

P25-029



LOCHLUICHART EAST BESS

*Archaeological Desk-Based Assessment
with Baseline and Stage 1 Setting Assessment
for Boralex*

May 2025

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CULTURAL HERITAGE BASELINE AND STAGE 1 SETTING ASSESSMENT

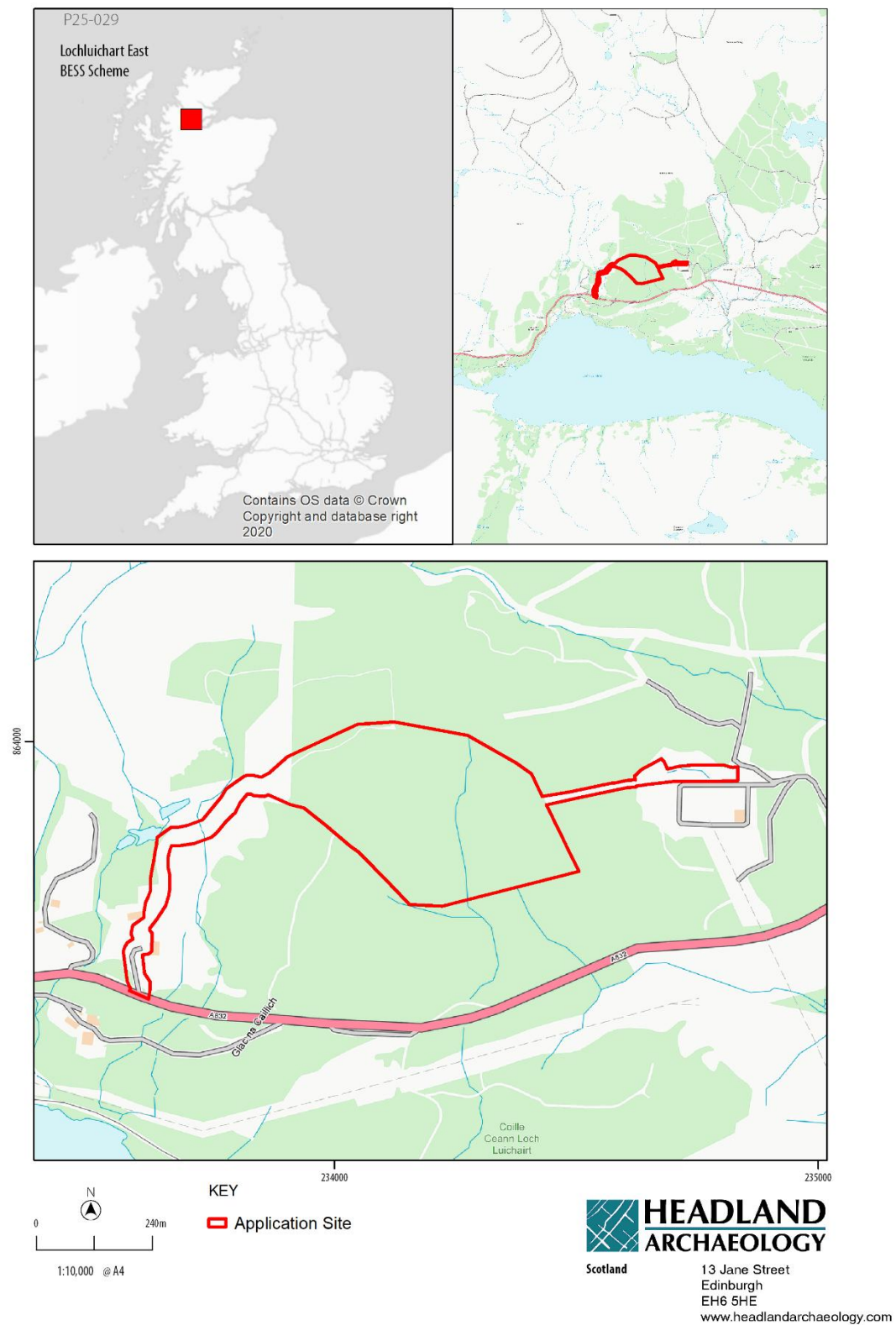
1. INTRODUCTION

1.1 PLANNING BACKGROUND

- 1.1.1. This report was commissioned by Boralex and presents the results of a combined Cultural Heritage Baseline and Stage 1 Setting Assessment which informs cultural heritage elements of an Environmental Report (ER). The ER will support an application to support the construction of a new standalone 36MW battery energy storage system (BESS) facility comprising battery containers, transformers, lighting, CCTV, and associated infrastructure (the Proposed Development).
- 1.1.2. The Application Site is located on land north of the A832 at Lochluichart and to the west of Corriemollie Substation IV23 2PY (NGR: 234230 , 863747).
- 1.1.3. In accordance with the requirements of national and local planning policies with respect to consideration of the historic environment in the planning process (see Part 2), this baseline report describes and assesses the heritage significance and importance of known heritage assets and potential archaeological remains within the Application Site. This report includes a Stage 1 Setting Assessment which provides an assessment of the contribution to significance made by the setting of heritage assets in order to identify potential historic environment planning constraints.

1.2 APPLICATION SITE DESCRIPTION

- 1.2.1. The final location of the BESS within the Application Site has not been confirmed at this stage. The indicative design shows the proposed BESS site to be to the east of a watercourse in the south-eastern part of the redline boundary. The exact BESS location will be confirmed following appropriate Environmental and Civils assessments and will require an area of approximately 2 ha which will include drainage provisions.
- 1.2.2. The Application Site measures 19.5 ha in area on the northern shore of Lochluichart. It is characterised mostly by woodland, blanket peat, and a modern pheasant pen which forms the western boundary of the central part of the Application Site.
- 1.2.3. The topography of the site is formed by a steep, south facing slope across its northern part which flattens out to the south. The flatter areas consist of less dense woodland, becoming boggy with more peat present. Towards the south of the Site, the gradient then drops steeper towards the A832.
- 1.2.4. Access to the Application Site will be taken from the A832 along existing forestry tracks, which are in place up to the pheasant pens. From the pheasant pens onwards, a new track will need to be designed to facilitate access to the proposed BESS location.
- 1.2.5. The cable corridor will run from the BESS location (once confirmed) to the Corriemollie substation, alongside the existing underground cable used for the Lochluichart and Lochluichart Extension Wind Farms (operated by Eneco). The exact underground cable route will be agreed and designed following the confirmation of the preferred BESS location.



Illus 1: Site Location

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Ordnance Survey 0100031673

Illustration 1: Application Site Location

2. LEGISLATION, POLICY AND GUIDANCE

2.1 STATUTORY PROTECTION

- 2.1.1. Scheduled Monuments and Listed Buildings are protected by statute.
- 2.1.2. The relevant heritage legislation in the context of the subject Site is described in Table 1.

Table 1. Historic Environment Statutory Legislation

Legislation	Key Issues
Historic Environment Scotland Act 2014	The Act defines the role of the public body, Historic Environment Scotland (HES), and the processes for the designation of heritage assets, consents and rights of appeal.
Ancient Monuments and Archaeological Areas Act 1979	It is a criminal offence to carry out any works on or near to a Scheduled Monument without Scheduled Monument Consent. Development must preserve in-situ protected archaeological remains and landscapes of acknowledged significance and protect their settings.
The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997	Provides for statutory protection of listed buildings and conservation areas. No physical works can be carried out in relation to a listed building and its curtilage without listed building consent. It introduces a requirement to have special regard to the desirability of preserving the building or its setting in considering any Development which may affect these. In conservation areas, the designation introduces general controls to conserve character and appearance within the conservation area.
Scots Common Law	The movement or disturbance of human remains without lawful authority is illegal. Any human remains should be reported to the local police or Procurator Fiscal's office. Further disturbance must cease until permission to continue has been granted by the legal authorities.

2.2 NATIONAL PLANNING POLICY

- 2.2.1. The historic environment includes individual assets, related settings and the wider cultural landscape and is defined as *"the physical evidence for past human activity. It connects people with place, and with the traditions, stories, and memories associated with places and landscapes"* in 'Our Past, Our Future: The Strategy for Scotland's Historic Environment' (2023, 10) and in National Planning Framework 4 (NPF4) as *"the physical evidence for human activity that connects people with place, linked with the associations we can see, feel and understand"* (Annex F – Glossary of definitions). These documents present the Scottish Government's strategy for the protection and promotion of the historic environment.
- 2.2.2. NPF4 Part 1 A National Spatial Strategy for Scotland 2045, describes how the future spatial development of Scotland can contribute to planning outcomes. It shows where there will be opportunities for growth and regeneration, investment in the low carbon economy, environmental enhancement, and improved connections across the country.
- 2.2.3. Historic Environment Policy for Scotland (HEPS, HES, 2019a) defines the Historic Environment and Scottish Government Policy. It sets out the vision and key principles on how to care for and protect

Scotland's historic environment including designations of ancient monuments, principles for scheduling and listing, contexts for conservation areas, marine protected areas, gardens and designated landscapes, historic battlefields and consents and advice.

National Planning Framework (NPF) 4

NPF4 – Part 2: Historic Assets and Places Policy 7

- 2.2.4. The Scottish Government's planning policies in relation to the historic environment are set out in NPF4 Part 2 National Planning Policy (The Scottish Government, February 2023) Policy 7: Historic assets and places:

The policy principles:

- *Policy Intent: To protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places.*
- *Policy Outcomes: The historic environment is valued, protected, and enhanced, supporting the transition to net zero and ensuring assets are resilient to current and future impacts of climate change; Redundant or neglected historic buildings are brought back into sustainable and productive uses; Recognise the social, environmental and economic value of the historic environment, to our economy and cultural identity.*
- *Local Development Plans: LDPs, including through their spatial strategies, should support the sustainable management of the historic environment. They should identify, protect and enhance valued historic assets and places. "*

- 2.2.5. NPF4 Policy 7 applies these principles to designated and non-designated assets. Those relevant to the current assessment are:

"a) Development proposals with a potentially significant impact on historic assets or places will be accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset and/or place. The assessment should identify the likely visual or physical impact of any proposals for change, including cumulative effects and provide a sound basis for managing the impacts of change.

Proposals should also be informed by national policy and guidance on managing change in the historic environment, and information held within Historic Environment Records.

c) Development proposals for the reuse, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historic interest and setting. Development proposals affecting the setting of a listed building should preserve its character, and its special architectural or historic interest.

o) Non-designated historic environment assets, places and their setting should be protected and preserved in situ wherever feasible. Where there is potential for non-designated buried archaeological remains to exist below a site, developers will provide an evaluation of the archaeological resource at an early stage so that planning authorities can assess impacts. Historic buildings may also have archaeological significance which is not understood and may require assessment.

Where impacts cannot be avoided they should be minimised. Where it has been demonstrated that avoidance or retention is not possible, excavation, recording, analysis, archiving, publication and activities to provide public benefit may be required through the use of conditions or legal/planning obligations.

When new archaeological discoveries are made during the course of development works, they must be reported to the planning authority to enable agreement on appropriate inspection, recording and mitigation measures."

2.3 LOCAL PLANNING POLICY

- 2.3.1. The Highland Council (THC) adopted their Highland-wide Local Development Plan (HwLDP) in April 2012. It provides the planning framework and guides the future use and development of land in towns, villages and rural areas.
- 2.3.2. Due to the date of adoption of the HwLDP which predates NPF4, planning legislation notes that where there is policy conflict between the HwLDP and NPF4, NPF4 will take precedence. Whilst there is no clear conflict between HwLDP and NPF4, both of which seek to protect the historic environment, due to the planning legislation notes the assessment presented in the EIA follows the Policy test wording of NPF4.
- 2.3.3. Section 21.1.1 Safeguarding our Environment states:
- 'The outstanding natural, built and cultural heritage of the Highlands has to be fully considered when development proposals come forward throughout the area. The Plan identifies three categories based on the type and importance of natural, built and cultural heritage they contain. These categories are local and regionally important, nationally important and internationally important'.*
- 2.3.4. Policy 57: Natural, Built and Cultural Heritage of the LDP states:
- All development proposals will be assessed taking into account the level of importance and type of heritage features, the form and scale of the development, and any impact on the feature and its setting, in the context of the policy framework. The following criteria will also apply:*
- 1. For features of local/regional importance we will allow developments if it can be satisfactorily demonstrated that they will not have an unacceptable impact on the natural environment, amenity and heritage resource.*
 - 2. For features of national importance we will allow developments that can be shown not to compromise the natural environment, amenity and heritage resource. Where there may be any significant adverse effects, these must be clearly outweighed by social or economic benefits of national importance. It must also be shown that the development will support communities in fragile areas who are having difficulties in keeping their population and services.*
 - 3. For features of international importance developments likely to have a significant effect on a site, either alone or in combination with other plans or projects, and which are not directly connected with or necessary to the management of the site for nature conservation will be subject to an appropriate assessment. Where we are unable to ascertain that a proposal will not adversely affect the integrity of a site, we will only allow development if there is no alternative solution and there are imperative reasons of overriding public interest, including those of a social or economic nature. Where a priority habitat or species (as defined in Annex 1 of the Habitats Directive) would be affected, development in such circumstances will only be allowed if the reasons for overriding public interest relate to human health, public safety, beneficial consequences of primary importance for the environment, or other reasons subject to the opinion of the European Commission (via Scottish Ministers). Where we are unable to ascertain that a proposal will not adversely affect the integrity of a site, the proposal will not be in accordance with the development plan within the meaning of Section 25(1) of the Town and Country Planning (Scotland) Act 1997.*

Table 2. Local Policy Definitions

Reference	Policy / Key Principle	Text of relevance to this report
The Highland Council Local Development Plan, April 2012 National Importance	Scheduled Monuments	Designated by Scottish Ministers under the Ancient Monuments and Archaeological Areas Act 1979 as being of national importance. The integrity of the site and its setting is protected by national policy.

Reference	Policy / Key Principle	Text of relevance to this report
The Highland Council Local Development Plan, April 2012 National Importance	Category A Listed Buildings	Compiled by Scottish Ministers under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as being of national or international importance to ensure the preservation of the building or its setting, or any feature of special architectural or historic interest which it may possess. This includes controlling any alteration, extension, repair or demolition of such interest. The list of buildings also includes structures such as walls and bridges.
The Highland Council Local Development Plan, April 2012 National Importance	Inventoried Gardens and Designed Landscapes	Contained within the Inventory of Historic Gardens and Designed Landscapes in Scotland compiled and maintained by Historic Scotland. The garden and designed landscape and its setting are protected by national policy. Under the Town and Country Planning (General Development Procedure) (Scotland) Amendment Order 2007, Historic Scotland must be consulted on any Proposed Development that may affect these sites or their setting.
The Highland Council Local Development Plan, April 2012 Local/Regional Importance	Category B and C Listed Buildings	Included by Scottish Ministers within a list compiled under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 to ensure the preservation of the building or its setting, or any feature of special architectural or historic interest which it may possess. This includes controlling any alteration, extension, repair or demolition of such interest. The list of buildings also includes structures such as walls and bridges. Advice is that B listed buildings are considered to be of regional or more than local importance and C(S) listed buildings are of local importance.
The Highland Council Local Development Plan, April 2012 Local/Regional Importance	Sites and Monuments Record Archaeological Sites	A record maintained and continually updated by The Council's Archaeological Unit of all known archaeological sites in Highland, including a location and brief description. The importance of such sites in terms of protection or professional recording prior to disturbance is advised on a case-by-case basis. The integrity of the site and its setting will be considered.
The Highland Council Local Development Plan, April 2012 Local/Regional Importance	Archaeological Heritage Areas	Identified by The Council as being of exceptional archaeological and historic significance by virtue of the importance, number and location of features, density of monuments/sites, and opportunities for interpretation.
The Highland Council Local Development Plan, April 2012 Local/Regional Importance	Conservation Areas	Designated by The Council under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 as areas of special architectural and historic interest the character or appearance of which it is desirable to preserve or enhance. Planning permission will be required within such areas for specific types of development that would otherwise be permitted development, including demolition.

2.4 GUIDANCE

- 2.4.1. The methodology for cultural heritage impact assessment in the ER is consistent with the Environmental Impact Assessment Handbook (v5 NatureScot & HES 2018), guidance for competent authorities, consultation bodies, and others involved in the Environmental Impact Assessment process in Scotland, Appendix 1.
- 2.4.2. HES also provides guidance in a series of documents entitled 'Managing Change in the Historic Environment' (MCHE). These provide guidance to planning authorities and stakeholders regarding key issues relating to development, the planning process, and key issues pertaining to the historic environment. Most relevant to this assessment are the guidance notes covering Setting (June 2016, updated 2020).
- 2.4.3. HES published Designation Policy and Selection Guidance (DPSG, 2019) to accompany HEPS. DPSG outlines the policy and selection guidance used by HES when designating sites and places of national importance.
- 2.4.4. Planning Advice Note (PAN) 2/2011: Planning and Archaeology provides technical advice to planning authorities and developers on dealing with archaeological remains. Among other issues it considers the

balance in planning decisions between the preservation in situ of archaeological remains and the benefits of development; setting; the circumstances under which developers can be required to provide further information, in the form of a field evaluation to allow planning authorities to reach a decision; and measures that can be taken to mitigate adverse impacts.

- 2.4.5. Standards and Guidance published by the Chartered Institute for Archaeologists (CIfA) have been followed in preparing this assessment, in particular the 'Standard and guidance for commissioning work or providing consultancy advice on archaeology and the historic environment' (2014, updated 2020) and the 'Standard and guidance for historic environment desk-based assessment' (2014, updated 2017 & 2020).
- 2.4.6. This assessment has also been prepared with reference to IEMA, IHBC and CIfA's July 2021 publication 'Principles of Cultural Heritage Impact Assessment in the UK'. This document presents good practice for assessment of the impact of a development proposal on cultural heritage assets which is consistent with the Principles.

2.5 PROFESSIONAL STANDARDS AND ACKNOWLEDGEMENTS

- 2.5.1. Headland Archaeology (UK) is a Registered Organisation with the Chartered Institute for Archaeologists (CIfA), an audited status which confirms that all work is carried out in accordance with the highest standards of the profession. Headland Archaeology (UK), as part of the RSK Group, is recognised by the Institute of Historic Building Conservation (IHBC) under their 'Historic Environment Service Provider Recognition' scheme. This quality assurance standard acknowledges that RSK works to the conservation standards of the IHBC, the UK's lead body for built and historic environment practitioners and specialists.
- 2.5.2. Headland Archaeology (UK) operates a quality management system to help ensure all projects are managed in a professional and transparent manner, which enables it to qualify for ISO 9001 (Quality Management), ISO 45001 (health and safety management) and ISO 14001 (environmental management).
- 2.5.3. Ordnance Survey data is produced under © Crown copyright and database rights Licence AC0000811465.

3. AIMS AND OBJECTIVES

- 3.1.1. The aim of this desk-based assessment (DBA) is to inform the assessment of likely effects of the Proposed Development on the cultural significance of heritage assets in the Environmental Report. The assessment aims to identify all known heritage assets potentially affected by the Proposed Development, and the potential for currently unknown heritage assets to be present within the Application Site.
- 3.1.2. The purpose is to gain an understanding of the historic environment resource in order to formulate an assessment of the potential for heritage assets to survive within the Application Site, their significance, and strategies for further evaluation, mitigation or management, as appropriate.
- 3.1.3. The CIfA's *Standard and Guidance for Historic Environment Desk-Based Assessment* (2020) defines a DBA as '*...a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic, and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the Study Area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.*'

3.1.4. NPF4 Policy 7.a requires that *"Development proposals with a potentially significant impact on historic assets or places will be accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset and/or place."* This report, therefore, will determine, as far as is reasonably possible from existing records, the nature, extent, and significance of the historic environment within a specified area, and the impact of the Proposed Development on the significance of the historic environment and identify the need for further evaluation, where required.

3.1.5. The specific objectives of this DBA are therefore to:

- Collate all available written, graphic, photographic, and electronic information relevant to the Application Site and relevant study area;
- Describe the nature, extent and significance and importance of the historic environment within the area potentially affected by the development, identifying any uncertainties in existing knowledge;
- Determine the potential for previously unknown archaeological remains;
- Identify any requirements for further investigation that may be necessary to understand the effects of the Proposed Development on the historic environment.

4. METHODOLOGY

4.1 TERMINOLOGY – ‘SIGNIFICANCE’ AND ‘IMPORTANCE’

4.1.1. Cultural heritage impact assessment is concerned with effects on cultural significance, which is a quality that applies to all heritage assets, and, as defined by HES (Environmental Impact Assessment Handbook, NatureScot & HES 2018, v5 Appendix 1 page 175), relates to the ways in which a heritage asset is valued both by specialists and the public. The cultural significance of a heritage asset will derive from factors including the asset's fabric, setting, context and associations. Cultural significance is assessed in relation to the criteria in DPSG Annexes 1-6, which are intended primarily to inform decisions regarding heritage designations but may also be applied more generally in identifying the ‘special characteristics’ of a heritage asset, which contribute to its significance and should be protected, conserved and enhanced according to the NPF4 Policy Principles. DPSG Annex 1 is widely applicable in assessing the cultural significance of archaeological sites and monuments, for instance, the criteria in Annex 2 can be used in defining the architectural or historic interest of buildings, whether listed or not. Cultural significance of assets is considered in terms described in DPSG Annex 1:

- *Intrinsic Characteristics- those inherent in the monument i.e., "how the physical remains of a site or place contribute to our knowledge of the past";*
- *Contextual Characteristics – those relating to the monument's place in the landscape or in the body of existing knowledge i.e., "how a site or place relates to its surroundings and/or to our existing knowledge of the past"; and*
- *Associative Characteristics – subjective associations, including those with current or past aesthetic preferences i.e., "how a site or place relates to people, practices, events and/or historic and social movements".*

4.1.2. This use of the word ‘significance’, referring to the range of values or interest attached to an asset, should not be confused with the unrelated usage in EIA where the ‘significance of an effect’ reflects the weight that should be attached to it in a planning decision.

4.1.3. Relative importance of each identified heritage asset potentially affected by the Proposed Development has been determined to provide a framework for comparison between different heritage assets and to inform subsequent stages of archaeological assessment and the development of any appropriate mitigation which may be required (See Table 3 below).

4.2 IDENTIFICATION OF HERITAGE ASSETS THAT MAY BE AFFECTED

Study Area

4.2.1. The Study Area for this assessment comprises a 2km buffer surrounding the Application Site, within which the archaeological and historical development of the site and surrounding area has been considered.

4.2.2. This Study Area also reflects the maximum predicted influence of the Proposed Development within the setting of heritage assets.

4.2.3. Factors of setting that can contribute to cultural significance have been considered during the Stage 1 Assessment for the identification of assets that may be affected by the Proposed Development. The approach was based on Managing Change in the Historic Environment: Setting (HES, 2020) as follows:

- *"Current landscape or townscape context;*
- *Views to, from and across or beyond the historic asset or place;*
- *Key vistas: for instance, a 'frame' of trees, buildings or natural features that give the historic asset or place a context, whether intentional or not);*

- *The prominence of the historic asset or place in views throughout the surrounding area, bearing in mind that sites need not be visually prominent to have a setting;*
- *Aesthetic qualities;*
- *Character of the surrounding landscape;*
- *General and specific views including foregrounds and backdrops;*
- *Views from within an asset outward over key elements in the surrounding landscape, such as the view from the principal room of a house, or from a roof terrace;*
- *Relationships with other features, both built and natural;*
- *Non-visual factors such as historical, artistic, literary, place name, or scenic associations, intellectual relationships (e.g. to a theory, plan, or design), or sensory factors; and*
- *A 'sense of place': the overall experience of an asset which may combine some of the above factors."*

Data Sources

- 4.2.4. The assessment has been based on a study of all readily available documentary sources, following the ClfA Standards and Guidance. The following sources of information were referred to:
- Designation data downloaded from the HES website in October 2024;
 - The National Record of the Historic Environment (NRHE), including the Canmore database and associated photographs, prints/drawings and manuscripts held by HES;
 - Historic Environment Record (HER) data, digital extract received from The Highland Council Historic Environment Team (THC HET) in February 2025;
 - Historic Landscape Assessment data, viewed through the HLA Map website;
 - The National Collection of Aerial Photography (NCAP);
 - Geological data available online from the British Geological Survey;
 - Historic maps held by the National Library of Scotland;
 - Unpublished maps and plans held by the National Records of Scotland;
 - LIDAR data from the Scottish Remote Sensing Portal;
 - Relevant internet resources, including Google Maps, Google Earth, Bing satellite imagery and PastMap;
 - Readily available published sources and unpublished archaeological reports.
 - Findings of other environmental topics (LVIA, peat depth, ground conditions, noise and vibration).
- 4.2.5. Heritage assets within the Study Area are compiled in Annex 1 below. All heritage assets are referenced in this report by a unique map number (1, 2, 3, 4, etc). Any newly discovered assets have been assigned a number prefixed HA for 'Heritage Asset', 'Li' for LIDAR anomalies, or 'FV' for potential heritage assets identified during the field visit. A single asset number can refer to a group of related features, which may be recorded separately in the HER and other data sources.

Field Visit

- 4.2.6. A field visit was undertaken on 3rd and 4th April 2025 in clear conditions. Notes were taken regarding aspects of heritage assets' settings, local topography and site characteristics where intervisibility with other monuments or natural features contributes to significance.

- 4.2.7. Records were also made regarding extant archaeological features, such as earthworks or structural remains, any negative features as well as geographical/geological features which may have a bearing on previous land use and archaeological survival, as well as any exposed geology, soils, and watercourses, including those which may constrain subsequent archaeological investigation.

Historic Map Regression

- 4.2.8. The historic mapping sequence corresponding with the Application Site was consulted to collect information on former land use and development throughout the later historic periods.

Limitations of Baseline Data

- 4.2.9. Information held by public data sources is generally considered to be reliable; however, the following general points are noted:
- No LIDAR data was available for the Application Site or Study Area.
 - Documentary sources are rare before the medieval period;
Wherever such documentary sources are used in assessing archaeological potential professional judgement is used in their interpretation;
 - HER records can be limited because opportunities for research, fieldwork and discovery depend on the volume and frequency of commercial development and occasional research projects, rather than the result of a more structured research framework. A lack of data within the HER records does not necessarily equal an absence of archaeology;
 - Where archaeological sites have been identified solely from aerial imagery without confirmation from archaeological excavation or supporting evidence in the form of find-spots for example, it is possible the interpretation may be revised in the light of further investigation.
 - The significance of sites can be difficult to identify from HER records, depending on the accuracy and reliability of the original source;
 - There can often be a lack of dating evidence for archaeological sites; and
 - Any archaeological field visit has inherent limitations, primarily because archaeological remains below ground level may have no surface indicators.

4.3 ASSESSMENT OF IMPORTANCE

- 4.3.1. The importance of a heritage asset is the overall value assigned to it reflecting its statutory designation or, in the case of non-designated assets, the professional judgement of the assessor (Table 3).
- 4.3.2. Heritage assets are defined as *"Features, buildings or places that provide physical evidence of past human activity identified as being of sufficient value to this and future generations to merit consideration in the planning system"* (NatureScot & HES 2018, Environmental Impact Assessment Handbook, v5, p.122). Thus, any feature which does not merit consideration in planning decisions due to its cultural significance may be said to have negligible heritage importance; in general, such features are not considered as heritage assets and are excluded from the ER impact assessment.
- 4.3.3. The importance of heritage assets that may be affected by the Proposed Development is identified in Table 5 and Annex 1 of this report.

Table 3. Criteria for Assessing the Importance of Heritage Assets

Importance of the asset	Criteria
Very High (International)	Assets valued at an international level, e.g. World Heritage Properties and other assets of equal international importance that contribute to international research objectives.
High (National)	Assets valued at a national level, e.g. Scheduled Monuments, Category A Listed Buildings, Inventory Gardens and Designed Landscapes, Inventory Battlefields, Historic Marine Protected Areas, some conservation areas and non-designated assets that meet the relevant criteria for designation in the opinion of the assessor. Category B or C-listed buildings where the existing designation does not adequately reflect their value, in the opinion of the assessor.
Medium (Regional)	Assets valued at a regional level, e.g. Category B Listed Buildings, some conservation areas and non-designated assets of similar value in the opinion of the assessor. Category C-listed buildings where the existing designation does not adequately reflect their value, in the opinion of the assessor.
Low (Local)	Assets valued at a local level, e.g. Category C Listed Buildings, some conservation areas and non-designated assets of similar value in the opinion of the assessor.
Negligible	Identified historic remains of no importance in planning considerations, or heritage assets and findspots that have already been removed or destroyed (i.e. 'site of')
Unknown / Uncertain	Heritage assets for which a level of importance cannot be defined on current information

4.4 POTENTIAL FOR UNKNOWN HERITAGE ASSETS

4.4.1. Archaeological features are often impossible to identify through desk-based assessment. The likelihood that significant undiscovered heritage assets may be present within the Application Site is referred to as *archaeological potential*. Overall levels of potential can be assigned to different areas of the Application Site, while recognising that the archaeological potential of any zone will relate to particular historical periods and types of evidence.

4.4.2. The following factors are considered in assessing archaeological potential:

- The distribution and character of known archaeological remains in the vicinity, based principally on an appraisal of data in the HER and other data sources such as HES and NRHE;
- The history of archaeological fieldwork and research in the surrounding area, which may give an indication of the reliability and completeness of existing records;
- Environmental factors such as geology, topography and soil quality, which would have influenced land-use in the past and can therefore be used to predict the distribution of archaeological remains;
- Land-use factors affecting the survival of archaeological remains, such as ploughing or quarrying; and

- Factors affecting the visibility of archaeological remains, which may relate to both environment and land-use, such as soils and geology (which may be more or less conducive to formation of cropmarks), arable cultivation (which has potential to show cropmarks and create surface artefact scatters), vegetation, which can conceal upstanding features, and superficial deposits such as peat and alluvium which can mask archaeological features.

4.4.3. The likelihood that the Application Site may contain undiscovered heritage assets, their likely location and potential density, and their likely level of importance is assessed, described, and justified.

4.5 STAGE 1 SETTING ASSESSMENT

4.5.1. The results of a Stage 1 Setting Assessment are presented in full in the gazetteer (Annex 1). The purpose of the assessment is to consider whether further detailed assessment in the Environmental Report chapter is required for heritage assets within the Study Area, based on whether it is likely that their cultural significance could be harmed through development within their setting. Summary results are presented in Section 6.2.

4.5.2. The Stage 1 Setting Assessment methodology considers each heritage asset in the Study Area in turn to identify those assets in the ZTV which have a wider landscape setting that contributes to their cultural significance and whether it is likely that cultural significance would be harmed by the Proposed Development.

5. RESULTS

5.1 OVERVIEW OF THE HISTORIC ENVIRONMENT

- 5.1.1. The full list of known heritage assets within the Application Site and Study Area is presented in the gazetteer (Annex 1) and their location is shown on Illustration 2. The significance of these assets is discussed by period in the Statement of Significance and Importance section 6 below.

Application Site

- 5.1.2. There are no heritage assets within the Application Site.

Study Area

- 5.1.3. There is one designated heritage asset within the Study Area: the Cat C Listed Kinlochluichart Old Manse and Steading (HA6/ LB1775) to the west of the Application Site. The building itself is located outwith the 2 km Study Area; however, the HER polygon (6) overlaps the Study Area and so records the presence of the listed building as within the Study Area and so has been included in this report as a designated heritage asset.
- 5.1.4. The Highland Council HER records 20 non-designated heritage assets (1-20) within the Study Area. The National Record of the Historic Environment (NRHE) records 15 non-designated heritage assets within the Study Area. All are duplicate records of Highland Council HER records.
- 5.1.5. Recorded heritage assets within the Study Area comprise:
- Houses, farmsteads, or cottages (3-6, 9, 11, 12)
 - Sheilings, enclosures, or township (Corriemollie) (7, 13, 14, 16, 18)
 - Military Roads (8, 17, 19, 20)
 - Railway stations, dams, bridges, and modern power stations (1, 2, 10, 15)

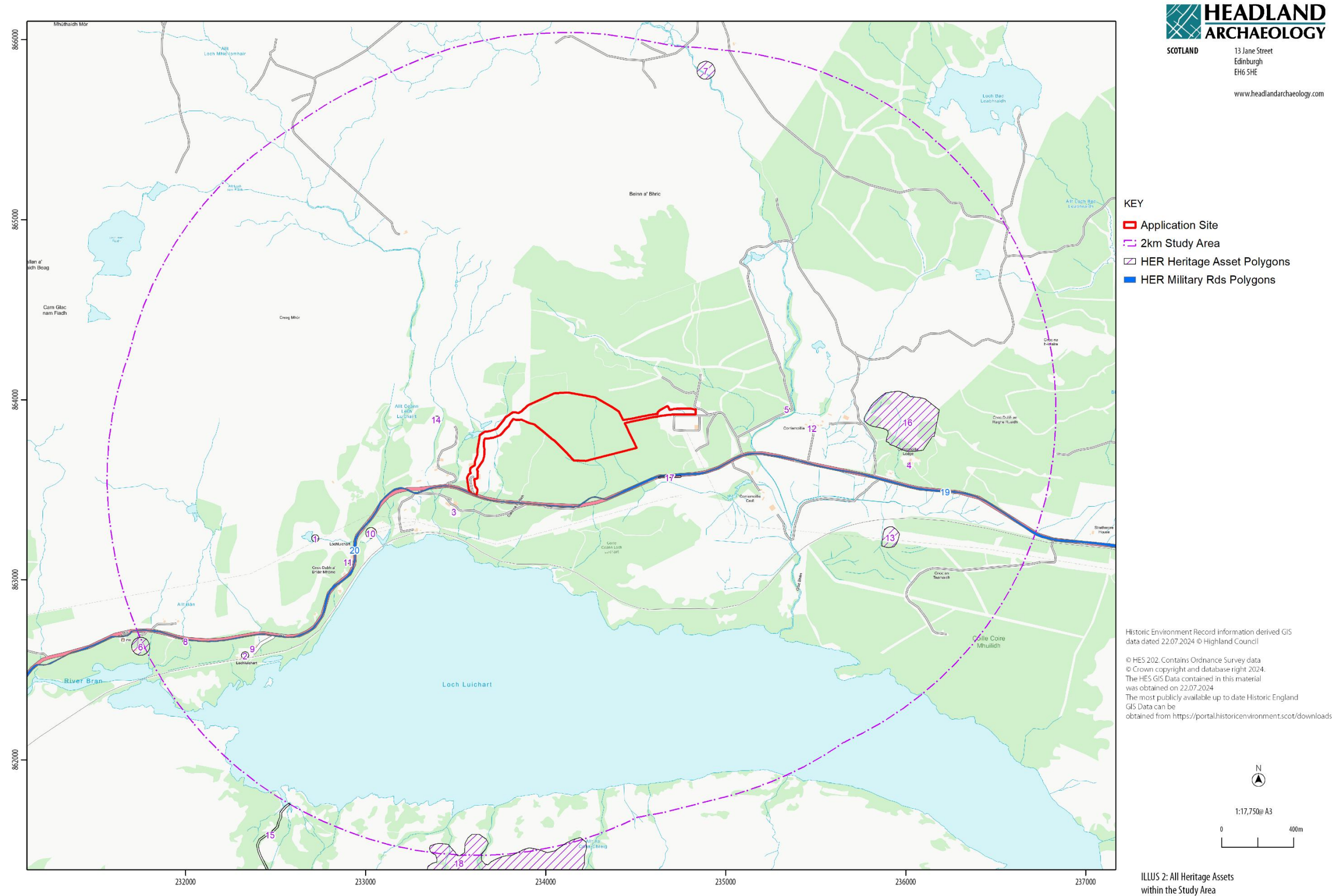


Illustration 2: All Heritage Assets within the Study Area

5.2 GEOLOGY AND GEOMORPHOLOGY

- 5.2.1. The underlying solid geology is recorded by BGS as Psammite of the Crom Psammite Formation. A metamorphic bedrock formed approximately 2500 and 541 million years ago between the Siderian and Ediacaran Periods¹. Superficial deposits are recorded in the surrounding area as Till, Devensian - Diamicton. Superficial Deposits formed between 2 million and 11 thousand years ago in the Quaternary Period.
- 5.2.2. Scotland's Soils Map database² records the Application Site as Arkaig peaty gleyed podzols with dystrophic semi-confined peat. The land form is recorded as a hummocky valley with sloped moraines and often bouldery.

5.3 HISTORIC LAND-USE ASSESSMENT

- 5.3.1. Historic Landuse Assessment (HLA) defines the main Application Site and cable route to Corriemollie Substation as 20th century woodland and forestry (HLA Code: 12). The access track from the A832 to the proposed Site is recorded as moorland and rough grazing (HLA Code: 5) and 18th to 20th Century woodland and forestry (HLA Code: 19).

5.4 PREVIOUS INVESTIGATIONS

- 5.4.1. There are eight previous archaeological investigations recorded on THC HER in the vicinity of the Application Site, none of which are relevant in an assessment of the Application Site archaeological potential, given its recent disturbance by forestry plantation.
- 5.4.2. Of the eight investigations, the study area for EH3750 includes the Application Site.
- 5.4.3. More recent work within 1 km of the Study Area includes several desk-based assessments and walkover surveys:
- EH3286 Archaeological assessment for Lochluichart Windfarm
 - EH3750 DBA and walkover survey- Beaully-Mossford OHL Replacement
 - EH4298 DBA and walkover survey- Proposed Corriemollie Windfarm
 - EH4551 DBA and walkover survey – Proposed Corriemollie Windfarm
 - EH4479 Beaully-Mossford OHL Replacement T4-6
 - EH4644 DBA and Walkover Survey – Proposed Power Transmission Cable from Grabhair, Ilse of Lewis to Dundonnell, Little Loch Broom, to Beaully
 - EH4912 Trial Trenching and Walkover survey- Corriemollie Windfarm
 - EH5775 DBA and Walkover Survey – Proposed Corriemollie Windfarm

5.5 HISTORIC MAPPING AND AERIAL PHOTOGRAPHY REVIEW

- 5.5.1. The Roy Highlands map (1747-52, not reproduced) shows the Application Site was likely under runrig cultivation at this time.
- 5.5.2. The 1881 Ordnance Survey (OS) map shows the Application Site as unimproved agricultural land during the late 19th century (Illus 3).

¹ BGS, <http://mapapps.bgs.ac.uk/geologyofbritain/home.html> viewed June 2021

² https://map.environment.gov.scot/Soil_maps/?layer=1

5.5.3 The landscape of the Study Area is almost entirely a product of 18th and 19th century forestry. The 1905 Ordnance Survey map (Ross and Cromarty sheet LXXIV, not reproduced) shows that the Application Site was already under forestry by that time.

5.5.4 The only available historic aerial photo of the Application Site (7th May 1989; Sortie ASS/61589; Frames 0110 & 0111) shows the Application Site under forestry.

5.6 FIELD VISIT

5.7.1. A field visit was undertaken on 3rd and 4th April 2025 which identified no further heritage assets within the Study Area or the Application Site.

5.7.2. The Application Site is characterised mostly by woodland, blanket peat, and a modern pheasant pen which forms the western boundary of the central part of the Application Site. The topography of the site is characterized by a steep, south facing slope across the northern part of the Application site, which then flattened out across the southern part of the site. The flatter areas consisted of less dense woodland but became boggier with more peat present.

5.7 ARCHAEOLOGICAL AND HISTORICAL NARRATIVE

Prehistoric Periods (c.12,700 – 400 CE)

5.8.1. The Palaeolithic and Mesolithic periods cover all human activity prior to the introduction of farming. Despite substantial evidence for Palaeolithic settlement in England as far back as 400,000 years ago at sites like Pakefield in Suffolk and Boxgrove in West Sussex, in the Highlands there is as yet, no secure evidence for settlement prior to the Late Upper Palaeolithic at the end of the last Ice Age³.

5.8.2. The evidence for activity over this long period comes from caves, rock shelters, middens, and surface scatters. While diagnostic artefacts evidence activity, they do not provide evidence for the nature of the activity. Settlements were rarely permanent and varied greatly, from larger multi-activity locations to short-lived specialist sites which may only have been used for as little as a day or a matter of hours. Lithic scatters are the most visible sites, due to the durable nature of the artefacts. But all lithic scatters represent archaeology that has been disturbed, and few have been comprehensively investigated. They are often an indication of locations that have been used for millennia, as well as into later periods, so that detailed interpretation is difficult. Shell middens have received much attention, in part due to their preservation and visibility, but in fact they are relatively rare in the Scottish Mesolithic. They vary in size, and while most are coastal they can occasionally be found inland. Many are in locations that show long periods of use, even into Neolithic or Bronze Age.

5.8.3. Available archaeological evidence across the Highlands indicates a pattern of Neolithic occupation based on coastal areas (eg the Moray and Cromarty Firths), river valleys (eg Strathnaver, Helmsdale, Strath of Kildonan) and lochs (eg Yarrows, Calder). The early farmers would have sought out the best available land for cultivating crops and for grazing (of cattle, sheep and probably pigs), and this corresponds to the areas noted above. No sub-peat field walls, such as have been found in the Outer Hebrides, have been noted in the Highland Region, but some ard-marks from Lairg, along with evidence for intense soil erosion suggestive of cultivation, may relate to agricultural activity that took place as early as 3600–3200 BC. There is also pollen evidence suggesting the cultivation of wheat and barley (and potentially oats), possibly as early as the beginning of the fourth millennium, and certainly during the Later Neolithic⁴. Evidence for houses is very sparse indeed and there are no definite examples of the huge Early Neolithic 'halls' in the Highland Region. For example, the nearest definite examples of 'halls' are those at Warren Field, Crathes and at Balbridie, both in Aberdeenshire. Likewise,

³ <https://scarf.scot/regional/higharf/palaeolithic-and-mesolithic/4-1-introduction/>

⁴ <https://scarf.scot/regional/higharf/neolithic/5-3-settlement-evidence/5-3-1-landscape/>

no slot trenches for any plank-built Neolithic structures have been found, although these could easily have been destroyed by recent and historical ploughing⁵.

- 5.8.4. During the Early to Middle Bronze Age there was expansion of settlement into the uplands of Scotland, with evidence of this expansion also available specifically for the Highlands. Whether this process started before 2000 BC is not known. The process has generally been interpreted in terms of population expansion from lower-lying areas; whether people were moving in from farther afield is unknown. Challenges facing the farming communities of the Chalcolithic and Bronze Age include the steady expansion of blanket peat throughout the Highlands. At Lairg there was evidence for tillage, the removal of large stones, and the application of midden material as a fertiliser over a large area that was subsequently covered by blanket peat; conditions then favoured peat expansion. The application of middens may have been a response to the evident loss of soil depth through erosion. This intensive, repetitive and presumably very costly investment of effort reflects both the challenges that the natural conditions imposed, and the scale of the human endeavour needed to overcome these challenges⁶.
- 5.8.5. The roundhouse dominates the Bronze Age landscape. Building traditions include stone, turf, or a combination of these materials often with an internal postring. The growing body of evidence means that it is now possible to start assessing building traditions and chronological differences looking at topography and timber resources. However, the scarcity of Late Neolithic evidence for houses and the absence of Chalcolithic houses hinders analysis of how and when the roundhouse tradition took over in the Highlands. Our earliest evidence for securely dated roundhouses in the Highlands is from around 1800 BC at Lairg. Within the well-dated settlements, artefactual assemblages consist of pottery, coarse stone tools and occasionally bone artefacts. No other Highland Early Bronze Age roundhouses have been fully excavated, although there are Early Bronze Age pits and other occupational remains from a number of other sites including rock shelters⁷.
- 5.8.6. By the Late Iron Age much of Scotland had been deforested; though in the northern Highlands this may have been through a combination of human and climatic factors as well as peat formation. While many sites show the increasingly normal evidence of hazel, birch and alder, clearly some areas continued to have access to oak and even pine. Interestingly, the Old Statistical Account (OSA) for Scotland in 1793 refers to artificial islands, possibly crannogs, in Loch Kinellan and Loch Achilty over 11km to the south-east of the Application Site. The account also notes that a stone circle was at the eastern end of Loch Achilty.
- 5.8.7. It is considered there is a low potential for Prehistoric archaeological remains to be present within the Application Site. Any remains are likely to be stray artefacts, likely of low importance.

Medieval to Modern Periods (400 CE – Present)

- 5.8.8. Lochluichart is first recorded in a grant by John, Lord of the Isles, to Alexander of Kintail for the lands of Strath Garve, Strath Bran and Kinlochewe, including Killin, Garve, Corriemollie, Kinlochluichart, Garbat, and Kinlochewe in 1464⁸. By the 16th century the land was in the possession of the Mackenzies of

⁵ <https://scarf.scot/regional/higharf/neolithic/5-3-settlement-evidence/5-3-2-buildings/>

⁶ <https://scarf.scot/regional/higharf/bronze-age/6-3-settlement-evidence/6-3-1-landscape-patterns/>

⁷ <https://scarf.scot/regional/higharf/bronze-age/6-3-settlement-evidence/6-3-2-building-exterior/>

⁸ https://her.hIGHLAND.gov.uk/api/LibraryLink5WebServiceProxy/FetchResourceFromStub/1-1-8-6-1-4_394bb8e1ded497f-118614_2c63c1150a48467.pdf

Scatwell, remaining in the family's possession into the 19th century. Corriemollie on the other hand was the possession of the Mackenzies of Coul.

- 5.8.9. The Ordnance Survey (OS) Name Book (OS1/28/40/15) records Kinlochluichart Forest⁹ as an extensive tract of rugged heaths and glens maintained for the purpose of breeding and stalking deer.
- 5.8.10. The Old Statistical Account (OSA) for the parish of Contin, Ross and Cromarty from 1793¹⁰ describes Lochluichart as 6 miles long and lined on both sides by a ridge of high hills covered with oak and birch trees. The New statistical Account (NSA) from 1845 indicates that much of the parish of Contin was wooded but much of it had been cut down¹¹.
- 5.8.11. The HER records two enclosures, likely dating to the medieval or Post-medieval periods, one approx. 1.4 km to the east of the Application Site (13); and another 365 m to the west of the Application Site (14). Two sheiling settlements are recorded at Alt Coire Mhuilidh (7) 1.8 km to the north of the Application Site, and at Achadh Ire, Lochluichart (18) 2.1 km to the south of the Application Site. A township is recorded at Corriemollie to the west of the Application Site comprising one unroofed building, and three roofed buildings and an enclosure (16) shown on the 1st Edition OS map from 1881 (Illus 3).
- 5.8.12. The 1st Edition OS map also shows a post-medieval farmstead (12) and outbuilding (5) at Corriemollie approximately 880 m to the east of the Application Site, and Corriemollie Lodge (4) 1.5 km east of the Application Site. Lochluichart Lodge (3) is also shown c. 660 m to the south-west of the Application Site.
- 5.8.13. The HER also records a modern dam (1) on a small burn to form a small pool or lake approx. 920 m to the west of the Application Site. It is considered that this asset was likely created as part of larger drainage works during the 20th century to improve the land.

⁹ <https://scotlandspplaces.gov.uk/digital-volumes/ordnance-survey-name-books/ross-and-cromarty-os-name-books-1848-1876/ross-and-cromarty-mainland-volume-40/15>

¹⁰ [https://stataccscot.ed.ac.uk/static/statacc/dist/viewer/osa-vol7-Parish record for Contin in the county of Ross and Cromarty in volume 7 of account 1/osa-vol7-p161-parish-ross and cromarty-contin?search=Contin](https://stataccscot.ed.ac.uk/static/statacc/dist/viewer/osa-vol7-Parish%20record%20for%20Contin%20in%20the%20county%20of%20Ross%20and%20Cromarty%20in%20volume%207%20of%20account%201/osa-vol7-p161-parish-ross-and-cromarty-contin?search=Contin)

¹¹ [https://stataccscot.ed.ac.uk/static/statacc/dist/viewer/nsa-vol14-Parish record for Contin in the county of Ross and Cromarty in volume 14 of account 2/nsa-vol14-p235-parish-ross and cromarty-contin?search=Contin](https://stataccscot.ed.ac.uk/static/statacc/dist/viewer/nsa-vol14-Parish%20record%20for%20Contin%20in%20the%20county%20of%20Ross%20and%20Cromarty%20in%20volume%2014%20of%20account%202/nsa-vol14-p235-parish-ross-and-cromarty-contin?search=Contin)

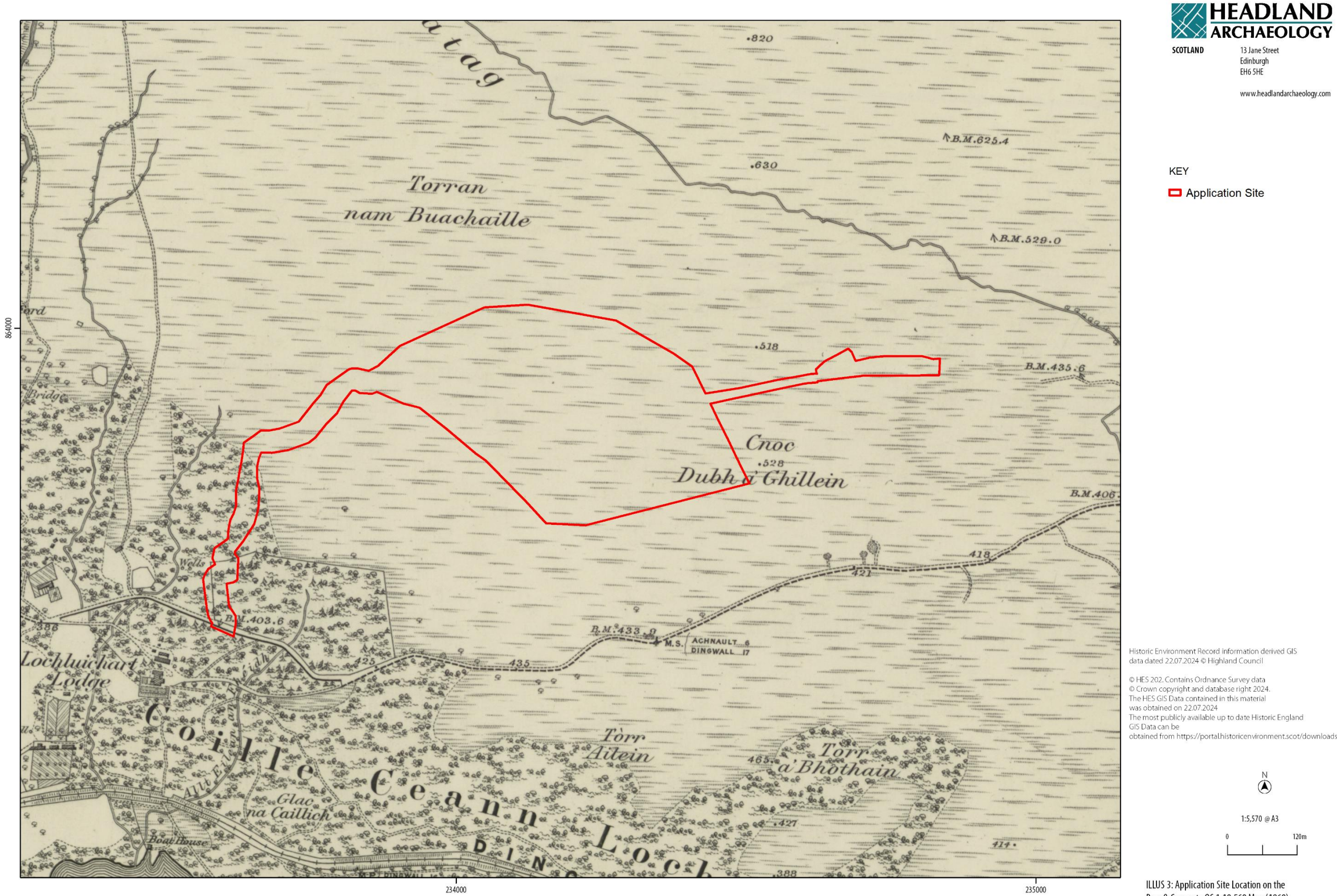


Illustration 3: Application Site Location on the Ross & Cromarty OS 1:10,560 Map (1861)

6. STATEMENT OF SIGNIFICANCE AND IMPORTANCE

6.1 KNOWN AND POTENTIAL HERITAGE ASSETS WITHIN THE STUDY AREA

Known Heritage Assets

- 6.1.1. All 20 features within the Study Area are of intrinsic significance, as they have the potential to hold physical evidence of the societies that built and used them. These are described in detail in the gazetteer in Annex 1 and summarised in Table 5 below along with an assessment of importance.
- 6.1.2. Non-designated assets with the potential to contribute to Regional Archaeological Research Frameworks are considered of Medium (Regional) importance.
- 6.1.3. More commonly known non-designated remains that provide direct evidence of settlement or agricultural practices are considered of Low (local) importance.
- 6.1.4. Erroneous interpretations, common features with negligible intrinsic interest, as well as any modern or natural features are considered of Negligible importance.
- 6.1.5. Stone field boundaries, whether showing on the First Edition OS or not, are all considered of negligible importance. As a common landscape feature, a significant adverse impact is very unlikely. The remains of buildings are only considered in the impact assessment where they appear on the First or Second Edition OS, and thus may be of earlier (up to Medieval) origin. Buildings which appear on mapping after these dates are considered a common landscape feature and a significant adverse impact is very unlikely. Similarly, areas of peat cutting are considered of negligible importance due to their limited intrinsic interest.

Table 4. Heritage Assets within the Study Area

HA No.	REF	NAME	DESCRIPTION	E	N	STATUS	PERIOD	IMPORTANCE
1	MHG21237	Lochluichart, Dam	DAM	232719	863229	20th Century	Non-designated heritage asset	Low
2	MHG21238	Lochluichart Station	RAILWAY STATION	232330	862580	19th Century	Non-designated heritage asset	Low
3	MHG21239	Lochluichart Lodge	HOUSE	233490	863380	19th Century	Non-designated heritage asset	Low
4	MHG21493	Corriemoillie Lodge (site)	HOUSE	236020	863639	19th Century	Non-designated heritage asset	Low
5	MHG21762	Building - Corriemoillie	BUILDING	235339	863949	20th Century	Non-designated heritage asset	Low
6	MHG23646/LB1775	Lochluichart Parish	FARMSTEAD	231750	862630	19th Century	Cat C Listed Building	Low

HA No.	REF	NAME	DESCRIPTION	E	N	STATUS	PERIOD	IMPORTANCE
		Manse, Steading						
7	MHG24408	Allt Coire Mhuilidh	SHIELING SETTLEMENT; ENCLOSURE	234890	865830	Medieval	Non-designated heritage asset	Low
8	MHG35309	CONTIN TO POOLEWE MILITARY ROAD	MILITARY ROAD	232000	862660	Post-medieval	Non-designated heritage asset	Low
9	MHG36166	LOCH LUICHART RAILWAY COTTAGES	HOUSE	232370	862620	19th Century	Non-designated heritage asset	Low
10	MHG36307	Mossford Power Station - Loch Luichart, Contin	POWER STATION	233030	863260	20th Century	Non-designated heritage asset	Low
11	MHG36614	Hydro Cottages - Lochluichart, Contin	COTTAGE	232900	863100	20th Century	Non-designated heritage asset	Low
12	MHG48419	Farmstead - Corriemoillie	FARMSTEAD ; FARMHOUSE	235481	863845	19th Century	Non-designated heritage asset	Low
13	MHG55904	Enclosure - south of Corrimollie Lodge, Contin	ENCLOSURE	235914	863234	Medieval	Non-designated heritage asset	Low
14	MHG24402	Enclosure - Allt Ceann Loch Luichart	ENCLOSURE	233393	863892	Medieval	Non-designated heritage asset	Low
15	MHG57477	Bridge, track, Allt a'Ghrianain	BRIDGE; TRACK	231426	859303	Post-medieval	Non-designated heritage asset	Low
16	MHG24403	Township and Head Dyke - Corriemoillie	TOWNSHIP; HEAD DYKE	235992	863887	Post-medieval	Non-designated heritage asset	Low
17	MHG54631	Road - Corriemoillie	ROAD?; BANK (EARTHWORK)?	234689	863571	Post-medieval	Non-designated heritage asset	Low
18	MHG63952	Shieling settlement -	SHIELING SETTLEMENT	233727	861286	Medieval	Non-designated	Low

HA No.	REF	NAME	DESCRIPTION	E	N	STATUS	PERIOD	IMPORTANCE
		Achadh Ire, Loch Luichart	T; ENCLOSURE ; DYKE; SHIELING HUT				heritage asset	
19	146382	Military Road	MILITARY ROAD	237618	863099	Post-medieval	Non-designated heritage asset	Low
20	146383	Military Road	MILITARY ROAD	232487	862832	Post-medieval	Non-designated heritage asset	Low

Archaeological Potential of the Application Site

- 6.1.6. There are no known heritage assets within the Application Site.
- 6.1.7. Roy's map shows that the Application Site was likely under runrig cultivation at this time. The 1881 Ordnance Survey (OS) map shows the Application Site as unimproved agricultural land during the late 19th century. The landscape of the Study Area is almost entirely a product of 18th and 19th century forestry. The 1905 Ordnance Survey map shows that the Application Site was already under forestry by that time which will have likely truncated or destroyed any previously unknown buried archaeological remains.
- 6.1.8. See Table 6 for a summary of assessed archaeological potential of the Application Site.

Table 5. Archaeological Potential of the Application Site

PERIOD	ARCHAEOLOGICAL POTENTIAL	LIKELY IMPORTANCE
Prehistoric	Negligible to low potential for Prehistoric occupation. The Application Site is currently used as forestry plantation which will have likely truncated or destroyed any previously unknown Prehistoric archaeological remains.	Low-Negligible
Medieval – Post Medieval	No potential for hitherto unknown built remains (e.g. buildings, dykes etc). None were observed during the field visit. The Application Site is currently used as forestry plantation which will have likely truncated or destroyed any previously unknown historic archaeological remains.	Low-Negligible

6.2 HERITAGE ASSETS IN THE STUDY AREA

Designated Heritage Assets

- 6.1.9. There are no designated heritage assets within the Application Site.
- 6.1.10. There is one Category C Listed Building within the 2 km Study Area: Kinlochluichart Old Manse and Steading (HA6/ LB1775). The building is Category C listed and is of **Low (Local) Importance**. It was designed by Thomas Telford and is located 2 km to the west of the Application Site. Originally a single storey, 5 bay H-plan house which was altered in the 19th century¹². The cultural significance of the monument is derived from its architectural and historic interest. The building is appreciated in its immediate surroundings. Observations made during the field visit identified that intervisibility with Application Site is screened by existing mature trees and local topography. Proposed Development and elements of setting which contribute to its significance does not include the Application Site, or views towards it.
- 6.1.11. Following Stage 1 Setting Assessment with full details presented in Annex 1, no designated heritage assets are retained for detailed assessment in the Environment Report.

Non-designated Heritage Assets

- 6.1.12. There are no non-designated heritage assets within the Application Site.
- 6.1.13. There are 20 non-designated assets within the Study Area, all of Low (Local) Importance, none of which are understood to have a setting that contributes to their significance which includes the Application Site, or views of the Application Site.
- 6.1.14. Following Stage 1 Setting Assessment with full details presented in Annex 1, no non-designated heritage assets are retained for detailed assessment in the Environment Report.

¹² [KINLOCHLUICHART OLD MANSE AND STEADING \(LB1775\)](#)

7. CONCLUSIONS

7.1 POTENTIAL PHYSICAL IMPACTS

- 7.1.1. There are no known heritage assets recorded within the Application Site.
- 7.1.2. The Application Site is considered to be of Negligible archaeological potential due to extensive disturbance through deep-ploughing associated with modern forestry plantation activity.

7.2 POTENTIAL SETTING EFFECTS

- 7.2.1. The Stage 1 Setting Assessment presented in this report (Annex A) has found that no potential for impacts through changes within their setting on the cultural significance to any heritage assets within the Study Area.

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Ordnance Survey, 1877, Caithness 6 inch (1:2500) County Series 1st Edition

Ordnance Survey, 1907, Caithness 6 inch (1:2500) County Series 1st Revision

Ordnance Survey, 1976, Caithness 1:10,000

Current Ordnance Survey

AERIAL PHOTOGRAPHS

Prints held by National Collection of Aerial Photography (NCAP)

NAME	SORTIE	DATE	FRAME NUMBERS
NCAP-000-000-146-348	ASS/61589	7 th May 1989	Frame 0110
NCAP-000-000-146-349	ASS/61589	7th May 1989	Frame 0111

ANNEX 1: CULTURAL HERITAGE GAZETTEER AND STAGE 1 SETTING ASSESSMENT

HA ID	HER ID	HES ID	NAME	STATUS	IMPORTANCE	SCREENING SETTING ASSESSMENT
1	MHG21237		Lochluichart, Dam	Non-designated HER asset	Low	NRHE records the dam was constructed in conjunction with a small hydro-generator in 1954. The dam is associated with a small watercourse shown on modern OS mapping. This defined setting which contributes to its significance does not include the Application Site, or views towards it. No effect predicted upon asset significance.
2	MHG21238		Lochluichart Station	Non-designated HER asset	Low	Railway station constructed in the late 19 th century and shown on the 1 st Ed. OS map. The intrinsic cultural significance of the monument would not be impacted by the Proposed Development and elements of setting which contribute to its significance does not include the Application Site, or views towards it. No effect predicted upon asset significance
3	MHG21239		Lochluichart Lodge	Non-designated HER asset	Low	The lodge has been constructed with views to the south across Lochluichart. Views from the north are screened by existing mature trees. The intrinsic cultural significance of the monument would not be impacted by the Proposed Development and elements of setting which contribute to its significance does not include the Application Site, or views towards it. No effect predicted upon asset significance
4	MHG21493		Corriemoillie Lodge (site)	Non-designated HER asset	Low	Site of Corriemoillie Lodge. Building demolished for Hydro-Electric Scheme in 1955. No effect predicted upon asset archaeological significance. Setting does not contribute to significance.
5	MHG21762		Building - Corriemoillie	Non-designated HER asset	Low	Unroofed building shown on 1 st Ed. OS Map. Not shown on current ed. Presumed demolished. No effect predicted upon asset archaeological significance. Setting does not contribute to significance.
6	MHG23646	LB1775	Lochluichart Parish Manse, Steading	Category C Listed Building	Low	Designed by Thomas Telford and is located 2 km to the west of the Application Site. Originally a single storey, 5 bay H-plan house which was altered in the 19th century. The cultural significance of the monument is derived from its architectural and historic interest. The building is appreciated in its immediate surroundings. Proposed Development and elements of setting which contribute to its significance does not include the Application Site, or views towards it. Observations made during the field visit identified that intervisibility with Application Site is screened by existing mature trees and local topography. No effect predicted upon asset significance

HA ID	HER ID	HES ID	NAME	STATUS	IMPORTANCE	SCREENING SETTING ASSESSMENT
7	MHG24408		Allt Coire Mhuilidh Sheiling Settlement	Non-designated HER asset	Low	Two unroofed sheiling huts and enclosure shown on 1 st Ed. OS map and current OS map. Sheiling huts are typically found in upland areas across Scotland and represent typical upland sheep farming practices by providing shelter to shepherds in bad weather. Immediately surrounding elements of upland grazing land which provides context to the sheiling and which contribute to its significance, does not include the Application Site, or views towards it. No effect predicted upon asset archaeological significance.
8	MHG35309		CONTIN TO POOLEWE MILITARY ROAD	Non-designated HER asset	Low	Historic military road between the settlements of Contin and Poolewe is now the modern A832. The road likely follows a contour to allow the most accessible transport route along the loch edge in an otherwise mountainous landscape. This asset is no longer experienced as a historic road as it has been updated and tarmacked to modern road standards. No effect predicted upon asset archaeological significance.
9	MHG36166		LOCH LUICHART RAILWAY COTTAGES	Non-designated HER asset	Low	20 th century railway cottages and Station Masters house. Appreciated in immediate surroundings and elements of setting which contribute to its significance does not include the Application Site, or views towards it. No effect predicted upon asset significance
10	MHG36307		Mossford Power Station - Loch Luichart, Contin	Non-designated HER asset	Low	A hydro-electric generating site commissioned in 1957. No effect predicted upon asset significance. Setting does not contribute to asset significance.
11	MHG36614		Hydro Cottages - Lochluichart, Contin	Non-designated HER asset	Low	20 th century cottages. No effect predicted upon asset significance. Appreciated in immediate surroundings
12	MHG48419		Farmstead - Corriemollie	Non-designated HER asset	Low	Post-medieval farmstead. The farmstead was located due to the availability of suitable land for subsistence farming. Appreciated in immediate surroundings and elements of setting which contribute to its significance does not include the Application Site, or views towards it. No effect predicted upon asset significance
13	MHG55904		Enclosure - south of Corriemollie Lodge, Contin	Non-designated HER asset	Low	Modern enclosure only shown on the 1967 OS map. Not shown on earlier 1 st or 2 nd Ed. OS maps. Located due to forestry activity/ planting operations during the mid-20 th century. No effect predicted upon asset archaeological significance.

HA ID	HER ID	HES ID	NAME	STATUS	IMPORTANCE	SCREENING SETTING ASSESSMENT
14	MHG24402		Enclosure - Allt Ceann Loch Luichart	Non- designated HER asset	Low	A Post-medieval enclosure shown on the 1 st Ed. OS map. Located next to a watercourse and was likely used to provide shelter for animals. No effect predicted upon asset archaeological significance.
15	MHG57477		Bridge, track, Allt a'Ghrianain	Non- designated HER asset	Low	A deer stalking track which traverses the "wastelands" between the Allt Feith a Bhadain and Loch Luichart a distance of approximately 6kms. It is well defined in its southern part. A bridge, at NH 30463 57189 has some well-preserved dry stone faced abutments. Setting does not contribute to asset significance. No effect predicted upon asset significance.
16	MHG24403		Township and Head Dyke - Corriemoillie	Non- designated HER asset	Low	The township and head dyke was located here in the Post-medieval period to take advantage of suitable land for subsistence farming at that location. Appreciated in immediate surroundings and elements of setting which contribute to its significance does not include the Application Site, or views towards it. No effect predicted upon asset archaeological significance.
17	MHG54631		Road - Corriemoillie	Non- designated HER asset	Low	Historic military road between the settlements of Contin and Poolewe is now the modern A832. The road likely follows a contour to allow the most accessible transport route along the loch edge in an otherwise mountainous landscape. This asset is no longer experienced as a historic road as it has been updated and tarmacked to modern road standards. No effect predicted upon asset archaeological significance.
18	MHG63952		Shieling settlement - Achadh Ire, Loch Luichart	Non- designated HER asset	Low	Shieling settlement located 2 km to the south of the Application Site on the southern shore of Lochluichart. Shieling huts are typically found in upland areas across Scotland and represent typical upland sheep farming practices by providing shelter to shepherds in bad weather. Immediately surrounding elements of upland grazing land which provides context to the shieling and which contribute to its significance, does not include the Application Site, or views towards it. No effect predicted upon asset archaeological significance.
19	146382		Military Road	Non- designated HER asset	Low	Historic military road between the settlements of Contin and Poolewe is now the modern A832. The road likely follows a contour to allow the most accessible transport route along the loch edge in an otherwise mountainous landscape. This asset is no longer experienced as a historic road as it has been updated and tarmacked to modern road standards. No effect predicted upon asset archaeological significance.
20	146383		Military Road	Non- designated HER asset	Low	Historic military road between the settlements of Contin and Poolewe is now the modern A832. The road likely follows a contour to allow the most accessible transport route along the loch edge in an otherwise mountainous landscape. This asset is no longer experienced as a historic road as it has been updated and tarmacked to modern road standards. No effect predicted upon asset archaeological significance.