank about 25 m in length, 5 m wide, and up to 1.2 m high: most likely evidence for the infill that would be laid between the inner and outer stone kerbs of a Clava-type cairn. The scheduled monument listing states that the significance of the cairn is derived from its potential to make a significant contribution to our understanding of the past, in particular the design, construction and use of burial and ceremonial monuments. The significance of the cairn at Belladrum is enhanced by its close proximity to a second potentially earlier cairn, and also to other cairns in the area. The setting of the cairn forms part of its contextual characteristics. The cairn is set at the eastern edge of an area of woodland, slightly above the adjacent fields, overlooking Dounie Burn 150m to the east. There are potentially open views across the adjacent landscape to the east and south east, and beyond to the surrounding hills.
- 1.1.15 Belladrum, chambered cairns (SM2435) are located 1.7 km to the south east of the Site (2.6 km from the Proposed Development), and has a high level of theoretical visibility of the Proposed Development, as shown on the ZTV (see **Volume 3, Figure 11.2: Designated Heritage Assets and the Zone of Theoretical Visibility**), which used a bare ground model. The Proposed Development is likely to be heavily screened by the woodland surrounding the cairn to the north, west, and south west. There may be some visibility through the trees around the cairn in the winter months, in views to the north west, but this would not impact upon the important elements of the cairns setting. There would be no impact to views along the Dounie Burn, or to the hills to the east and south east.
- 1.1.16 The magnitude of impact during operation has been assessed as Negligible adverse due to very minor changes within the setting of a heritage asset of High value, resulting in a **Slight Adverse (not significant)** significance of effect.

Dun Mor, fort (SM4979) (A25)

- 1.1.17 The scheduled monument consists of a sub-oval fort of the Iron Age measuring c 22 m north east to south west by 16 m within a tumbled wall between 4.5 m and 6 m wide. The entrance is in the south east and below the fort on the south and east are the remains of two further outer walls. The monument is of national importance as a well-preserved example of a prehistoric fort, and is of particular interest because of the existence of additional outer defences on the most accessible sides. It has the potential to enhance our understanding of prehistoric settlement and defensive structures. The setting of the fort is an important element in its significance, with key views to the south east along the Breakachy Burn valley, and to the settlement and cairns to the north. Wider landscape views towards the River Beaully would also be important where topography allows.
- 1.1.18 Dun Mor, fort (SM4979) (A25) is located 3 km to the north west of the Proposed Development and has a low level of theoretical visibility of the Proposed Development, as shown on the ZTV (see **Volume 3, Figure 11.2: Designated Heritage Assets and the Zone of Theoretical Visibility**), which used a bare ground model. The Proposed Development will be at distances that make it almost imperceptible, and it is likely that the intervening topography will only allow views of certain parts of the infrastructure, which is designed to resemble agricultural sheds, set low in the landscape.
- 1.1.19 The magnitude of impact during operation has been assessed as Negligible adverse due to very minor changes within the setting of a heritage asset of High value, resulting in a **Slight Adverse (not significant)** significance of effect.

Phoineas Hill, enclosure (SM4729) (A26)

- 1.1.20 The scheduled monument consists of the remains of an enclosure measuring 120 m north east to south west by 80 m transversely, formed by building a wall across the accessible south west approach to a promontory. The wall has been constructed from massive boulders forming the outer face and extends for a length of 35 m. An upright stone 1.8 m high lies on the south side of the entrance. The monument is of national importance as an unusual and distinctive form of enclosure, which has the potential to enhance our understanding of early settlement. The setting of the enclosure is an important element in its significance, with reciprocal views between the potentially contemporary Dun Mor, fort, Ballindoun (SM2423) (A27) to the north, and Castle Spynie Broch (SM4653) key aspects. The enclosure overlooks the River Beaully valley in views to the north west, with potential views into the interior of Beaufort Castle GDL (GDL00052) (A3) to the west, and towards the village of Kiltarlity to the south west. Longer distance views towards Beaully to the north west may also be possible.
- 1.1.21 Phoineas Hill, enclosure (SM4729) (A26) is located 3.9 km to the east of the Site (4.4 km from the Proposed Development) and the western half has a high level of theoretical visibility of the Proposed Development, with the eastern half not having any visibility (see **Volume 3, Figure 11.2: Designated Heritage Assets and the Zone of Theoretical Visibility**). The Proposed Development will only be visible in long distance views and would not impact upon views between the contemporary monuments to the north and south east, and would only be peripheral in views towards Beaufort Castle GDL (GDL00052) (A3).
- 1.1.22 The magnitude of impact during operation has been assessed as Negligible adverse due to very minor changes within the setting of a heritage asset of High value, resulting in a **Slight Adverse (not significant)** significance of effect.

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

- 1.1.23 The monument consists of the denuded remains of a vitrified Iron Age hill fort, enclosing an area measuring approximately 54 m north east to south west by 27 m, on the summit of a hill known as Dun Mor. There is no description or statement of significance for the fort within the scheduled monument listing. The monument is of national importance as a well-preserved example of a prehistoric fort. It has the potential to enhance our understanding of prehistoric settlement and defensive structures. The setting of the fort is an important element in its significance, with key views to the potentially contemporary settlements at Phoineas Hill, enclosure (SM4729) (A26) to the south, and Castle Spynie Broch (SM4653) to the south east. The fort overlooks the River Beaully valley in views to the west and north west, with potential views into the interior of Beaufort Castle GDL (GDL00052) (A3) to the west, towards the village of Kiltarlity to the south west, and Kirkhill to the north east. Longer distance views towards Beaully to the north west may also be possible.
- 1.1.24 The Dun Mor, fort, Ballindoun is located 3.5 km to the east of the Site (4.5 km to the Proposed Development) and has a high level of theoretical visibility of the Proposed Development at the western edge (see **Volume 3, Figure 11.2: Designated Heritage Assets and the Zone of Theoretical Visibility**). The Proposed Development will only be visible in long distance views from the western edge and would not impact upon views between the contemporary monuments to the north and south east, and would only be peripheral in views towards Beaufort Castle GDL (GDL00052) (A3).
- 1.1.25 The magnitude of impact during operation has been assessed as Negligible adverse due to very minor changes within the setting of a heritage asset of High value, resulting in a **Slight Adverse (not significant)** significance of effect.