



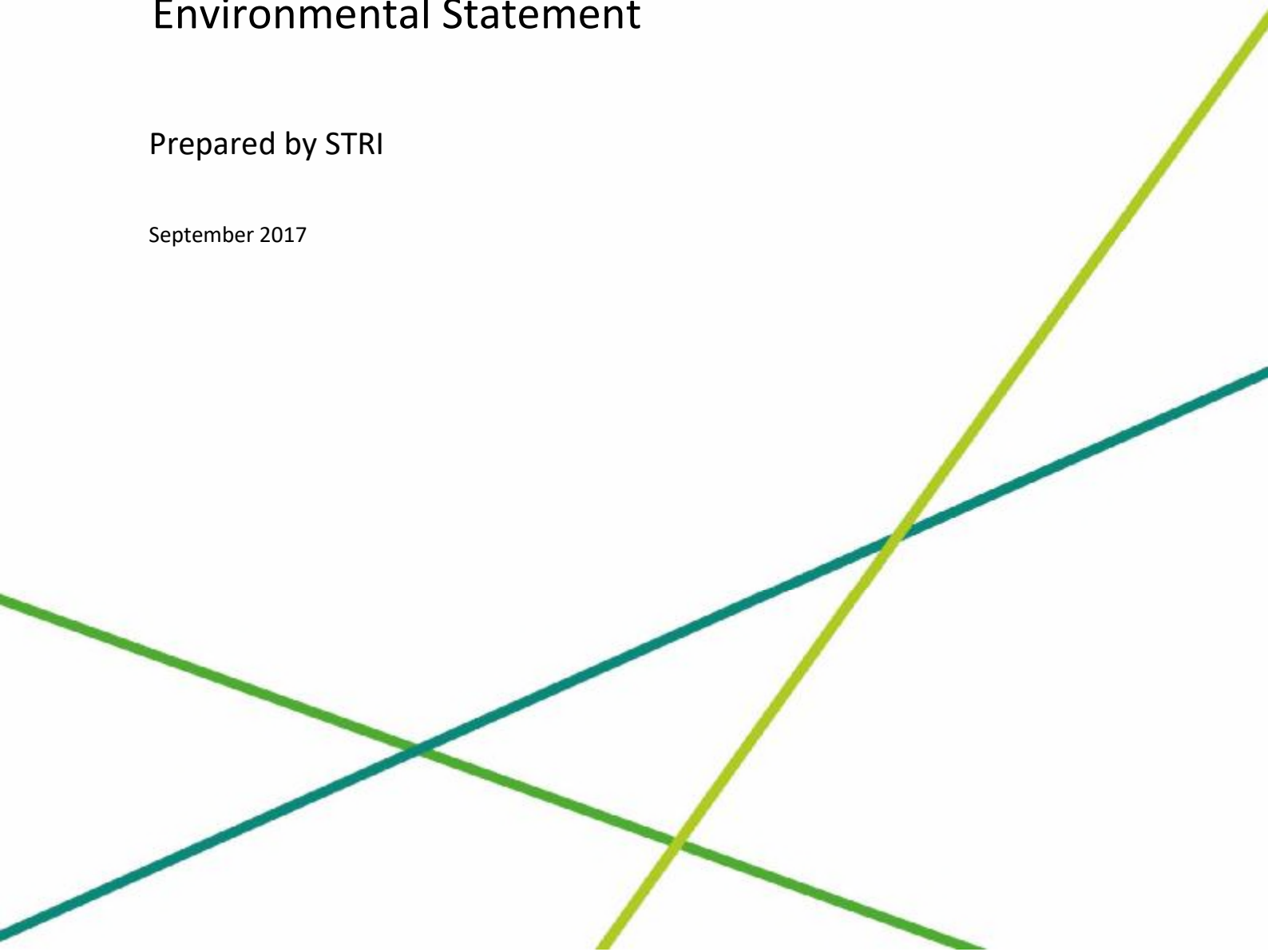
Making great sport happen

# **COUL LINKS PROPOSED GOLF DEVELOPMENT**

## Environmental Statement

Prepared by STRI

September 2017



**PART B**

**ENVIRONMENTAL STATEMENT**

## 1.0 INTRODUCTION

### 1.1 INTRODUCTION

Coul Links Ltd is applying for detailed planning permission to create an 18-hole golf links on a site north of Embo, approximately 4 km north of Dornoch, Sutherland.

The proposed development is comprised of a new golf course, to be known as Coul Links, together with a practice ground and associated maintenance and ancillary facilities.

Should planning permission be granted, the golf course will be constructed over a period of 18 months.

As required by the relevant legislation, this Environmental Statement (ES) has been prepared by STRI Group consultants in support of the detailed planning application which will be submitted on behalf of Coul Links Ltd.

Environmental Impact Assessment (EIA) is a process of meticulous assessment of environmental impacts. It was introduced for the purpose of identifying and evaluating the potential benefits or adverse impacts of development projects on the surrounding environment consisting of land, air, water and biological factors. It also takes in to account environmental, economic, cultural and aesthetic considerations. All activities associated with planning, design, site preparation, construction, operation and maintenance within the proposed development are included in the assessment. These considerations help decision makers and project planners to develop the appropriate mitigation measures at an early stage in the project.

### 1.2 NATURE AND EXTENT OF THE PROPOSED DEVELOPMENT

The proposed development can be summarised as the construction of an 18-hole golf links including all access routes, earthworks shaping, planting, irrigation systems, services and infrastructure, as required.

The gross development boundary area is approximately 328.4 ha however the footprint of the golf course within this area will be just 22.7 ha. The proposal forms part of an extant planning application (16/00053/SCRE) which was lodged on 21<sup>st</sup> December 2015 for the *'Development of an 18 hole championships links golf course and practice area. The total area of development is anticipated to be approximately 328.4 hectares (805 acres).'*

Appendix ES.1 Site Masterplan, illustrates the proposed spatial layout of the components of the proposed development. As indicated, the development site is an area of some 328.4 ha. During both construction and operation, all land use requirements will be confined to this area.

Coul Links will comprise:

- A golf course consisting of 18 holes
- 18 greens, tees and fairways comprised of frequently mown grass, plus areas of managed rough (mostly fescue, heather and marram) and scrub (gorse). Note that vegetation will remain natural and native to the site.
- A new golf club house and maintenance facility
- Pro-shop and other admin buildings (retained existing buildings)

The physical characteristics of the development to construct the golf course will include:

- Creation of a new access road from the C1026;
- Removal of trees and shrubs of low ecological importance;
- Translocation of dune heath;
- Minor earth moving and shaping;
- Installation of irrigation system;
- Sowing of playing surfaces with golf appropriate species;
- Construction of golf club house;
- Refurbishment of existing buildings to accommodate golf course facilities;
- Construction of golf course maintenance facility;
- Upgrading of footpath network across the golf course;
- Installation of interpretation board(s) along public access paths.

A core element to the design concept for the links course will be to incorporate as much as possible of the existing landscape in the course layout, thereby maximising the amount of existing landscape that is unchanged.

Appendix ES.2 – A, B and C show the positioning of the site in relation to Dornoch Firth and Loch Fleet RAMSAR Site and Special Protection Area (SPA) respectively, and Loch Fleet Site of Special Scientific Interest (SSSI).

Importantly, in terms of the scope of this ES, it also illustrates sites which are designated to provide protection to features of international or national ecological/ornithological, historical or archaeological significance.

### **1.3 SITE DESCRIPTION**

The current land use of the site is mixed though all uses are at present, very low impact.

The central portion of the site, immediately west and south of the old railway line comprises improved pasture currently used for sheep grazing. The land in the southwestern portion of the site comprises rough pasture with patches of scrub, dune heath and woodland.

The land between the coast and the route of the old railway line largely comprises a stable dune system with some areas of trees, scrub, bracken and felled woodland. This portion of

the site is designated as being of international and European importance as part of the Dornoch Firth and Loch Fleet RAMSAR Site and Dornoch Firth and Loch Fleet Special Protection Area (SPA) respectively, and of national importance as part of the Loch Fleet Site of Special Scientific Interest (SSSI). The SSSI is notified for its intertidal marine habitats (eelgrass beds and sandflats), its coastlands (saltmarsh and sand dunes), its native pinewood, its vascular plant assemblage, and its birds (breeding bird assemblage and non-breeding eider).

The golf course will incorporate a total footprint of 22.7 hectares. As a result of careful planning, the course will include only a 14.0 hectare footprint inside the SSSI (1.1% of the total SSSI area) and 8.7 hectares outside.

### **1.4 CONSENTING ROUTE AND NEED FOR EIA**

A Proposal of Application Notice (PAN) was lodged with The Highland Council (THC) on 29<sup>th</sup> June 2016 (reference 16/02911/PAN).

The applicants considered this proposed to be a development which requires environmental impact assessment (EIA) given the description of the development matches that specified in Category 12 F (Golf Courses) of Schedule 2 of the Environmental Impact Assessment (Scotland) Regulations 2011 (hereafter referred to as the 'the EIA Regulations'). The area of the site exceeds 1 hectare (ha), the threshold identified for golf courses and associated developments in the EIA Regulations.

A Screening Opinion regarding the need for EIA was sought from THC on the 21<sup>st</sup> December 2015, (16/00053/SCRE). Responses from Scottish Environment Protection Agency (SEPA) and Scottish Natural Heritage (SNH) received on the 13<sup>th</sup> and 18<sup>th</sup> January 2016, respectively, confirmed that an EIA would be required.

The proposed development falls within 'Schedule 2 Development' of the EIA Regulations in that the area of development exceeds 1 ha. In addition, when screening the development against the selection criteria outlined in Schedule 3, including potential impact on Dornoch Firth and Loch Fleet RAMSAR Site and Special Protection Area (SPA) respectively, and Loch Fleet Site of Special Scientific Interest (SSSI), the impact on natural resources and the natural environment, and on the historic environment, the potential impact on the receiving environment is considered to be significant.

From the responses to the Screening Opinion, it was determined that there were a number of areas of potential environmental impact which would benefit from being addressed through the EIA process, primarily:

- Ecology;
- Ornithology;
- Access, Traffic and Transport
- Cultural Heritage
- Landscape and Visual Amenity
- Socio-economics
- Noise
- Hydrology and Hydrogeology

To determine exactly what extent of environmental information would be required to accompany the planning application, a Scoping Report was prepared and submitted to THC in July 2016 by Golder Associates on behalf of Bandon Dunes Golf Resort.

The Scoping Response from THC, SEPA and SNH agreed the suggested topics of potential impact put forward within the Scoping Report were acceptable and should be considered within the Environmental Impact Assessment, with additions.

### **1.5 STRUCTURE OF ENVIRONMENTAL IMPACT ASSESSMENT**

The ES has been prepared in accordance with the relevant guidance on Environmental Impact Assessment (EIA) including that prepared by SNH. Further, it has also been completed with reference to guidance provided by THC and other statutory consultees, in particular that detailed in the Pre-Application Advice Pack (P-AAP) provided formally by THC on 17<sup>th</sup> November 2015 (15/03874/PREAPP).

The P-AAP identified the following key issues relevant to the proposal which will be addressed in the following document:

- Impact on the designated features of the Dornoch Firth & Loch Fleet SPA, RAMSAR, and Loch Fleet SSSI;
- Potential disturbance to qualifying bird species and impacts on intertidal habitats;
- Potential disturbance to Fonseca's seed-fly;
- Impact on other recreational uses of the site;
- The area has a high archaeological potential with known prehistoric settlements and burial sites within and close to the development area;
- Coul Farmhouse is a Category B Listed Building within the development site;
- Heritage assets outside of the development site, Skelbo Castle and Embo House, will need to be assessed for impacts;
- Assessment of the flood risk, direct impact on water environment and abstraction to be required;
- Impact on the local road network;
- Visual impact on the local landscape and landscape character.

This ES includes a series of Technical Annexes (TA's) prepared by specialist consultants. As such, this document is referred to as the ES Main Report: it summaries and replicated the key findings of each of the TA's which are, effectively, topic specific assessments. For example, the ecology TA comprises comprehensive ecological assessments on vegetation, invertebrates and other species of importance.

This ES Main Report is structured in accordance with Parts 1 and 2 of the EIA Regulations Regulation 2(1) as far as is practicable and summaries the findings of seven Technical Annexes relating to the following topics:

- Ornithology;
- Ecology;
- Hydrology and Hydrogeology
- Landscape and Visual Amenity
- Access, Traffic and Transport
- Cultural Heritage
- Socio-economics

In addition, as required by the EIA Regulations, this report is summarised in a **Non-Technical Summary (NTS)**.

Each of these subject areas corresponds to those identified during consultations with THC and other key statutory consultees. Specifically, they were confirmed by the Planning Authority's formal Screening Opinion received on 21<sup>st</sup> December 2015.

In principle, each of the TA's addresses the issues raised in the P-AAP plus any additional potential impacts of equal or greater significance that emerged during the relevant assessment process (should any such issues be identified). Table ES.2 includes details regarding each of the associated TA's.

**Table ES.2: Consultant Credentials**

Technical Annex	Consultancy	Credentials of Lead Consultant
Ornithology	Alba Ecology Ltd	<p>The Alba Ecology Ltd. ornithological surveyors were Peter Cosgrove, Donald Shields, Robert Potter and Julie Murray. The surveyors have extensive ornithological field experience in the north of Scotland. All surveyors were licensed under Annex II of the Schedule 1 licence (number 54244) held by Peter Cosgrove to work on Coul Links.</p> <p>During their careers the surveyors have attended regular ornithological training events led by experts, covering areas such as bird survey methodologies, identifying potential confusion species, estimating distances and heights of flying birds, recording data concisely and correctly, navigation techniques and Health and Safety.</p> <p>The Alba Ecology Ltd. ecological surveyors were Peter Cosgrove, Kate Massey, Robert Potter, Donald Shields and Julie Murray. The surveyors have extensive ecological field experience, and attended regular training events led by experts, covering areas such as species identification, recording data concisely and accurately, navigation techniques and health and safety. Surveyors were trained to carry out ecological surveying and mapping work in a systematic manner, following recognised standardised survey methods. When detailed technical advice was required, e.g. Fonseca’s seed-fly surveys it was commissioned from recognised specialists. The bat roost and activity survey undertaken around Coul Farm House and steadings was conducted by A9 Ecology.</p>
Hydrology and Hydrogeology	Robin Hulme Associates	<p>The Robin Hulme Associates consultant was Adrian Mottram. Adrian has an honours degree and has over twenty years’ experience as an irrigation designer and consultant. In that time he has been associated with projects at many of the leading sports venues in the UK and overseas. Adrian has worked on many links golf courses including Royal Dornoch, Skibo Castle, Castle Stuart and has consulted to eleven of the fourteen links golf courses which have held the Open Championship. Adrian has spoken at numerous conferences and seminars including those for the R&amp;A, STRI, BIGGA, CWGC, GCSAI and Irish Links Initiative.</p>



Anna Goodwin	Golder	Anna has thirteen years consultancy experience and is responsible for providing specialist input to a range of environmental projects. She is a Project Manager with experience managing hydrogeological projects; and has also acted as Project Co-ordinator for international mining projects and UK based Environmental Impact Assessment projects, supporting the Project Manager with the management of a multidisciplinary team.
	2iC – Water Resourcing and Reservoir Design	The 2iC consultant was Phil Langdon. Phil has 20 years’ experience in the design, construction supervision and project management of irrigation systems, both in the UK and Europe. He has specialist skills in the location of underground water sourcing, combining geological evaluation with water divining. As a consultant, Phil has designed, installed and overseen the installation of many types of irrigation systems, including golf projects, football stadia and large garden projects in conjunction with private developers.
	STRI Group	The STRI Group consultants were Jonathan Tucker and Dr. Christian Spring. Jonathan has 32 years of experience in Agronomy and Sports turf design, specialising in golf course architecture. He is a senior member of the European Institute of Golf Course Architects and has been involved in diverse projects including Masters planning, bunker and green redevelopment, safety reviews, drainage assessment/design and course extension. Christian has a PhD investigating the structural effects of earthworms on soil and is a research manager and head of the soil laboratory. Christian leads research into a variety of subject areas, including sports surface construction and drainage, turfgrass nutrition, sports turf management, use of wetting agents and pesticides, surface performance assessment and machinery testing.
Landscape and Visual Amenity	Optimised Environments	The Optimised Environments consultant was Dan Roebuck. Dan has a BSc Architectural Technology and over 10 years professional experience in both the UK and Australia. He has considerable project experience coordinating and producing high quality documentation for landscape assessment, masterplanning, design development, detail design, and has held key roles in developing masterplans, planning applications, tender packages, and construction documentation.

Access, Traffic and Transport	Systra	The Systra consultant was Alan DeVenny. Alan DeVenny has a Bachelor of English (Hons) and a PhD, he is a Member of the Institution of Civil Engineers. Alan is a chartered engineer with over 17 years of experience in the traffic and transport sector. He specialises in private sector development planning projects where he delivers a range of services including access strategies, transport assessments and infrastructure design.
Cultural Heritage	Northlight Heritage	The Northlight Heritage consultant was David Sneddon. David is a field archaeologist with particular expertise in heritage assessment primarily for EIAs. For the past 3 years he served as a senior archaeological clerk of works for a major linear route infrastructure project and is now directing the programme of post-excavation analysis for the project. David is also the co-director of the Glenshee Archaeological Project, which aims to empower local residents and volunteers to explore and research local prehistoric and medieval archaeology.
Socio-economics	BiGGAR Economics	The BiGGAR consultant was Graeme Blackett. Graeme is Managing Director of BiGGAR Economics. He has a BA (Hons) Economics from the University of Strathclyde and is a member of the Economic Development Association Scotland and the Institute for Economic Development. He has more than 25 years of experience in assessing the economic impacts of organisations, sectors, proposed developments and public policies and is familiar with the Highlands economy and the economics of the Scottish tourism industry, including the contribution of golf tourism.

Each of the subject areas scoped in, investigated and reported on in the respective TAs is outlined in the following sub-sections. As is described, each of the TAs is supported by various appendices. As appropriate, some of those which were originally provided have been used or subsumed elsewhere in the overall EIA package.

## 1.5.1 TA-A Ornithology

An ornithological impact assessment was undertaken in support of this ES by Alba Ecology. Both wintering birds and breeding birds were considered, given that the development could be deemed likely to involve potential impacts on both. Due to the sites location within Dornoch and Loch Fleet Special Protection Area (SPA), special consideration was given to the bird species which are qualifying features of the SPA.

The Ornithology TA is accompanied by four appendices, as detailed in Table ES.3

**Table ES.3: Annex A: Appendices**

Appendix	Title	Contents
Appendix A.1	Coul Links Winter 2015-2016 Bird Survey Report, with 10 associated figures	Assessed the current population of wintering birds within the study area and adjacent foreshore areas through targeted bird surveys.
Appendix A.2	Coul Links Summer 2016 Breeding Bird Survey Report, with four associated figures	Assessed the current population of breeding birds within the study area and adjacent foreshore areas through targeted bird surveys.
Confidential Appendix A.3	<u>Confidential Information Appendix</u>	Maps indicating locations of protected breeding birds
Appendix A.4	Shadow Habitats Regulations Appraisal for SPA bird species	Appraisal in relation to Regulation 48 of the Conservation Regulations 1994

### 1.5.2 TA-B Ecology

A detailed report on the ecological sensitivities of the development site was prepared by Alba Ecology. This is denoted as TA-B and is supported by six appendices, as detailed in Table ES.4.

The report addresses potential impacts of the proposed development on flora and fauna (excluding birds). This involves a description of the current plant and animal populations which will be affected by the development and the potential impacts of the of the golf course on these populations. It also outlines the scope for avoiding, mitigating and compensating for potential impacts.

**Table ES. 4: Annex B Appendices**

Appendix	Title	Contents
Appendix B.1	Coul Links Natural Heritage Desk Study	Identified any site with nature conservation designations within a 10 km radius of the site.
Appendix B.2	Phase 1 Habitat, National Vegetation Code and Ground Water Dependant Terrestrial Ecosystems Survey Report	Identified the different habitats and the fauna and flora supported by each.
Appendix B.3	Protected Terrestrial Mammal Survey Report	Identified the potential presence of terrestrial mammals within the development boundary.
Appendix B.4	Bat Survey Report	Identified bat roost potential of trees within the woodlands and the several buildings on the site.

Appendix B.5	Fonseca’s seed-fly Report	Assessed the current population of Fonseca’s seed-fly within the dune system at the site.
Appendix B.6	Title- Aerial comparisons: 1988, 2009 and 2016	Contents- A comparison of the extent of dune heath, bracken and birch woodland from aerial photographs of Coul Links from 1988, 2009 and 2016.

Standard approaches for each of the surveys were used, as is described in full in each of the reports.

### 1.5.3 TA-C Hydrology and Hydrogeology

The Hydrology and Hydrogeology assessment addresses the potential effects on surface water and groundwater from the proposed development and considers the potential effects to groundwater dependent terrestrial ecosystems. It was prepared by Golder Associates, Robin Hulme Associates, 2iC and STRI Group.

**This is denoted as TA-C and is supported by three appendices, as detailed in Table ES.5.**

**Table ES.5: Annex C Appendices**

Appendix	Title	Contents
Appendix C.1	Geoindex drawing	Map highlighting hydrological features
Appendix C.2	Ordnance Survey Map	1:10,000 scale Ordnance Survey mapping of site, identifying wells, drains and ponds
Appendix C.3	Groundwater Investigation Report	review of pump tests undertaken as part of the borehole irrigation strategy for the golf course

### 1.5.4 TA-D Landscape and Visual Amenity

The landscape and visual impact assessment has evaluated the proposed development in terms of the effect it may have on the landscape and visual resource of the site and its surroundings. It was prepared by Optimised Environments. This assessment is denoted as TA-D. A summary has been included within the ES and the technical annex in its Entirety is included as Appendix D.1.

### 1.5.5 TA-E Access, Traffic and Transport

An access, traffic and transport assessment was undertaken in support of this ES by SYSTRA Ltd. The potential impacts in regards to the traffic and transport characteristics associated with the proposed development (transportation of construction materials in Heavy Goods Vehicles (HGVs) and the general increase of traffic on the local road network once the development is operational) have been considered.

This is denoted as TA-E and is supported by four appendices, as detailed in Table ES.6

**Table ES.6: Annex E Appendices**

Appendix	Title
Appendix E.1	Transport Statement
Appendix E.2	Travel Plan
Appendix E.3	Study Area
Appendix E.4	Automatic Traffic Counter (ATC) Locations

### 1.5.6 TA-F Cultural Heritage

A cultural heritage assessment was undertaken in support of this ES by NorthLight Heritage. This is denoted as TA-F and is supported by four appendices, as detailed in Table ES.7.

The report addresses potential impacts of the proposed development on cultural heritage sites that have statutory designation, Scheduled Monuments (SMs) and Listed Buildings, as well as those with non-statutory designations which include Gardens and Designed Landscapes (GDLs) and Historic Battlefields. It also outlines the scope for avoiding, mitigating and compensating for potential impacts.

**Table ES.7: Annex F Appendices**

Appendix	Title	Contents
Appendix F.1	Cultural Heritage Site Gazetteer within development boundary and within 1 km of the development boundary.	Table outlining descriptions of cultural heritage sites both within the development boundary and within 1 km of the development boundary.
Appendix F.2	Designated cultural heritage sites within proposed development boundary and within 1km of the development boundary.	Co-ordinate locations of designated cultural heritage sites within the proposed development boundary and within 1 km of the development boundary.
Appendix F.3	Location of Cultural Heritage Sites within and Near to Planning Application Boundary	
Appendix F.4	Designated Cultural Heritage Sites within and near to Planning Application Boundary	

## 1.5.7 TA-G Socio-Economics

An Economic impact assessment was undertaken in support of this ES by BiGGAR Economics. The potential impacts of the development of Coul Links on the local, regional and national economy (local business, tourism, direct employment) have been considered. The Socio-economics TA is not accompanied by any appendices.

## 1.6 METHODOLOGY OF EIA

The preparation of an Environmental Impact Statement requires the co-ordination and synthesis of associated yet diverse elements of the overall assessment. To facilitate this process, a schematic structure is proposed in order to provide a coherent documentation of the varied aspects of the environment considered. The Grouped Format structure of the Environmental Impact Statement is listed below with a brief outline of each specific stage.

### 1) Receiving Environment (Baseline situation).

This section comprises a dynamic description of the environment into which the proposal will fit, taking account of other developments likely to occur. The particular aspects of the environment are discussed in terms of their context, character, significance and sensitivity.

### 2) The Characteristics of the Proposal.

This section provides a projection of the specific “load” on the particular aspects of the environment, specific to a particular topic, which the proposal would be likely to generate. This includes a summary of the principle aspects of the scheme that have the potential to impact the environment.

### 3) The Potential Impact of the Proposal

- a) The potential impact of the proposal comprises a general description of the possible types of impacts which proposals of this kind would be likely to produce.
- b) This includes a consideration of the ‘Do-Nothing’ scenario. The ‘Do-Nothing’ scenario describes the environment as it would be in the future if no development of any kind is carried out.

### 4) Remedial of Reductive Measures

This section constitutes a description of any specific remedial or reductive measures considered necessary and practicable resulting from the assessment of potential impacts described in 3(a) above.

### 5) The Predicted Impact of the Proposal

- a) An assessment of the specific direct and indirect impact of the proposal arrived at by adding to the receiving environment (a in (1) above), the loading of the proposal (as in (2) above) and the remedial or reductive measures (as in (4) above). The predicted impacts are discussed having regard to their character, magnitude, duration, consequences and significance.
- b) A ‘Worst Case’ scenario is also considered. This is an impact arising where a development or its mitigation measures substantially fail.

**6) Monitoring**

A description of any post development monitoring of effects on the environment which might be necessary, covering the monitoring methods, and the agencies responsible for their implementation.

**7) Reinstatement**

Where required, a description of reinstatement measures and the agencies responsible for their implementation.

## 1.7 CONSULTATIONS

A broad range of consultations have been undertaken during the project development process. Engagement with the planning authority, statutory consultees, local and national wildlife bodies, local residents and other key interested parties has been a priority throughout the process.

The following direct consultations have taken place:

- The Highland Council
- SNH
- SEPA
- The Embo Trust
- Dornoch Community Council
- Dornoch Area Community Interest Company
- The University of Highlands and Islands Golf Programme

In addition, formal public consultation events have been held in both Dornoch and Embo

A further two events will be held in October 2017.

The purposed of these events has been to gauge public opinion identify concerns and answer questions regarding the development. The developers have valued the input of the concerned parties at these events and has made amendment to the course design on the back of comments received.

The entire consultation process has been geared toward ensuring the development is designed in a way which has allayed concerns raised to the maximum possible degree.

## **9.0 ANNEX F: CULTURAL HERITAGE**

### **9.1 SCOPE OF ASSESSMENT**

This annex provides a survey of the cultural heritage environment that may be affected by the proposed development and an assessment of the potential effects of the proposed development on this.

Cultural heritage assets and places comprise those with both statutory and non-statutory designations.

Sites with statutory designations include:

- Scheduled Monuments (SMs);
- Listed Buildings;
- Conservation Areas; and
- Designated Wrecks.

Cultural heritage sites with non-statutory designations include:

- World Heritage sites;
- Gardens and Designed Landscapes (GDLs);
- Historic Battlefields; and
- Other historic environment sites or areas.

The assessment of potential effects on cultural heritage considers two types of potential effect: direct and indirect. In both cases effects can be adverse or beneficial.

#### **9.1.1 Direct Effects**

Potential adverse direct effects on known cultural heritage features can occur within the boundary of the proposed development or in areas affected by related works, where avoidance of such features is not possible. There is also the potential for direct effects on as-yet-undiscovered archaeological remains, which may occur, for example, where sub-surface remains are present but have not yet been identified because they have no visible, above-ground elements.

Direct effects on known or as-yet-unidentified cultural heritage features may result from:

- Ground-breaking works related to the construction of the proposed development; and
- Movement of machines over or near to sensitive areas, resulting in the disturbance of elements of a feature, including through wheel rutting and/or the compaction of archaeological deposits.

Direct effects on the archaeological resource are typically permanent and irreversible.



### 9.1.2 Indirect Effects

Potential indirect effects frequently comprise potential effects on the settings of cultural heritage sites that have statutory designation as well as those with non-statutory designations. While potential effects on the setting of cultural heritage assets and places are usually visual in nature non-visual effects can also exist, for example, other sensory factors including vibration and noise. Non-visual aspects of the setting of a site could also include particular associations, for example, historic, artistic, literary or place name.

These non-visual aspects that could form part of the setting of a cultural heritage site means the setting of a cultural heritage feature may be affected even when important views, including to or from that feature, are not.

Potential setting effects of a visual nature include:

- Effects on the inter-relationships between features;
- Effects on the relationship of a feature to the landscape within which it sits; and
- Effects on other significant views from or to features.

A development may have effects on setting as a result of:

- Changes associated with the constructional phase of development; and
- Changes resulting from the operation of the proposed development.

Other potential indirect effects include damage caused by short and long term changes in hydrology. Changes in drainage regimes can result in the desiccation of sediments and potentially the deterioration or destruction of archaeological remains which they may contain.

### 9.1.3 Policy and Guidance

#### 9.1.3.1 National Policy and Guidance

This assessment was carried out within the context of relevant national legislation, policy and guidance which includes:

- the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2011;
- the Historic Environment Scotland Act 2014;
- Historic Environment Scotland Policy Statement, June 2016;
- Historic Environment Circular 1, June 2016;
- the Historic Environment Strategy for Scotland: Our Place in Time, 2014;
- Historic Environment Scotland's Managing Change in the Historic Environment guidance note series;
- the Historic Buildings and Ancient Monuments Act 1953;
- the Ancient Monuments and Archaeological Areas Act 1979;

- the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997;
- the Town and Country Planning (Scotland) Act 1997;
- the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013;
- the Planning etc. (Scotland) Act 2006;
- Historic Environment (Amendment) (Scotland) Act 2011 (HEAS Act);
- Scottish Planning Policy (SPP), particularly paragraphs 135-151: Valuing the Historic Environment, June 2014;
- Planning Advice Note (PAN\*) 2/2011: Planning and Archaeology, July 2011;
- PAN\* 71: Conservation Area Management, December 2004;
- A Guide to Conservation Areas in Scotland, Scottish Government, March 2005;
- other nationally relevant documents, including PAN\* 1/2013: Environmental Impact Assessment.

The *Historic Environment Policy Statement*, June 2016, sets out the principles under which HES operates and provides a framework that informs the day-to-day work of a range of organisations that have a role and interest in managing Scotland's historic environment. The policy statement is also relevant to the EIA process.

The *Ancient Monuments and Archaeological Areas Act 1979* requires that HES compile and maintain, on behalf of the Scottish Ministers, a schedule of archaeological monuments important to the nation. Such monuments are known as Scheduled Monuments. Works that would destroy damage, remove, repair, alter, append, flood or bury any part of a monument on this schedule can only be carried out with the permission of the Scottish Ministers (known as Scheduled Monument Consent). By definition, under the 1979 Act, SMs are of national importance.

**SPP paragraph 145 states that:**

*“Where there is potential for a proposed development to have an adverse effect on a scheduled monument or on the integrity of its setting, permission should only be granted where there are exceptional circumstances.”*

**Historic Environment Scotland Policy Statement, Annex 7, paragraph 3 provides more detail:**

*“Scheduled Monument Consent and planning permission are both required where works/development would have a direct impact on the legally protected area of the monument, as defined in the scheduling documents. However, the provisions of the Ancient Monuments and Archaeological Areas Act 1979 do not extend beyond that. In the case of impact on the setting of the monument, securing the preservation of the monument ‘within an appropriate setting’ as required by national policy is solely a matter for the planning system. Whether any particular development will have an adverse impact on the setting of a scheduled monument is a matter of professional judgement. It will depend upon such variables as the nature, extent and design of the development proposed, the characteristics of the monument in question, its relationship*

*to other monuments in the vicinity, its current landscape setting and its contribution to our understanding and appreciation of the monument.”*

**Buildings of special architectural and/or historic importance are protected under the *Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997* (the 1997 Act) and are assigned to one of three categories: A, B and C listings, in decreasing order of significance. The *Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997*, sections 14(2) & 59, states, in relation to the determination of an application for listed building consent or for a proposal for development which may affect a listed building or its setting, that the Planning Authority or Scottish Ministers shall have:**

*“special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*

**SPP Paragraph 141 also states that:**

*“Where planning permission and listed building consent are sought for development to, or affecting, a listed building, special regard must be given to the importance of preserving and enhancing the building, its setting and any features of special architectural or historic interest.”*

The HEAS Act 2011 aims to leave the fundamentals of existing legislation in place, while addressing gaps and weaknesses identified during the stakeholder engagement process which preceded the introduction of the bill. These include introducing new powers to Scottish Ministers to enter land to inspect the condition of SMs, introducing a system of stop and temporary stop notices for unauthorised works to SMs and Listed Buildings, increasing the level of fines for unauthorised works that disturb or otherwise damage SMs and Listed Buildings, removing the ‘defence of ignorance’ for unauthorised works and introducing new powers to enable Scottish Ministers to serve a scheduled monument or listed building enforcement notice.

**Conservation Areas are protected under Part II of the *Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997*. Section 64(1) of the Act states:**

*“In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions [under the Planning Acts or Part I of the Historic Buildings and Ancient Monuments Act 1953] special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”*

**SPP paragraph 143 also states that:**

*“Proposals for development within conservation areas and proposals outwith which will impact on its appearance, character or setting, should preserve or enhance the character and appearance of the conservation area.”*

An Inventory of GDLs in Scotland is maintained by HES as required by the *Ancient Monuments and Archaeological Areas Act 1979*. Although a non-statutory designation, Scottish Planning Policy confirms that maintaining and enhancing the quality of the historic environment, of which Gardens and Designed Landscapes form part, are important functions of the planning system (HES Policy Statement, paragraph 2.70).

**Schedule 5 (17) of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 requires planning authorities to consult HES if a development could affect a historic garden or designed landscape and that:**

*“Historic Environment Scotland’s views on such applications will be a material consideration in the planning authority’s determination of the case.”*

An Inventory of Historic Battlefields was compiled and is maintained by HES which lists and details the nationally important battlefields in Scotland.

**Schedule 5 (17) of the Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013 requires planning authorities to consult HES if a development could affect a historic battlefield and that:**

*“Historic Environment Scotland’s views on such applications will be a material consideration in the planning authority’s determination of the case.”*

PAN\* 2 informs the handling of archaeological matters in local authority planning. It emphasises that preservation *in situ* of archaeological remains, in an appropriate setting, should occur where feasible and where not possible that mitigation will be necessary. It also highlights the opportunities which can occur for place-making, education, community and public engagement when archaeological sites are identified.

Other cultural heritage and archaeological sites, not subject to the above designations, are recorded within the National Monuments Record of Scotland (NMRS) and the local Historic Environment Records (HER). Such undesignated sites are frequently informally assigned to regional, local or lesser categories of importance although some could be of national importance.

The importance of such a site is established on the basis of professional judgement, although the criteria for identifying nationally important sites (as outlined in HES Policy Statement, Annex 1) will often be referred to in making such judgements. Some sites are also variously classed as of ‘lesser’, ‘unknown’ or ‘other’ importance, where ‘unknown’ or ‘other’ importance refers to examples where insufficient information exists to assign a more definitive level of importance.

### 9.1.3.2 Local Policy and Guidance

**Strategic Aim 1 of the Highland Historic Environment Strategy, adopted January 2013 and prepared as supplementary guidance to Policy 57 of the Highland Wide Local Development Plan, aims to:**

*‘ensure that future management strategies, proposals and decisions affecting the historic environment are based on a thorough understanding of the special features of the heritage assets and associated archaeology, history and architecture of the Scottish Highlands’*

### 9.1.4 Scoping Responses

**Highland Council's Historic Environment Team, responding through the Highland Council in a letter dated 8 August 2016, advised that:**

*'The proposed development is located in a rich archaeological landscape which includes evidence for prehistoric settlement and burial practice, as well as medieval and later occupation. Within the proposed development area there are recorded archaeological remains, most notably a Neolithic burial cairn to the south of Coul Farm, and an enclosure or prehistoric roundhouse to the north. Both of these features may survive at least in part, with any surviving remains lying beneath the current ground surface. It is clear that the archaeological potential of the area is high, and there is considered to be significant potential for buried, hitherto unrecorded archaeological features and remains to survive within Coul Links.'*

**In addition to the requirement that the Environmental Statement would need to follow the Highland Council Standards for Archaeological work the Historic Environment Team provided more detail on what would be required:**

*'The required work will be non-invasive and will include a desk-based assessment, a detailed archaeological walkover survey and a rapid (i.e. vehicle-mounted) geophysical survey of the area to ensure that the archaeological baseline is understood as fully as possible at an early stage. This is to ensure that impacts on cultural heritage assets can be minimised, as well as minimising unexpected costs and delays to development. Further mitigation (i.e. trial trenching) may be required as a condition of any planning consent issued.'*

Early discussion with Highland Council's Historic Environment Team resulted in the rapid geophysical survey not being required as part of the EIA. This was based on the knowledge that the only practical place to undertake this would be within the western half of the proposed development boundary i.e. the flatter land utilised for agriculture. This also corresponded to where potential ground disturbance would be confined to relatively small and distinct parcels of land rather than larger spaces where wide ranging geophysical survey could prove more informative.

**With regard to the Listed Category B Coul Farmhouse (Site 11, LB604) they note that:**

*'Impacts resulting from development on the setting of the listed building will need to be carefully considered. Where adverse impacts on the building's setting are identified, mitigation measures will be proposed. Where indirect impacts are predicted, these will be illustrated using photomontages that comply with Highland Council visualisation standards. Where impacts are unavoidable, HET expect proposed methods to mitigate this impact to be discussed in detail, including both physical (i.e. re-design) and where appropriate, compensatory and off-setting.'*

## 9.2 STUDY AREAS

The assessment of potential effects on the cultural heritage receptors was conducted with reference to two distinct areas.

- The Near Study Area - the study area for potential direct and indirect effects consisted of the area within the proposed development boundary and sites within 1km, the latter being in order to provide an archaeological and historical context for the area. This wider context also helps in the process of determining the potential for discovering as-yet-unknown, sub surface remains within the development site.
- The Wider Study Area - the study area for sites that have no potential to be directly affected but may be subject to indirect effects consisted of the area beyond the development boundary. This second study area extended to 3km from the edge of the development boundary. The methodology for establishing the cultural heritage environment baseline condition of each of these areas is given in Section 9.5.

## 9.3 EXISTING ENVIRONMENT

The baseline environment for both the near and wider study areas is given below.

### 9.3.1 Near Study Area

A total of 28 sites of cultural heritage interest were identified during the desk assessment and field survey within the development boundary and a further 42 sites were identified within 1 km of the development boundary, although the latter grouped numerous sites at Littleferry into one site. Full descriptions of the sites located in the development boundary and within 1 km of it are given in **Appendix F.1, Table F.9** and their locations shown in **Appendix F.3**. This information is summarised by period below.

#### 9.3.1.1 Statutory Designated Cultural Heritage Sites

Only one statutory designated cultural heritage site is located within the development boundary that being the Listed Category B building of Coul Farmhouse (Site 11, LB604, HER No. MHG17065, NMRS No. NH89SW14). The farmhouse dates to 1809 and comprises a two storey, three bay house with a later wing to the rear (Information from HES Listing).

In the immediate surrounding landscape, within 1 km of the development boundary, there exists two scheduled monuments and eight listed buildings.

Just under 1km to the west of the development boundary sits the scheduled monument of Skelbo Castle (Site 56, SM6225) while just to the south sits the scheduled monument of Garnie's Heilan Hame Chambered Cairn (Site 38, SM5975).

The listed category A Embo House (Site 43, LB608) lies to the south of the development boundary while a cluster of listed category B buildings sit to the west at Skelbo Farm (Site

69, LB596). A cluster of listed category B and C buildings also lie to the north at Little ferry (Sites 62 & 66, LB7015-7020).

### **9.3.1.2 Prehistoric Sites**

The area within the development boundary holds two previously recorded cultural heritage sites of potential prehistoric date. However, neither was located during the walkover survey.

A short distance to the north-east of Coul Farmhouse a possible hut-circle has been recorded (Site 10). These round structures are generally associated with the Bronze and Iron Ages. The OS recorded the site in 1873 as being faintly visible near the north-eastern corner of Coul Farm stack yard. In 1971 they recorded it as comprising a circular enclosure set into a slight north-west slope and measuring roughly 19.5 m in diameter between the centres of an ill-defined mutilated ditch averaging 2.0m wide and 0.2m deep. It was noted as being ploughed out in the north-western area and there were suggestions that spoil has

been piled on the inner rim to form a slight bank. No trace of this feature was found during the field survey.

Some 190 m to the south-west of this lies the location of possible prehistoric cairn (Site 5). In 1873 the OS recorded it as what was once a large cairn that had had the majority of the stones removed for building purposes. In 1971 they noted that no intelligible remains were present and that the location lay in a quarried area. The walkover survey confirmed that no clear remains of the cairn were visible. The location did show signs of small scale quarrying although the larger quarry (Site 28) was further to the east.

In the immediate surrounding landscape, within 1 km of the development boundary, there exists seven sites of potential prehistoric date. These include previous findspots of urns (Site 66), flints (Sites 27 & 65), arrowheads and a stone axe (Site 54), a cairn (Site 49), a cairnfield and field systems (Site 1) and the remains of a chambered cairn (Site 38) which is also protected as a scheduled monument (SM5975).

### **9.3.1.3 Medieval Sites**

One period that appears absent from the visible archaeology within the development boundary is the Medieval period. No sites that can confidently be assigned to this time are known within the development boundary.

In the immediate surrounding landscape, within 1 km of the development boundary, three potential medieval sites exist. These include the scheduled site of Skelbo Castle (Site 56, SM6225) which likely originated as a wood and earthwork structure gradually being rebuilt and extended in stone, a possible motte to the north-west of Fourpenny (Site 52) and the previous discovery of long cist burials north of Fourpenny (Site 53).

### 9.3.1.4 Post-Medieval and Modern Sites

By far the most numerous known sites with the development boundary are post-Medieval and modern.

Eight of the sites recorded within the development boundary relate to records of lost or wrecked sea vessels (Sites 12-19) dating primarily from the nineteenth century. Not surprisingly none of these sites were noted during the walkover survey despite their recorded locations being within the development boundary. This is likely due to their actual locations being unknown with a broad grid-references being provided to cover a very general location.

At least three of the sites within the development area relate to the former Dornoch Light Railway which ran through the middle of the development area. This line once branched off the main line at The Mound and ran south to Dornoch. It was opened in 1902, after being greatly subsidised by the Duke of Sutherland, and closed in 1960. Remains of the railway were noted in the form of the route itself (Site 26) which comprised a distinct built up and cut linear route roughly 4 m to 5 m in width, the remains of Skelbo Station platform

(Site 30), a small brick structure (Site 24) and a small quarry (Site 22), located immediately east of the line and possibly associated with the construction or maintenance of the line.

Located broadly in the centre of the development area a cluster of sites forming part of the Coul Farm complex are present. In addition to the main Listed Category B Farmhouse (Site 11, LB604, HER No. MHG17065, NMRS No. NH89SW14) the site also includes two cottages (Site 6), with the southernmost appearing to be the oldest (see Appendix F.1), and a series of farm buildings to the north of the cottages (Site 9). Site 9 is currently in use as a barn although the buildings generally reflect the layout shown on the first edition OS 25 inch map of 1879. A series of more modern additions and modifications have been made since then, including one of the roofs being lowered, although two original crow stepped gable ends are visible on the southern side of the complex. To the south of the main farmhouse (Site 11) the first edition 25 inch to the mile OS map, surveyed in 1874 and published in 1879, depicts a sluice & garden, possibly walled (Site 29). The garden is not depicted on the second edition OS 25 inch to the mile map surveyed in 1904 and published in 1906 or is it visible in the current field, however, upstanding remains of the sluice still survive.

A general reference to Easter Coul Farmstead is also present in the NMRS and HER (Site 7) that appears to refer to an archive plan of the farm dating to 1788 and held in the National Library of Scotland.

On the south-eastern fringes of the Coul Farm complex a series of four irregularly shaped cairns, most likely post-Medieval clearance was present spread over an area of approximately 100 m (Site 23). They varied in size but were up to 16 m by 10 m and exist up to 0.3 m in height. At the north-eastern end of the cairns a small quarried area measuring 22 m by 9 m was present which contained a mound of dumped soil & gravel.

At the far north-western extent of the development boundary a possible eighteenth century bridge is present on the old Skelbo to Littleferry road (Site 32) while three wells



have been previously noted within the development boundary, two on the early 25 inch to the mile map OS map survey in 1874 (Sites 44 & 68) and one on the 1906 edition of the same map series (Site 47). None of these wells were noted during the field survey.

A former school was noted just outside the southern edge of the development area (Site 3) but was not located during field survey. The first edition OS 25 inch map of 1879 does not show a school at this location but does at NH 81688 892733 suggesting HER co-ordinates are incorrect.

In the immediate surrounding landscape, within 1 km of the development boundary, there exist numerous and varied post-medieval and modern sites. These include upstanding buildings, for example the Listed Category B buildings at Skelbo (Site 69) and the listed category C and B buildings at Littleferry (Sites 66 & 62).

The area around Littleferry also holds remains of a similar age to the listed buildings, which include a former Customs House and walled garden (Site 64) and some ruined buildings (Site 61), along with the more modern remains of a World War Two bunker (Site 63). On the southern side of Loch Fleet the remains of the southern pier of the former Littleferry ferry is present (Site 20) along with other features relating to the areas maritime past including a jetty (Site 34) and remains of fishing vessels (Site 59).

Additional post-medieval and modern cultural heritage sites in this area include a former mill (Site 55), parts of the former light gauge railway including Skelbo Station (Site 57) and a boundary wall (Site 33).

To the west of the proposed development area previous finds of sixteenth century coins (Site 50) and a building noted on early OS maps (Site 51) have been previously recorded.

A collection of post-medieval and modern sites have been recorded to the south of the proposed development area within and around Embo. These include references to nineteenth century ship wrecks (Sites 2 & 42), general references to Embo (Sites 35 & 36), Embo light gauge railway station (Site 4), Embo Hall (Site 37), a possible eighteenth century quarry (Site 31), an ice house (Site 41), reference to a pier (Site 60) and buildings at Embo Mains Farm (Sites 45 & 46). A record also exists of an archaeological watching brief being undertaken to the south of Embo (Site 40) although no archaeological remains were uncovered.

### **9.3.1.5 Sites of Unknown Date**

A series of three sites of unknown date were noted within the development boundary. These included the remains of two roughly circular structures located to the east of Coul Farmhouse (Site 8). These were recorded in 1948 and by the OS in 1969, the latter only identifying one possible structure which was thought to potentially relate to the nearby farm. No sign of either structure was noted during the walkover survey and there is uncertainty over the description given in 1948 which states that they overlook the Kyle of Sutherland and Loch Fleet (Davidson 1948). It could be argued that views of Loch Fleet are present from the recorded location at Coul but not of the Kyle of Sutherland.

To the north of Coul Farm two possible pits were located (Site 25). These comprised two grass covered circular depressions existing to approximately 6 m to 8 m in diameter and 1 m to 2 m in depth. Given their location on the edge of a dune system it is possible that these are naturally formed depressions but could also represent some form of quarrying.

In the northern half of the development area there exists a general record of a lead mask being found lying in the mud near Meikleferry (Site 21). It has been suggested that it was a death mask, a head of a ship or something to do with the ferry disaster although no more information was present as to its current whereabouts or exactly where it was found. Given Meikle ferry is located a reasonable distance away on the Dornoch Firth it is likely that the grid co-ordinates for this site are inaccurate and the find was not actually recovered from Coul Links.

In the immediate surrounding landscape, within 1 km of the development boundary, there exists three sites of unknown date. These include a pebble tool recovered from the shore south-east of Embo (Site 39), a previous findspot of unknown nature at Littleferry (Site 67) and a midden of unknown date on the shore at Skelbo (Site 58).

### **9.3.1.6 Potential for Unknown Remains**

The area within the development boundary and that within 1 km of it contains a wide variety of cultural heritage sites reflecting the relatively continuous use of and settlement within the area from the prehistoric period onwards. Potential prehistoric activity is present near to Coul Farmhouse (Sites 5 & 10) while a farm is noted on or close to the current farmhouse from mid-seventeenth century mapping onwards suggesting a lengthy history of occupation on the site. For these reasons alone there is good potential that the development area in general could hold currently unknown buried archaeological remains although this is most likely immediately inland from the line defining the edge of the raised beach. This currently corresponds to all land within the proposed development boundary around, to the west and south of Coul Farm.

It is also important to note that, in general, the western half of the development area consists of agricultural fields that have been subject to previous ploughing while the eastern half consists of a sand dune system. Both these types of local environment can hold sub surface archaeological remains. The process of ploughing and land improvement can remove surface traces of previous activity whilst retaining sub surface components beneath the plough soil. The moving sands of dune systems can also cover evidence for previous activity which is often revealed again in periods of severe storms or through gradual sand movement.

### **9.3.2 Wider Study Area**

A total of 6 SMs, 1 Category A Listed Building, 5 Category B Listed Buildings and 4 Category C Listed Buildings were identified within 3 km of the development boundary. No Historic Battlefields or Gardens and Designed Landscapes that form part of Historic Environment Scotland's Inventory or Conservation Areas were present. A full list of these sites is given in **Appendix F.2, Tables F.10 and F.11 and shown on Appendix F.4.**

### 9.3.2.1 Sites Within 1 km

Within 1km of the proposed development two scheduled monuments are located. Approximately 800 m to the west of the development boundary and positioned on top of a prominent slope above the current shores of Loch Fleet is the remains of Skelbo Castle (Site 56, SM6225). The site is complex and shows evidence of numerous building phases ranging from a natural motte which likely held a timber tower in the early second millennium AD, through a variety of stone built phases which were last occupied in the twentieth century.

Approximately 400 m to the south of the development boundary, located in the entrance to a caravan park, are the remains of a prehistoric Orkney-Cromarty type chambered cairn (Site 38, SM5975). The monument is broadly round and contains two chambers. Excavations have shown that later cists and un-cisted cremations had been inserted into the cairn.

Eight listed buildings are located within 1 km of the proposed development boundary. The largest concentration of these is at Littleferry which includes Ferry Cottage (Site 66, LB7015, Listed Category C), Mr Urquhart's House (Site 66, LB7016, Listed Category C), the remains of the Pier, Waiting Room and Boathouse (Site 66, LB7017, Listed Category C), Bertha's House and Store to rear (Site 66, LB7018, Listed Category C), the Ice House (Site 66, LB7019, Listed Category B) and the former Girdel House (Site 62, LB7020, Listed Category B).

To the west lies the complex of the mid to later nineteenth century Skelbo Farm (Site 69, LB596, Listed Category B) while, to the south, lies the late eighteenth century listed category A Embo House (Site 43, LB24641).

### 9.3.2.2 Sites Between 1-3 km

Within 1km to 3km from the development boundary four scheduled monuments are located. To the west, within Skelbo Wood, lies the remains of Skelbo Wood Broch (SM 1885) while a short distance to the east of the broch sits Glen Cottage prehistoric long cairn (SM5484). To the south of the development boundary lies the prehistoric Embo Street Cairn (SM1788). A further 1km south-west of the cairn lies the Earl's Cross Carved Stone (SM7672).

Only one listed building lies within 1km to 3 km from the development boundary that being the listed category B Earl's Cross House (LB24641).

## 9.4 EVALUATION CRITERIA

Assessment of potential effects involves two sets of criteria: the first, a methodology for assessing the potential direct effects of the proposed development, which relate to the potential physical effects of the development on cultural heritage features; and the second, a methodology for assessing the potential effects of the development on the settings of cultural heritage features (indirect effects), including SMs, Listed Buildings, GDLs and Conservation Areas, which relates principally, though not exclusively, to potential visual effects. In both cases effects can be adverse or beneficial.

### 9.4.1 Evaluation Criteria for Potential Direct Effects

The significance of a potential direct effect resulting from the proposed development is assessed by taking into account the sensitivity of the cultural heritage site and the magnitude and nature of the change occurring.

#### 9.4.1.1 Evaluation Criteria for Potential Direct Effects

The sensitivity of the cultural heritage asset or place (the receptor) is determined with reference to any statutory or non-statutory designation and, especially for non-designated archaeological remains, by professional judgement made with reference to criteria such as those set out in Annex 1 of the Historic Environment Scotland Policy Statement 2016. Other forms of non-designated cultural heritage feature can be assigned equivalent levels of importance, with reference, for example, to the criteria for designating Listed Buildings (as outlined in Annex 2 of the Historic Environment Scotland Policy Statement 2016).

The following table represents a guide used in assigning levels of sensitivity to designated and non-designated cultural heritage assets and places.

**Table F.1: Sensitivity/Importance of Receptor and Definitions**

Sensitivity	Importance	Feature Examples
High	National	World Heritage sites; SMs or sites of schedulable quality; A-Listed Buildings or buildings of equivalent quality; GDLs included in Historic Scotland's Inventory; Battlefield sites included in Historic Scotland's Inventory; some Conservation Areas.
Medium	Regional	B-Listed Buildings or buildings of equivalent quality; some Conservation Areas; archaeological remains of regional importance.
Low	Local	C-Listed Buildings or buildings of equivalent quality; archaeological remains of local importance.
Lesser	Lesser	Archaeological remains of lesser importance.
Unknown	Unknown	Archaeological remains of unknown character and importance; generally where not enough information exists to assign one of the above sensitivities.

It is important to note that the sensitivity of a particular cultural heritage asset or place could be defined, at least to some extent, by the value placed on it by the local community or wider public.

## 9.4.1.2 Magnitude of Change Criteria for Direct Effects

The magnitude of the change is determined with reference to the scale and type of the potential change to the receptor:

**Table F.2: Magnitude of Change and Definitions**

Magnitude	Definition
Substantial	Total loss of or major alteration to key elements or features of the pre-project conditions, such that the post-project character or composition of the feature would be fundamentally changed.
Moderate	Loss of or alteration to key elements or features of the pre-project conditions, such that key aspects of the post-project character of the feature would be partially changed.
Slight	Minor alteration from pre-project conditions.
Negligible/ No change	No or slight change to pre-project conditions.

## 9.4.1.3 Assessing the Level of Direct Effect

The level of any potential direct effect on a receptor is assessed as *major*, *moderate*, *minor*, *negligible* or *none*. Judgement of the significance of an effect is made with reference to the following assessment matrix:

**Table F.3: Approach for Determination of Level of Effect**

Magnitude of Change	Receptor Sensitivity			
	Lesser/Unknown	Low	Medium	High
Substantial	Minor/ Unknown	Minor/ Moderate	Moderate/ Major	Major
Moderate	Negligible/ Unknown	Minor	Moderate	Moderate/ Major
Slight	None/ Unknown	Negligible	Minor	Minor/ Moderate
Negligible/ No change	None/ Unknown	None	None	None

*A level of effect which is 'major' or 'moderate' is considered significant. A level of effect which is 'minor' or 'negligible' is considered not significant.*

Where the effect on a receptor is classified as major or moderate this is considered to be equivalent to a significant effect as referred to in the Environmental Impact Assessment (Scotland) Regulations 2011.

Where Table F.3 indicates more than one level of potential effect, for example, minor/moderate, this reflects the reality that the varying levels of effect are not clear and distinct categories from a cultural heritage perspective. Where the level of an effect falls within an area that could be interpreted as, for example, minor or moderate professional judgement will be used to assign the appropriate significance to the potential effect.

**9.4.2 Evaluation Criteria for Potential Indirect Effects**

In the context of the current assessment, potential effects on the settings of cultural heritage features (indirect effects) will be primarily visual in nature. The assessment of such effects involves the determination of the sensitivity of each feature to setting effects and of the magnitude of the change on the relationship between that feature and its setting. Sensitivity and magnitude are, in each case, combined to determine the level of the potential effect. The assessment of potential effects on setting is based on professional judgements concerning the sensitivity, magnitude of change and significance of the effect in each case. These professional judgements are made in the context of the following structure.

**9.4.2.1 Sensitivity Criteria for Potential Indirect Effects**

The sensitivity of a cultural heritage asset or place (the receptor) in this context relates to the degree to which change can be accommodated without detrimental effects on the relationship between the receptor and its setting. The sensitivity of each receptor subject to assessment is defined as high, medium, low or not sensitive. Unless otherwise justified by specific factors in an individual case, the sensitivity of each receptor is determined as follows:

**Table F.4: Sensitivity of Receptors to Setting Effects**

Sensitivity	Feature Designation Categories
High	SMs; PiC; A-Listed Buildings; GDLs in HS Inventory; Battlefield sites in HES Inventory; some Conservation Areas
Medium	B-Listed Buildings; some Conservation Areas
Low	C-Listed Buildings

It is important to note that the sensitivity of the cultural heritage receptor with regard to its setting could be defined, at least to some extent, by the value placed on it by the local community or wider public who may have a strong attachment to a particular place for aesthetic reasons or due to particular historical associations.

**9.4.2.2 Magnitude of Change Criteria for Indirect Effects**

The magnitude of change arising from the proposed development in relation to a given cultural heritage receptor and its setting is described as substantial, moderate, slight or negligible/no change based on the interpretation of largely quantifiable parameters. Definition of these descriptions is equivalent to those outlined in Table F.2.

**9.4.2.3 Assessing Level of Indirect Effect**

The level of any potential effect on the setting of a receptor is assessed as major, moderate, minor, negligible or none. The professional judgement of the significance of an effect is made with reference to the following assessment matrix:

**Table F.5: Matrix for the Assessment of the Level of Potential Setting Effects**

<i>Magnitude of Change</i>	<i>Receptor Sensitivity</i>			
	<b>Not Sensitive</b>	<b>Low</b>	<b>Medium</b>	<b>High</b>
<b>Substantial</b>	Negligible/ Unknown	Minor/ Moderate	Moderate/ Major	Major
<b>Moderate</b>	Negligible/ Unknown	Minor	Moderate	Moderate/ Major
<b>Slight</b>	Negligible/ Unknown	Negligible	Minor	Minor/ Moderate
<b>Negligible/ No change</b>	Negligible/ None/ Unknown	Negligible/ None	Negligible/ None	Negligible/ None

*A level of effect which is ‘major’ or ‘moderate’ is considered significant. A level of effect which is ‘minor’ or ‘negligible’ is considered not significant.*

Where the level of effect on a receptor is classified as major or moderate this is considered to be equivalent to a significant effect as referred to in the Environmental Impact Assessment (Scotland) Regulations 2011.

Where Table F.5 indicates more than one level of potential effect, for example, minor/moderate, this reflects the reality that the varying levels of effect are not clear and distinct categories from a cultural heritage perspective. Where the level of an effect falls within an area that could be interpreted as, for example, minor or moderate professional judgement will be used to assign the appropriate significance to the potential effect.

## 9.5 METHOD OF PREDICTION OF CHANGE

### 9.5.1 Near Study Area

Baseline studies for the area within the development boundary comprised a desk-based assessment and an archaeological field survey (in the form of a walk-over survey). The desk-based assessment of this study area included the following:

- Information on SMs, PiC, Listed Buildings, Conservation Areas, GDLs and Historic Battlefields was obtained from Historic Environment Scotland’s online download facility, allowing accurate plotting of site data into a GIS. This was supplemented by a search of Historic Scotland’s online databases of these sites. This process was also undertaken for the area extending 1 km from the site boundary;
- A digital extract of the local Historic Environment Record (HER), maintained by the Highland Council Historic Environment Team, was obtained allowing accurate plotting of site data into a GIS. This process was also undertaken for the area extending 1 km from the site boundary;

- The National Monuments Record of Scotland was consulted through the online PastMap facility. These data were cross referenced with the HER. This process was also undertaken for the area extending 1 km from the site boundary;
- Relevant aerial photographs were viewed at the National Collection of Aerial Photography in Edinburgh in order to identify any unknown sites or features of archaeological interest. Four series of photographs were viewed, ranging in date from 1946 to 1988;
- Digital versions of pre-Ordnance Survey maps and the first, second and subsequent editions of the Ordnance Survey (OS) maps of the area of interest, held by the National Library of Scotland, were identified online and examined. Relevant maps range in date from the late sixteenth to the early twentieth century;
- Information on relevant Development Plans was obtained from the Highland Council website;
- Readily accessible primary and secondary historical sources on the area were consulted for information on its history and past land use; and
- Relevant unpublished archaeological reports were consulted for information on previous archaeological fieldwork.

The walk-over survey was undertaken between 31 May 2016 and 1 June 2016 in generally bright, sunny conditions. Any cultural heritage features identified were recorded by written description, photographs and, where appropriate, measured sketches. Their location was also noted and tied to the Ordnance Survey grid.

The methodology for assessing potential direct effects on cultural heritage sites sought to assess how the development would affect cultural heritage sites, or receptors, within the development boundary. This primarily related to the degree by which construction of the development would adversely affect known sites and potentially unknown buried remains.

### 9.5.2 Wider Study Area

Baseline studies for the area beyond the development boundary consisted of the identification of cultural heritage sites, including SMs, Listed Buildings, Conservation Areas, Inventory Battlefields and GDLs within 3km of the development boundary. The area within 1km from the development boundary was considered to be where the most significant effects on the setting of cultural heritage sites could potentially occur although sites at up to 3km were included in the assessment.

The methodology for assessing potential indirect setting effects on cultural heritage sites sought to assess how the development would affect cultural heritage receptors in the surrounding area, with particular focus on the area within 3km from the development boundary.

The first stage in the assessment of potential indirect setting effects on cultural heritage features was the establishment of a site gazetteer noting those sites within 3km of the development boundary (**Appendix F.2, Tables F.10 and F.11, Appendix F.4**). Data on cultural heritage sites was viewed and searched in a GIS which allowed for accurate identification of cultural heritage sites within 3km.



Cultural Heritage sites beyond 3km from the development boundary were discounted from subsequent detailed assessment, however, they remained part of the wider assessment of potential setting impacts until it was determined whether or not there could be effects on their setting as part of a group of sites and/or on views in which the sites in question were located. Potential setting effects of this nature could still occur despite specific sites themselves not being indivisible with the proposed development.

In addition, not all sites within 3km from the development boundary were ground truthed. In various cases visits to sites which had the same sight lines to the development as other, further away, sites and where the closer sites had been assessed as not enduring a significant effect, was taken to be enough evidence to determine that no significant effect would be present on the sites further away. This was only deemed appropriate in certain cases after taking into consideration other factors such as relative heights of sites, presence of tree cover, etc.

A process of desk-based analysis and consideration of known landscape characteristics, for example, tree or building cover, led to the sites present within the ZTV being divided into two groups:

- Those where it was felt that the predicted effect on setting would clearly not be significant; and
- Those where there remained the possibility of a significant effect and therefore further investigation was required.

Those cultural heritage features where there remained the possibility of a significant effect on setting were then the subject of further assessment. This involved a consideration of the sensitivity of each feature to setting effects, the likely magnitude of the effect and the significance of the potential effect. This process included field visits to the surrounding area, in order to gain a sense of the character of the landscape and key sites and areas within it, including designated cultural heritage sites within 3km of the site boundary.

### 9.6 EVALUATION EFFECTS

The evaluation of effects is based on the proposed development as described in Section 2 of the ES.

The evaluation of effects has been separated in to construction effects and operational effects.

#### 9.6.1 Evaluation of Construction Effects

Potential effects on cultural heritage sites during the construction period will primarily take the form of potential direct, permanent, effects. Indirect effects, where they occur, are likely to be short term.

Through the design process the layout of the proposed development has avoided direct impacts on many of known cultural heritage sites (Appendix F.3). The assessment of potential direct effects on sites located within the development boundary is given below in Table F.6.

##### 9.6.1.1 Potential Effects on Known Remains

Despite the design process avoiding direct effects on most of the known cultural heritage sites within the development boundary, potential direct effects were predicted on 14 sites.

Of the potential pre-historic remains recorded within the proposed development area both the site of a cairn noted on early OS maps of the area (Site 5) and the reported location of a hut-circle (Site 10) are both located in areas proposed to be landscaped to the east of the Coul farmstead buildings. Despite no obvious remains of either site being visible on the surface it is very likely that sub-surface remains of these sites exist, particularly given the area does not appear to have been subject to intensive ploughing over a long period of time. Small scale quarrying was visible at the site of the proposed cairn suggesting, if it is

present, it may have been at least partially disturbed. However, the quarrying also shows that the area is likely to have contained a reasonable amount of stone, suggesting that a substantial cairn could have once stood here. The potential adverse magnitude of effect on both receptors is **substantial** due to the potential that landscaping and drainage associated with the proposed development could remove a significant amount of any remains which could be present. However, the sensitivity of both features is **unknown** as no obvious surface remains are visible. Due to this lack of visibility the current level of the potential effect is **unknown** although this could be **significant** if important sub-surface remains of these sites are present.

A similar situation exists with regard to Site 8 which comprises possible circular structures of which no surface remains are currently visible. The potential adverse magnitude of effect on this receptors is **substantial** although the sensitivity the features is **unknown** due to no obvious surface remains being present. Due to this lack of visibility the current level of the potential effect is **unknown** although this could be **significant** if important sub-

surface remains of these sites are present. This is, however, less likely than with Sites 5 and 10 as there is some doubt over the accuracy of the grid co-ordinate given (see section 9.3.15).

A series of four irregularly shaped cairns (Site 23) to the south of Coul Farm were recorded during the field survey. Although there is the possibility that they represent the remnants of prehistoric remains they are more likely to relate to more recent field clearance. Given the doubt over their origin the sensitivity of this receptor is **unknown**. Landscaping and drainage as part of the proposed development is only likely to affect part of the cairns equivalent to a **medium** potential magnitude of the effect. This would result in the level of the potential adverse effect being **unknown**.

A series of sites related to and possibly associated with the light gauge railway which operated here in the first half of the twentieth century have the potential to be affected by the proposed development. The route of the track (Site 26) is crossed by fairways at several locations. However, it is proposed that the route of the railway be maintained as a public walkway which would limit the potential magnitude of the effect. In this case the sensitivity of this receptor is **low** and the potential magnitude of the effect is **negligible**,

therefore, the level of the potential adverse effect is considered **negligible**. Two disused quarries (Sites 22 & 28) are located next to and could be associated with the railway. The sensitivity of both these receptors is considered to be **lesser** while the magnitude of the potential effect is expected to be **slight** for Site 22, as it is located on the fringes of a proposed fairway and is unlikely to be significantly affected by landscaping or drainage, but **substantial** for Site 28 which is situated in a more central location. This would result in the potential level of the effect being **negligible** and **minor** respectively.

The small brick structure (Site 24), located just east of the railway, is proposed to be maintained as part of the development and renovated in to a tourist information signage point. This is not likely to result in the potential adverse magnitude of effect being any greater than **slight** which, given it has a **low** sensitivity, would result in the level of the potential adverse effect being **negligible**. It is also possible that the renovation of the structure and the associated preservation that would come with this, could result in a beneficial direct effect presuming key existing features are maintained.

To the north of Coul Farm two possible oval shaped pits (Site 25) were recorded during the field survey. It is possible that they are natural in origin, however, their regular shape and depth suggest they relate to human activity. Due to its unknown origin the sensitivity of this receptor is **unknown** while the potential magnitude of the effect is **substantial**. This means the level of the potential effect is also **unknown** although unless the possible pits prove to be significant the level of effect is very unlikely to ever be greater than **minor** adverse.

The farm buildings (Site 9) and cottages (Site 6) associated with Coul Farm will be maintained as part of the development and will be utilised within it. The sensitivity of these upstanding buildings is considered to be **low** while the development is not likely to result in a potential adverse magnitude of effect any greater than **slight** resulting in the level of

the potential adverse effect being **negligible**. It is also possible that the renovation of the structure and associated preservation that would come with this, could result in a beneficial direct effect presuming key existing features are maintained.

A series of three wells (Sites 44, 47 & 68) were identified on early OS mapping of the area that do not appear on modern maps and are not currently visible on the ground. One is only visible on the 25 inch to the mile series surveyed in 1874 (Site 44), one is only noted on the 25 inch to the mile map published in 1906 and 1950 (Site 47) while Site 68 is noted on both the 1874 and 1906 editions. The original nature of the wells is not known and they could have had a variety of forms from being stone lined to open springs. There is potential that any landscaping and drainage associated with the proposed development could impact on sub-surface remains associated with the wells, if any remains are present. Even if the current condition of the wells was fully understood it is very unlikely their sensitivity would be any more than **low**. The potential magnitude of the effect is only likely to be **slight** due to the potential depth of any well remains which would result in the level of the potential effect never being greater than **negligible**.

**Table F.6: Assessment of potential adverse direct effects on known receptors within development boundary**

Site No.	Site Type	Sensitivity	Potential Magnitude of Effect	Level of Potential Effect
5	Cairn	Unknown	Substantial	Unknown
6	Cottage(s)	Low	Slight	Negligible
8	Structure(s)	Unknown	Substantial	Unknown
9	Building(s), Farmstead	Low	Slight	Negligible
10	Possible Hut Circle	Unknown	Substantial	Unknown
12	Wreck: Craft (19th century)	Unknown	No Change	None
13	Wreck: Craft (19th century)	Unknown	No Change	None
14	Wreck: Smack (19th century)	Unknown	No Change	None
15	Wreck: Auxiliary Lugger (20th century)	Unknown	No Change	None
16	Wreck: Brigantine (19th century)	Unknown	No Change	None
17	Wreck: Schooner (19th century)	Unknown	No Change	None
18	Wreck: Craft (19th century)	Unknown	No Change	None
19	Wreck: Sloop (19th century)	Unknown	No Change	None
21	Findspot: Lead Mask	Unknown	No Change	None
22	Quarry	Lesser	Slight	Negligible
23	Cairns	Unknown	Moderate	Unknown
24	Structure	Low	Slight	Negligible
25	Pits (possible)	Unknown	Substantial	Unknown
26	Railway	Low	Negligible	Negligible
28	Quarry	Lesser	Substantial	Minor
29	Garden	Low	No Change	None
30	Railway Platform	Low	No Change	None
32	Bridge	Low	No Change	None
44	Well	Low	Slight	Negligible

Site No.	Site Type	Sensitivity	Potential Magnitude of Effect	Level of Potential Effect
47	Well	Low	Slight	Negligible
68	Well	Low	Slight	Negligible

## 9.6.1.2 Potential Effects on Unknown Remains

Given the area within the development boundary has been identified as holding potential to contain buried archaeological remains there exists potential that there could be direct effects on these currently undiscovered sites during the construction process. By their very nature the sensitivity of any potential buried remains that we are not currently aware of is **unknown** meaning the level of any potential effect on these undiscovered remains is also **unknown**.

Many of the 28 previously recorded sites within the development area were not located during the field survey, therefore, many were assessed as having an unknown sensitivity. The absence of surface evidence for these sites does not mean they are not present at all as they may survive as subsurface buried remains.

Several of the previously recorded sites within the development area were records of lost or wrecked sea vessels (Sites 12-19) with an unknown sensitivity. Their recorded locations are unusually on land primarily due to broad grid-references being provided as a result of their precise location not being known.

## 9.6.2 Evaluation of Operational Effects

Potential effects on cultural heritage sites during the operational period will primarily take the form of potential indirect setting effects. Indirect effects, where they occur, are likely to exist for the duration of the proposed development's operational lifetime.

In the context of this assessment, potential effects on the settings of cultural heritage features will be primarily visual in nature. No potential setting effects of a non-visual nature were identified.

Initial assessment of the 16 designated cultural heritage sites located in the proposed development boundary and within 3 km of it (Appendix F.4) showed that 4 sites would have no visibility or extremely limited views of the proposed development. These were:

- SM7672: Earl's Cross, Carved Stone, Dornoch - the cross faces east to west not in the direction of the proposed development. Intervening vegetation growth, topography and modern structures results in no or incredibly limited views of the proposed development at a distance of some 3 km.
- SM1788: Embo Street Cairn, SE of - The cairn is located some 1.6 km from the southern extent of the proposed development. Views, including those to the north, are hindered by gorse and other vegetation resulting in no or incredibly limited views of the proposed development.

- SM5975: Grannie's Heilan Hame Chambered Cairn, 30 NNE of - the historical setting of the chambered cairn is already significantly compromised as it sits at the entrance to a caravan park. There are no views to the proposed development as the upstanding remains of Embo village lies between the cairn and development.
- LB24641: Earl's Cross House, Listed Category B - the entrance to the house faces south, away from the proposed development. Intervening vegetation growth, topography and modern structures results in no or incredibly limited views of the proposed development at a distance of some 3 km.

An evaluation of the potential setting effects on the remaining 12 designated sites within 3 km of the proposed development are given in Table F.7.

Effects on the setting of six designated cultural heritage sites were identified during the assessment although none of these effects were considered significant.

An adverse effect on the setting of Skelbo Castle (SM6225), Embo House (LB608, Listed Category A), Littleferry Pier and Boathouse (LB7107, Listed Category C) and Littleferry former Girnol (LB7020, Listed category B) was predicted although the level of effect was no greater than *negligible* and not significant.

An adverse effect on the setting of Coul Farmhouse (LB604, Listed Category B) was predicted while a beneficial effect was also predicted on the Coul Farmhouse (LB604, Listed Category B) and associated farmstead and cottages. The level of effect for both adverse and beneficial effects was considered *minor* and not significant

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**Table F7: Assessment of the Level & Significance of Potential Setting Effects**

Receptor ID	Receptor Name	Sensitivity of Receptor	Magnitude of Change	Level & Significance of Adverse/ Beneficial Effect	Notes on Potential Effect on Setting
SM6225	Skelbo Castle	High	Negligible	Adverse, Negligible, <b>not significant</b>	The upstanding remains of Skelbo Castle are heavily overgrown with trees and bushes. The most prominent part of the castle when viewed from the north and east is the upstanding north-easternmost wall which is part supported on its southern side by scaffold and concrete. Due to the tree cover and intervening landscape the only prominent contemporary view out from the castle is from this wall looking over Loch Fleet. Both these views to and from the castle still allow an appreciation of the castles elevated position. Views of other upstanding remains within the castle complex are, due to vegetation cover and local topography, very limited from both within the castle and looking towards it from outwith the scheduled area. From the castle views to the proposed development are limited to the far south-eastern edge of the scheduled monument where Coul Farm can be seen at a distance. Overall the proposed development will be visible from very limited parts of the castle but will be virtually imperceptible within key historical and contemporary views to and from the Castle.
SM1885	Skelbo Wood Broch, 300m SW of Glen Cottage	High	No Change	None	The upstanding remains of Skelbo Wood Broch are situated within commercial forestry but form part of a woodland walk. The broch has been cleared of woodland and is interpreted through an information board. Felling of further trees has allowed clear distant views to the north and north-east up the Sutherland coast. This allows for appreciation of the broch's elevated position and its key location on the coast at a time when Maritime travel would have been important. Current

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Receptor ID	Receptor Name	Sensitivity of Receptor	Magnitude of Change	Level & Significance of Adverse/ Beneficial Effect	Notes on Potential Effect on Setting
					views to the proposed development are not present due to dense forestry and it is likely that, in the absence of the forestry, views would be limited to the northern part of the development at most.
SM5484	Glen Cottage, Long Cairn 520m SE of	High	No Change	None	Glen Cottage Long Cairn is located in a clearing within commercial forestry. The cairn itself has been cleared of trees but is heavily overgrown with heather. No meaningful views in any direction are currently possible due to the forestry cover. The NNE-SSW orientation of the cairn and its elevated location suggests views to the north over Loch Fleet and the Sutherland coast beyond were key during its use. In this situation views to the proposed development would be peripheral with the development itself being virtually imperceptible.
LB608	Embo House, Listed Category A	High	Negligible	Adverse, Negligible, <b>not significant</b>	Full assessment of the potential effects on the setting of the listed category A Embo house was not possible due to it being a private residence and access being restricted. However, the property is surrounded by deciduous trees to the north, east and west with the house clearly having an orientation that allows commanding views from the front of the property out over the coast to the south-east, away from the development. Views to the proposed development will not be possible during summer months when leaves are on the trees but views could be possible during the winter. However, these views, if present at all, will be very limited and will cause no meaningful change to views from or to the house.
LB604	Coul Farmhouse, Listed Category B	Medium	Slight	Adverse, Minor, <b>not significant</b>	Coul Farmhouse has been heavily modified and added to over time with any key surviving historical views most likely being out of the top floor windows on the main southern elevation,



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Receptor ID	Receptor Name	Sensitivity of Receptor	Magnitude of Change	Level & Significance of Adverse/ Beneficial Effect	Notes on Potential Effect on Setting
					<p>where the principal door of at least the most recent phase is also located. The proposed development will result in a driving range being present in this view although it will not involve a significant alteration to the current topography or grass covering. Having historically been a working farm the key views in relation to understanding this context are those from the house eastwards to the associated farmstead and cottages, the view in the opposite direction from the farmstead/cottages to the house and that present from within the complex of farmstead and cottages. The initial two of these views are currently partially blocked by mature trees which results in a sense that the house is somewhat separated from the core working area of the farm. This ultimately leads to a loss of association between the two areas. Although it is possible that distance and separation between the house and working area of the farm would have been desirable in the past it is presumed a clearer view between the two would have been present compared to the current situation. The proposed development will alter the setting of the house and in particular the associated buildings by primarily changing the function of the settlement from farm to golf course, including the addition of a clubhouse and parking. This will, however, be within a context of an already altered and segregated farm and is not considered to be significant.</p>
LB604	Coul Farmhouse, Listed Category B	Medium	Slight	Beneficial, Minor	<p>The proposed development proposes to retain and incorporate the farmstead and cottages that form part of the setting of Coul Farmhouse. As part of incorporating them into the development the more modern additions to the farmstead</p>

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Receptor ID	Receptor Name	Sensitivity of Receptor	Magnitude of Change	Level & Significance of Adverse/ Beneficial Effect	Notes on Potential Effect on Setting
					will be removed and the farmstead restored to a layout more akin to when initially constructed. This will also result in the renovation and preservation of farmstead and cottages, the farmstead currently being particularly dilapidated and dangerous. Although there will be an adverse effect on the setting of this complex (see above) the restoration of the farmstead and renovation of the cottages will ultimately result in a beneficial effect on the setting of these sites by returning the structures to their more original form.
LB596	Skelbo Steading, Listed Category B	Medium	No Change	None	Full assessment of the potential effects on the setting of the listed category A Embo house was not possible due to it being a private residence and access being restricted. However, the location of the complex is tucked away in a small glen surrounded by trees. Any views out from the site will be in a north-eastern direction across Loch Fleet. Views of the proposed development from the farm are very unlikely although, if present at all they will be minimal and will not affect the setting of the listed building in any way.
LB7015	Little Ferry Ferry Cottage, Listed Category C	Low	No Change	None	The setting of Littleferry is focussed around its association with Loch Fleet and the pier on the opposite bank. The proposed development will not alter the current view across the Loch from Littleferry to any significant degree (see Annex D2, Viewpoint 1) and will not alter the setting of the Listed C cottage.
LB7016	Little Ferry Mr Urquhart's House, Listed Category C	Low	No Change	None	The setting of Littleferry is focussed around its association with Loch Fleet and the pier on the opposite bank. The proposed development will not alter the current view across

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Receptor ID	Receptor Name	Sensitivity of Receptor	Magnitude of Change	Level & Significance of Adverse/ Beneficial Effect	Notes on Potential Effect on Setting
					the Loch from Littleferry to any significant degree (see Annex D2, Viewpoint 1) and will not alter the setting of the Listed C house.
LB7017	Little Ferry Pier and Boathouse, Listed Category C	Low	Negligible	Adverse, Negligible, <b>not significant</b>	The setting of Littleferry pier and boathouse is focussed around its association with Loch Fleet and the pier on the opposite bank. The proposed development will not alter the current view across the Loch from the pier to any significant degree (see Annex D2, Viewpoint 1) and will only slightly alter the setting of the pier and boat house this primarily being due to the background of the south shore pier being slightly modified.
LB7018	Little Ferry "Berth's House" and Store to rear, Listed Category C	Low	No Change	None	The setting of Littleferry is focussed around its association with Loch Fleet and the pier on the opposite bank. The proposed development will not alter the current view across the Loch from Littleferry to any significant degree (see Annex D2, Viewpoint 1) and will not alter the setting of the Listed C house and store particularly given they are set back from the shore.
LB7019	Littleferry Ice House, Listed Category B	Medium	No Change	None	The setting of Littleferry is focussed around its association with Loch Fleet and the pier on the opposite bank. The proposed development will not alter the current view across the Loch from Littleferry to any significant degree (see Annex D2, Viewpoint 1) and will not alter the setting of the Listed B ice house particularly given it is set back from the shore.
LB7020	Little Ferry former Girnol, now	Medium	Negligible	Adverse, Negligible, <b>not significant</b>	The setting of the former Girnol building is focussed around its association with Loch Fleet. The building has been renovated

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Receptor ID	Receptor Name	Sensitivity of Receptor	Magnitude of Change	Level & Significance of Adverse/ Beneficial Effect	Notes on Potential Effect on Setting
	Cottages, Listed category B				into dwellings with key views out of the front of the building across the loch. The proposed development will not alter the current view across the Loch to any significant degree (see Annex D2, Viewpoint 1) and will only slightly alter the setting of the contemporary setting of the building.

### **9.7 COMMITTED MITIGATION MEASURES**

All archaeological mitigation to be undertaken prior and during the construction process in relation to direct impacts will be detailed in an Archaeological Management Plan (AMP) or Written Scheme of Investigation (WSI) which will be subject to the approval of the local authority archaeology service.

The Highland Council Historic Environment Team has indicated that they would intend to view the farm steading as part of the curtilage of the listed B category Coul Farmhouse (LB604) and, therefore, it too would be considered part of the listing. This would result in listed building consent being required for any alterations proposed to the farmstead.

Mitigation of potential direct effects on most known sites during the construction phase of the proposed development should be achievable through avoidance, by means of clearly demarcating these sites on the ground with an appropriate buffer. This will occur where the sites lie in close proximity to all infrastructure relating to the proposed development.

Where avoidance is not possible the mitigation put in place will be outlined in the AMP or WSI. This is likely to involve pre-construction evaluation through trial trenching of all known sites that cannot be avoided and all areas deemed sensitive to unknown remains. This mitigation will focus on all land west of the line defining the raised beach roughly corresponding to that immediately around and to the west and south of Coul Farm. It is also important to note that if significant remains are uncovered during this mitigation that cannot be avoided full archaeological excavation may be required to ensure preservation through record. Archaeological excavation of any remains would offset but not reduce the significance of any effect.

Mitigation of potentially undiscovered remains will also take the form of archaeological watching briefs during ground disturbance in areas deemed sensitive to the discovery of unknown remains where pre-construction evaluation revealed no significant buried remains.

### **9.8 SUMMARY OF RESIDUAL EFFECTS**

The completion of a programme of archaeological works in advance of and during the construction of the proposed development will minimise the potential loss of the archaeological resource as a result of direct effects.

A summary of the residual effects are given below in Table F.8.

If direct effects do occur on currently known sites archaeological recording will offset but not reduce the level of effect.

Potential direct effects on as yet undiscovered archaeological remains are also possible during the construction phase. If archaeological remains are uncovered during

construction that cannot be avoided and preserved *in-situ* then archaeological recording will offset but not reduce the level of effect.

No mitigation of potential operational setting effects has been proposed, therefore, residual effects will remain as those predicted in Table F.7. of which none are regarded as significant.

### **9.9 FUTURE MONITORING REQUIREMENTS**

All future monitoring requirements in relation to cultural heritage will be agreed and detailed in the AMP or WSI, however, in addition to mitigation relating to the construction phase it could have to account for management of cultural heritage during the lifespan of the proposed development, for example, the effect routine changes in drainage and course layout could have on cultural heritage assets.

**Table F.8: Summary of Effects**

Project Phase	Receptor	Sensitivity	Description of Change (Pre-mitigation)	Level of Effect (Pre-mitigation)	Mitigation Measure	Magnitude of Change (Post-mitigation)	Level of Effect (Post-mitigation)	Nature of Effect			
								Positive/Adverse	Permanent/Temporary	Reversible/Irreversible	Residual Significance
Construction	Site 5: Cairn (no obvious remains visible on the surface)	Unknown	Potential substantial loss of sub-surface remains relating to a cairn recorded on early Ordnance Survey mapping	Unknown	Archaeological evaluation/ excavation to be agreed in WSI/AMP	Substantial	Unknown	Adverse	Permanent	Irreversible	Unknown
Construction	Site 6: Cottage(s)	Low	Buildings to be renovated and maintained as part of the proposed development	Negligible	None	Slight	Negligible	Adverse	Permanent	Irreversible	Not Significant
Construction	Site 8: Structure(s) (no obvious remains visible on the surface & possible inaccurate location)	Unknown	Potential substantial loss of sub-surface remains relating to a previous record of circular structures although doubt exists over the accuracy of the co-ordinates provided	Unknown	Archaeological evaluation/ excavation to be agreed in WSI/AMP	Substantial	Unknown	Adverse	Permanent	Irreversible	Unknown
Construction	Site 9: Building(s), Farmstead	Low	Buildings to be renovated and maintained as part of the proposed development	Negligible	None	Slight	Negligible	Adverse	Permanent	Irreversible	Not Significant

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Project Phase	Receptor	Sensitivity	Description of Change (Pre-mitigation)	Level of Effect (Pre-mitigation)	Mitigation Measure	Magnitude of Change (Post-mitigation)	Level of Effect (Post-mitigation)	Nature of Effect			
								Positive/Adverse	Permanent/Temporary	Reversible/Irreversible	Residual Significance
Construction	Site 10: Hut-Circle (no obvious remains visible on the surface)	Unknown	Potential substantial loss of sub-surface remains relating to a hut-circle recorded on early Ordnance Survey mapping	Unknown	Archaeological evaluation/ excavation to be agreed in WSI/AMP	Substantial	Unknown	Adverse	Permanent	Irreversible	Unknown
Construction	Site 22: Quarry	Lesser	Potential slight loss of small quarry likely associated with adjacent light gauge railway	Negligible	None	Slight	Negligible	Adverse	Permanent	Irreversible	Not Significant
Construction	Site 23: Likely clearance cairns	Unknown	Potential moderate loss of some cairn material	Unknown	Archaeological evaluation/ excavation to be agreed in WSI/AMP	Moderate	Unknown	Adverse	Permanent	Irreversible	Unknown
Construction	Site 24: Structure	Low	Building to be renovated and maintained as part of the proposed development	Negligible	None	Slight	Negligible	Adverse	Permanent	Irreversible	Not Significant
Construction	Site 25: Possible Pits	Unknown	Potential substantial loss possible pit features of unknown origin	Unknown	Archaeological evaluation/ excavation to be agreed in WSI/AMP	Substantial	Unknown	Adverse	Permanent	Irreversible	Unknown



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Project Phase	Receptor	Sensitivity	Description of Change (Pre-mitigation)	Level of Effect (Pre-mitigation)	Mitigation Measure	Magnitude of Change (Post-mitigation)	Level of Effect (Post-mitigation)	Nature of Effect			
								Positive/Adverse	Permanent/Temporary	Reversible/Irreversible	Residual Significance
Construction	Site 26: Railway	Low	Potential negligible loss light gauge railway	Negligible	None	Negligible	Negligible	Adverse	Permanent	Irreversible	Not Significant
Construction	Site 28: Quarry	Lesser	Potential substantial loss of quarry if removed during construction	Minor	None	Substantial	Minor	Adverse	Permanent	Irreversible	Not Significant
Construction	Site 44: Well (no obvious remains visible on the surface)	Low	Potential slight loss well if present beneath surface	Negligible	Archaeological watching brief/ evaluation to be agreed in WSI/AMP	Slight	Negligible	Adverse	Permanent	Irreversible	Not Significant
Construction	Site 47: Well (no obvious remains visible on the surface)	Low	Potential slight loss well if present beneath surface	Negligible	Archaeological watching brief/ evaluation to be agreed in WSI/AMP	Slight	Negligible	Adverse	Permanent	Irreversible	Not Significant
Construction	Site 68: Well (no obvious remains visible on the surface)	Low	Potential slight loss well if present beneath surface	Negligible	Archaeological watching brief/ evaluation to be agreed in WSI/AMP	Slight	Negligible	Adverse	Permanent	Irreversible	Not Significant

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Project Phase	Receptor	Sensitivity	Description of Change (Pre-mitigation)	Level of Effect (Pre-mitigation)	Mitigation Measure	Magnitude of Change (Post-mitigation)	Level of Effect (Post-mitigation)	Nature of Effect			
								Positive/Adverse	Permanent/Temporary	Reversible/Irreversible	Residual Significance
Construction	Potentially as yet undiscovered Cultural Heritage remains	Unknown	Potential loss of as yet undiscovered, buried archaeological remains during ground disturbance in relation to golf course construction and all other ancillary works	Unknown	Archaeological evaluation/ excavation to be agreed in WSI/AMP	Unknown	Unknown	Adverse	Permanent	Irreversible	Unknown
Operation	SM6225: Skelbo Castle	High	Alteration to the setting of the site	Negligible	None	Negligible	Negligible	Adverse	Permanent although relevant to longevity of golf course and related structures	Reversible	Not Significant
Operation	LB608: Embo House	High	Alteration to the setting of the site	Negligible	None	Negligible	Negligible	Adverse	Permanent although relevant to longevity of golf course and related structures	Reversible	Not Significant
Operation	LB604: Coul Farmhouse	Medium	Alteration to the setting of the site	Minor	To be agreed as part of listed building consent	Slight	Minor	Adverse	Permanent although relevant to longevity of	Reversible	Not Significant

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Project Phase	Receptor	Sensitivity	Description of Change (Pre-mitigation)	Level of Effect (Pre-mitigation)	Mitigation Measure	Magnitude of Change (Post-mitigation)	Level of Effect (Post-mitigation)	Nature of Effect			
								Positive/Adverse	Permanent/Temporary	Reversible/Irreversible	Residual Significance
									golf course and related structures		
Operation	LB604: Coul Farmhouse	Medium	Alteration to the setting of the site returning the farmstead to layout more akin to when originally constructed	Minor	To be agreed as part of listed building consent	Slight	Minor	Beneficial	Permanent	Reversible	Not Significant
Operation	LB7017: Little Ferry Pier & Boathouse	Low	Alteration to the setting of the site	Negligible	None	Negligible	Negligible	Adverse	Permanent although relevant to longevity of golf course and related structures	Reversible	Not Significant
Operation	LB7020: Little Ferry former Girnel now Cottages	Medium	Alteration to the setting of the site	Negligible	None	Negligible	Negligible	Adverse	Permanent although relevant to longevity of golf course and related structures	Reversible	Not Significant

## 9.10 SOURCES

### 9.10.1 Documentary

Anonymous, 1815, Schedule of Leases to accompany the sketch of the County of Sutherland showing the boundaries & divisions of the Earldom of Sutherland, Sutherland Papers, National Library of Scotland, Dep. 313/3597/1.

Bethune, J. 1793, *Parish of Dornoch, County of Sutherland*, Old Statistical Account of Scotland, Vol. III, pp1-19.

Davidson, J. M. 1948, 'A miscellany of antiquities in Easter Ross and Sutherland', *Proc Soc Antiq Scot*, vol. 80, 1945-6, pp25-33.

Kennedy, A. 1834, *Parish of Dornoch, County of Sutherland*, New Statistical Account of Scotland, 1845, Vol. III, pp1-16.

### 9.10.2 Cartographic Maps (in chronological order)

Pont, T 1583-1586 (overwritten by Gordon, R), *Map of Tarbet Ness Easter Ross*.

Gordon, R & J 1636-1652, *A Map of Scotland north of Loch Linnhe and the River Dee and west of the River Deveron*.

Gordon, R & J 1636-1652, *Sutherland, Strath Okel & Strath Charron*.

Bleau, J 1654, *Atlas of Scotland, Southerlandia*.

Moll, H 1732, *The Shires of Caithness and Sutherland with Strath Naverne which is part of Sutherland Shire*.

Roy, W 1747-1752, *Military Survey of Scotland*.

Anonymous, 1815, Sketch of the County of Sutherland showing the boundaries & divisions of the Earldom of Sutherland, Sutherland Papers.

Forbes, W 1820, *Sutherlandshire*.

Burnett & Scott, G & W 1832, *Map of the county of Sutherland made on the basis of the trigonometrical survey of Scotland in the Years 1831 & 1832*.

Thompson, J 1832, *Atlas of Scotland, Sutherland Shire*.

Ordnance Survey, 25 inch to the mile series, Sutherland, Sheet CX.6, Surveyed 1874, Published 1879.

Ordnance Survey, 25 inch to the mile series, Sutherland, Sheet CX.10, Surveyed 1874, Published 1879.

Ordnance Survey, 25 inch to the mile series, Sutherland, Sheet CX.14, Surveyed 1874, Published 1879.

Ordnance Survey, 6 inch to the mile series, Sutherland, Sheet CX, Surveyed 1874, Published 1879.

Ordnance Survey, 25 inch to the mile series, Sutherland, Sheet 110.6, Surveyed 1904, Published 1906.

Ordnance Survey, 25 inch to the mile series, Sutherland, Sheet 110.10, Surveyed 1904, Published 1906.

Ordnance Survey, 25 inch to the mile series, Sutherland, Sheet 110.11, Surveyed 1904, Published 1906.

Ordnance Survey, 25 inch to the mile series, Sutherland, Sheet CX.110.14, Surveyed 1904, Published 1906.

Ordnance Survey, 6 inch to the mile series, Sutherland, Sheet CX, Surveyed 1904, Published 1907.

Ordnance Survey, 1:25,000 series, sheet NH79, Published 1950.

Ordnance Survey, 1:25,000 series, sheet NH89, Published 1950.

Ordnance Survey, 1:2500 national grid series, Surveyed 1971.

Ordnance Survey, 1:2500 national grid series, Surveyed 1995.

### 9.10.3 Aerial Photography

Library Reference		Sortie	Date	Frames
C_0061		CPE/SCOT/UK/0182	1946	5054, 5055
B_0063		CPE/SCOT/UK/0182	1946	1488, 1490
B-0568		543/0829	1960	V0005, V0068
C_0250		ASS/62888	1988	65-68, 162-166

# APPENDIX F.1

**Table F.9: Cultural Heritage Site Gazetteer within development boundary and within 1 km of the development boundary.**

Site No.	Listed Building	Scheduled Monument	HER No.	NMRS No.	Site Type	Site Name	NGR	Description	Sensitivity/ Field Survey Description
1	n/a	n/a	MHG441 42 & MHG116 45	NH89SW 12	Cairfield & Field System	Field System; Embo Mains; Dornoch	NH 808 929	A 'School' is depicted on the OS 1st Edition Map. Post Medieval - 1560 AD to 1900 AD J Aitken : 20/2/2004	UNKNOWN: Not located during field survey. First edition OS map does not show a school at this location but does at 281688, 892733 suggesting HER co-ordinates are incorrect. Northlight Heritage 01/06/2016.
2	n/a	n/a	MHG472 17	NH89SE 8001	Barque (19th C)	Westa: Embo, North Sea	NH 81 93	reference: The Industrial Archaeology of Sutherland (A Scottish Highland Economy 1700-1900, p. 86) - Sinclair B Calder, 1974. J Aitken : 19/2/2004	Outwith Application Boundary therefore not field surveyed. Northlight Heritage 01/06/2016.
3	n/a	n/a	MHG329 02	NH89SW0 041	School	School, Embo	NH 8096 9309	OS 6" map, (1960) Cairn - A short distance to the south (of Coul), there are the remains of what has been a large cairn, the stones of which have been removed for building purposes. Nothing was found nearby. Name Book 1873. There are no intelligible remains of this cairn in a quarried area. Visited by OS (A A) 23 March 1971.	UNKNOWN: Not located during field survey confirming OS observations in 1971. Pockets of quarrying are visible at grid-reference given for cairn site suggesting at least some of it could have been removed. Northlight Heritage 01/06/2016.
4	n/a	n/a	MHG197 73	NH89SW 26	Railway Station	Embo, Railway Station	NH 8139 9292	Coul Farmhouse, Cottages. RCAHMS hold two photographs: rear view (SU1045) & front view (SU1046).	LOW: Two single storey cottages forming part of Coul Farm. Both appear to be in relatively good condition and still in use. The southernmost

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Site No.	Listed Building	Scheduled Monument	HER No.	NMRS No.	Site Type	Site Name	NGR	Description	Sensitivity/ Field Survey Description
									appears to be the older of the two being the only one depicted on the first edition OS 25 inch map of surveyed in 1874. Along with the main Farmhouse (site 11) & the Farmstead (site 9) they form Coul Farm. Northlight Heritage 01/06/2016.
5	n/a	n/a	MHG11636	NH89SW3	Cairn	Cairn; S of Coul	NH 8118 9397	Easter Coul Farmsteading. Reference to a redrawn plan of Easter Coul in 1788 (Sutherland). Redrawn from original held in National Library of Scotland dep. 313/3587/1.	UNKNOWN: It is not known which part of the farmstead at Coul this refers to. Coul Farm surveyed as Cottages (site 6), Farmsteads (site 9) & Farmhouse (site 11). Northlight Heritage 01/06/2016
6	n/a	n/a	MHG11643	NH89SW15	Cottage(s)	Coul Farm	NH 8109 9401	NH89SW 7 8110 9408. On an elevation on the edge of the 50 foot raised beach and at the mouth of a dry gully Allt' o' Chaoling (possibly near Coul) are the remains of a structure, roughly circular, about 30 feet in diameter. The walling is of stone, standing some 18 to 30 inches high. A break suggestive of a doorway, faces NNE. About 20 feet north-east, on a projecting spur of the beach, are the remains of a smaller circle some 28 ft in diameter and lying about 4 feet lower than the other. The walls in this case appear to be of earth and sand, with the doorway facing in the same direction.	UNKNOWN: Not located during field survey. Described by Davidson 1948 in ' <i>A miscellany of antiquities in Easter Ross and Sutherland</i> ', <i>Proc Soc Antiq Scot</i> , vol. 80, 1945-6 as being situated overlooking the Kyle of Sutherland and Loch Fleet possibly suggesting a location further north.

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Site No.	Listed Building	Scheduled Monument	HER No.	NMRS No.	Site Type	Site Name	NGR	Description	Sensitivity/ Field Survey Description
								<p>The situation of the two circles overlooks the Kyle of Sutherland and Loch Fleet. J M Davidson 1948.</p> <p>Of the two structures described by Davidson, the larger at NH 8110 9408 consists of a semi-circular bank forming an arc, 11.0m across, open to the S, where a drain issues from the nearby farm. No stones can be seen in the bank, and it is unlikely that it ever described a complete circle. The smaller structure to the NE measures 3.5m internal diameter within a circular sandy bank, c 2.0m wide.</p> <p>These are not huts. Their purpose is uncertain, but they may be associated with the adjacent farm of Coul. Visited by OS (N K B) 3 November 1969.</p>	<p>This does not, however, account for the OS description of 1969. Northlight Heritage 01/06/2016.</p>
7	n/a	n/a	MNG28394	NH89SW 14.1 & 14.2	Building(s), Farmstead	Easter Coul Farmstead	NH 81 94	<p>Coul Farmsteading (Post Medieval - 1560 AD to 1900 AD). Reference to a redrawn plan of Coul in 1788 (Sutherland). Redrawn from original held in National Library of Scotland dep. 313/3587/1.</p>	<p>LOW: To the north of the two cottages (site 6) lies a complex of farm buildings currently in use as a barn. The buildings generally reflect the layout shown on the first edition OS 25 inch map surveyed in 1874 although there have been a series of more modern additions and modifications. Two crow stepped gable ends are visible on the southern side of the complex with one of the roofs having been significantly</p>



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Site No.	Listed Building	Scheduled Monument	HER No.	NMRS No.	Site Type	Site Name	NGR	Description	Sensitivity/ Field Survey Description
									lowered. Along with the main Farmhouse (site 11) & the cottages (site 6) they form Coul Farm. Northlight Heritage 01/06/2016.
8	n/a	n/a	MHG11632	NH89SW7	Structure (s)	Coul	NH 81109408	NH89SW 4 8108 9413. (NH 8108 9413) Hut Circle (NR) OS 6" map, (1960) Hut Circle - Near the north east corner of the stack- yard (of Coul) there is to be seen the faint outline of what is supposed to have been a hut circle. Name Book 1873. The remains of a circular enclosure set into a slight NW-facing slope. It measures c.19.5m in diameter between the centres of an ill-defined mutilated ditch averaging 2.0m wide and 0.2m deep, ploughed out in the NW. There are suggestions that the spoil has been piled on the inner rim to form a slight bank. There is no trace of stonework. Unable to classify. Resurveyed at 1/2500. Visited by OS (A A) 23 March 1971.	UNKNOWN: Not located during field survey . Possibly less visible than at time of OS survey in 1971. Northlight Heritage 01/06/2016.
9	n/a	n/a	MHG28393	NH89SW14.1	Building(s), Farmstead	Coul Farmstead	NH 81069409	Dated 1809. 2-storey, 3-bay house with later wing to rear. Harled, painted tooled margins. Centre door; 1st floor windows smaller than at ground floor; 12-pane glazing, corniced end stacks; slate roof. Rubble garden wall. Statement of Special Interest: Date on left skewputt. Farmhouse. reference: The Industrial Archaeology of Sutherland (A Scottish Highland Economy 1700-1900, p. 86) - Sinclair B Calder, 1974. J Aitken : 19/2/2004. RCAHMS hold two photos: Side view (SU1077) & rear view (SU1047).	MEDIUM: Upstanding Listed Category B Coul Farmhouse. Appears in very good condition & still in use. Along with the Farmstead (site 9) & the cottages (site 6) they form Coul Farm. Northlight Heritage 01/06/2016.

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Site No.	Listed Building	Scheduled Monument	HER No.	NMRS No.	Site Type	Site Name	NGR	Description	Sensitivity/ Field Survey Description
10	n/a	n/a	MHG11635	NH89SW4	Enclosure	Possible Hut Circle, Coul	NH 81089413	NH89SW 8002 c. 81 94 N57 55 W4 1 NLO: Embo [name: NH 818 928] Coul [name: NH 811 941] Coul Links [name centred NH 812 945] Littleferry [name: NH 805 957]. Possibly on map sheet NH89NW. Wick, 23rd Dec., (another) vessel, name unknown, is ashore at Coul, near Littlefern [Littleferry?]. Source: Shipping Intelligence, LL, No. 19,555, London, Wednesday December [23 1876]. NMRS, MS/829/70 (no. 4528). The loss of this vessel is not cited by I G Whittaker (1998). Information from RCAHMS (RJCM), 7 October 2004.	UNKNOWN: Not located during field survey. Reference to a ship wreck & co-ordinates are very approximate. Northlight Heritage 01/06/2016.
11	Listed Category B, LB604	n/a	MHG17065	NH89SW14	Farmhouse	House	NH 8096194070	NH89SW 8003 c. 81 94 N57 55 W4 1 NLO: Coul [name: NH 811 941] Coul Links [name centred NH 812 945] Dornoch [name: NH 798 895] Embo [name: NH 818 928]. Possibly on map sheet NH89NW. Wick, Oct. 8, LINDA FLOR, Petersen, which recently went ashore on Coull Sand [Coul Links], near Dornoch, has become a wreck. Source: Shipping Intelligence, LL, No. 20,422, London, Saturday October 11 1879. NMRS, MS/829/70 (no. 4860). (No classification or cargo specified: date of loss cited as 22 September 1879). Linda Flor: this vessel stranded (?) on Coull Sands, Dornoch. Capt. Petersen. (Location of loss cited as N57 55.50 W3 59.75).	UNKNOWN: Not located during field survey. Reference to a ship wreck & co-ordinates are very approximate. Northlight Heritage 01/06/2016.

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Site No.	Listed Building	Scheduled Monument	HER No.	NMRS No.	Site Type	Site Name	NGR	Description	Sensitivity/ Field Survey Description
								I G Whittaker 1998. The location assigned to this record is essentially arbitrary. The extensive sands of Coul Links run northwards from Embo to the entrance to Loch Fleet (NH 810 956), a distance of some 3km. Information from RCAHMS (RJCM), 1 November 2004.	
12	n/a	n/a	MHG377 97	NH89SW 8002	Craft (19th c)	Wreck	NH 81 94	NH89NW 8008 c. 810 954 N57 55.9 W4 0.6 NLO: Littleferry [name: NH 805 956] Loch Fleet [name centred NH 790 967]. Helmsdale, 22nd Aug. The FRIENDS (smack), of and from Montrose, for Littleferry, while taking the entrance there, on the 20th Aug., caught the ground with her heel, and remained on the sands below Coull House: crew landed. Source, LL, No. 17,583, London, Thursday, August 25 1870. Littleferry, 20th Aug. The FRIENDS (sloop), of Montrose, (Off. No. 15,910), Spink, from Montrose to this place, with timber, struck in entering, yesterday, and drove up to high water mark. She is now lying on the sands waterlogged. Source, LL, No. 17,583, London, Thursday, August 25 1870. NMRS, MS/829/72 (no. 11815). The location assigned to this record is essentially tentative. Coul Farmhouse (NH89SW 14.00) is at NH 80961 94070. Littleferry is situated on the N side of the entrance to Loch Fleet. The Ferry Channel is not noted as such on the 1998 edition of the OS 1:50,000 map, but the name presumably applies to the channel past Littleferry.	UNKNOWN: Not located during field survey. Reference to a ship wreck & co-ordinates are very approximate. Northlight Heritage 01/06/2016.

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Site No.	Listed Building	Scheduled Monument	HER No.	NMRS No.	Site Type	Site Name	NGR	Description	Sensitivity/ Field Survey Description
								The loss of this vessel is not cited by I G Whittaker (1998), presumably suggesting her successful recovery. Information from RCAHMS (RJCM), 4 January 2007.	
13	n/a	n/a	n/a	NH89SW 8003	Craft (19th c)	Wreck	NH 81 94	NH89NW 8014 c. 810 954 N57 55.9 W4 0.6 NLO: Littleferry [name: NH 805 956] Loch Fleet [name centred NH 790 967]. (Classified as motor [auxiliary] lugger: no cargo specified, but date of loss cited as 11 December 1921). Pearl: this vessel was destroyed by fire at Littleferry. Registration: Portgordon. Built 1903. 63grt. Length: 25m. Beam: 6m. (Location of loss cited as N57 56.00 W4 0.00). I G Whittaker 1998. The location assigned to this record is essentially tentative. Littleferry is situated on the N side of the entrance to Loch Fleet. Information from RCAHMS (RJCM), 26 January 2011.	UNKNOWN: Not located during field survey. Reference to a ship wreck & co-ordinates are very approximate. Northlight Heritage 01/06/2016.
14	n/a	n/a	MHG502 13	NH89NW 8008	Smack (19th Century)	Wreck	NH 810 954	NH89NW 8005 c. 810 954 N57 55.9 W4 0.6 NLO: Littleferry [name: NH 805 956] Loch Fleet [name centred NH 790 967] Dornoch Firth [name centred NH 87 89]. Wick, Dec. 22, ST. CLAIR, of Montrose, from Littleferry (pit props) for Newcastle, got ashore on 18th inst. whilst leaving Littleferry. She filled with water, and is likely to become a total wreck, as the vessel's back is supposed to be broken. Source: Shipping Intelligence, LL, No. 20,488, London, Friday December 26 1879. Littleferry (Wick), Dec. 19, ST. CLAIR brigantine, of Montrose, Official No. 20,791, Langlands, from Littleferry	UNKNOWN: Not located during field survey. Reference to a ship wreck & co-ordinates are very approximate. Northlight Heritage 01/06/2016.

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Site No.	Listed Building	Scheduled Monument	HER No.	NMRS No.	Site Type	Site Name	NGR	Description	Sensitivity/ Field Survey Description
								<p>for Newcastle-on-Tyne (timber), in going out of the Ferry Channel yesterday afternoon, got on a bank, and now lies full of water. It is supposed she has broken her back. When the crew left her yesterday, at 7 p.m., the water was about two feet from the deck. [Record received incomplete].</p> <p>NMRS, MS/829/70 (no. 4895).</p> <p>(Classified as brigantine, with cargo of pit props; date of loss cited as 18 December 1879). St Clair: this vessel stranded at Littleferry, Dornoch Firth [Loch Fleet].</p> <p>Registration: Montrose.</p> <p>(Location of loss cited as N57 56.00 W4 1.00).</p> <p>I G Whittaker 1998.</p> <p>The location assigned to this record is essentially tentative. Littleferry is situated on the N side of the entrance to Loch Fleet. The Ferry Channel is not noted as such on the 1998 edition of the OS 1:50,000 map, but the name presumably applies to the channel past Littleferry.</p> <p>The attribution (by Whittaker) of this stranding to the Dornoch Firth is erroneous.</p> <p>Information from RCAHMS (RJCM), 1 November 2004.</p>	
15	n/a	n/a	n/a	NH89NW 8014	<u>Auxiliary Lugger (20th Century)</u>	Wreck	NH 810 954	<p>NH89NW 8011 c. 810 954 N57 55.9 W4 0.6</p> <p>NLO: Littleferry [name: NH 805 956] Loch Fleet [name centred NH 790 967].</p> <p>(Classified as schooner, with cargo of lime: date of loss cited as April 1858). Expert: this vessel stranded at Littleferry with [her] cargo on fire. (Not on Montrose loss list).</p> <p>Registration: Montrose.</p> <p>(Location of loss cited as N57 56.00 W4 0.00).</p>	<p>UNKNOWN: Not located during field survey.</p> <p>Reference to a ship wreck &amp; co-ordinates are very approximate.</p> <p>Northlight Heritage 01/06/2016.</p>

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Site No.	Listed Building	Scheduled Monument	HER No.	NMRS No.	Site Type	Site Name	NGR	Description	Sensitivity/ Field Survey Description
								I G Whittaker 1998. The location assigned to this record is essentially tentative. Littleferry is situated on the N side of the entrance to Loch Fleet. Information from RCAHMS (RJCM), 26 January 2011.	
16	n/a	n/a	n/a	NH89NW 8005	<u>Brigantine (19th Century)</u>	Wreck	NH 810 954	NH89NW 8001 c. 810 954 N57 55.9 W4 0.6 NLO: Littleferry [name: NH 805 956] Golspie [name: NH 832 999] Loch Fleet [name centred NH 790 967] Dornoch [name: NH 798 895]. Not to be confused with NH98NW 8005. 5 November 1852, ALBION, of Inverness, Newcastle to Littleferry. Place - Littleferry by Golspie. In running for the harbour, went ashore on the south side of the bar and filled. Crew saved. McKenzie = master. Lloyds List 10 November 1852. Source: PP Admiralty Register of Wrecks and other Casualties on Shores of the UK 1852 (1852-53 (983) LXI.1) Littleferry, by Golspie, 6th Nov. The ALBION, of Inverness, McKenzie, from Newcastle to this place, in running for the harbour yesterday, went ashore on the south side of the bar here, and filled; crew saved. Source; The Marine List, LL, No. 12,055, London, Wednesday November 10 [record received incomplete]. NMRS, MS/829/67 (no. 379). The location assigned to this record is essentially tentative. Littleferry is situated on the N side of the entrance to Loch Fleet. The Ferry Channel is not noted as such on the 1998 edition of the OS 1:50,000 map, but the name presumably applies to the channel past	UNKNOWN: Not located during field survey. Reference to a ship wreck & co-ordinates are very approximate. Northlight Heritage 01/06/2016.

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Site No.	Listed Building	Scheduled Monument	HER No.	NMRS No.	Site Type	Site Name	NGR	Description	Sensitivity/ Field Survey Description
								<p>Littleferry. The loss of this vessel is not cited by I G Whittaker (1998), presumably suggesting that she was successfully refloated. Information from RCAHMS (RJCM), 6 August 2003.</p>	
17	n/a	n/a	n/a	NH89NW 8011	Schooner (19th Century)	Wreck	NH 810 954	<p>NH89NW 8007 c. 810 954 N57 55.9 W4 0.6 NLO: Littleferry [name: NH 805 956] Loch Fleet [name centred NH 790 967]. Littleferry, 29th Sept. The HIGHLAND MARY (sloop), of Inverness, Campbell, from Burghead to Thurso, with freestone, struck on a sandbank near the entrance of this harbour to-day, and when the crew left her had more than a foot of water above the cabin floor. Source: LL, No. 16,996, London, Saturday, October 3 1868. NMRS, MS/829/72 (no. 11501). (Classified as wooden smack: no cargo specified, but date of loss cited as 29 September 1868). Highland Mary: this vessel was lost at Littleferry. Registration: Inverness. Built 1862. 24grt. Length: 13m. Beam: 4m. (Location of loss cited as N57 56.00 W4 0.00). I G Whittaker 1998. The location assigned to this record is essentially tentative. Littleferry is situated on the N side of the entrance to Loch Fleet. The Ferry Channel is not noted as such on the 1998 edition of the OS 1:50,000 map, but the name presumably applies to the channel past Littleferry. This vessel most probably stranded. Information from RCAHMS (RJCM), 28 December 2006.</p>	<p>UNKNOWN: Not located during field survey. Reference to a ship wreck &amp; co-ordinates are very approximate. Northlight Heritage 01/06/2016.</p>

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Site No.	Listed Building	Scheduled Monument	HER No.	NMRS No.	Site Type	Site Name	NGR	Description	Sensitivity/ Field Survey Description
18	n/a	n/a	MHG37797	NH89NW8001	<u>Craft (19th Century)</u>	Wreck	NH 810954	Structural timber frame remains of Littleferry S pier. Situated opposite N pier at Littleferry. Three lines of posts with some cross beams present. Preserved to over 2 m in height at N end but only stumps remain at landward side. Mid tide at time of survey, therefore, not full extent surveyed but extended c. 40 m from the coast edge. Visited by Scotland's Coastal Heritage at Risk (SCHARP) 2013	As described in the HER/NMRS. Northlight Heritage 31/05/2016.
19	n/a	n/a	n/a	NH89NW8007	<u>Sloop (19th Century)</u>	Wreck	NH 810954	A lead mask was found near Meikleferry, lying in the mud. It has been suggested that it is a death mask, a head of a ship or something to do with the ferry disaster. See assoc. docs. file. J Aitken : 01/02/01.	UNKNOWN: Record of a previous find spot. Nothing located during field survey. The mention of Meikleferry, located on the Dornoch Firth, suggests the co-ordinates may be inaccurate. Northlight Heritage 31/05/2016.
20	n/a	n/a	MHG11748	NH89NW24	<u>South Pier, Littleferry</u>	Pier	NH 80609536	n/a	LESSER: Grass covered quarry scoop measuring approximately 20 m E-W by 12.5 m N-S. Located approximately 3 m to the east of the old railway (site 26) and most likely relates to its construction. Northlight Heritage 01/06/2016.
21	n/a	n/a	MNHG29651	n/a	<u>Findspot</u>	Meikleferry	NH 80709500	n/a	UNKNOWN: A series of 4 irregularly shaped cairns, most likely post-Medieval



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Site No.	Listed Building	Scheduled Monument	HER No.	NMRS No.	Site Type	Site Name	NGR	Description	Sensitivity/ Field Survey Description
									clearance, spread over an area of approximately 100 m. They vary in size up to 16 m by 10 m and exist up to 0.3 m in height. At the north-eastern end of the cairns a small quarried area measuring 22 m by 9 m exists containing a mound of dumped soil & gravel. Northlight Heritage 01/06/2016.
22	n/a	n/a	n/a	n/a	Quarry	n/a	NH 81232 93748	n/a	LOW: A small brick building with a corrugated roof was located just to the east of a disused railway (site 26) to which it also appeared to relate. It measured 3.25 m by 4 m and was 3 m in height. An entrance existed on the southern side and a window on the western side. Northlight Heritage 01/06/2016.
23	n/a	n/a	n/a	n/a	Cairns	n/a	NH 81202 93891	n/a	UNKNOWN: Two circular depressions existing to approximately 6 - 8 m in diameter and 1 - 2 m in depth. Grass covered. Possibly naturally formed

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Site No.	Listed Building	Scheduled Monument	HER No.	NMRS No.	Site Type	Site Name	NGR	Description	Sensitivity/ Field Survey Description
									depressions associated with sand dunes. Northlight Heritage 01/06/2016.
24	n/a	n/a	n/a	n/a	Structure	n/a	NH 81278 94024	n/a	LOW: Although no track was visible the former Dornoch Light Railway was visible as distinct built up and cut areas, 4-5 m in width, forming a relatively level linear route which once branched off the main line at The Mound and ran south to Dornoch. It was opened in 1902, after being greatly subsidised by the Duke of Sutherland, and closed in 1960. Northlight Heritage 01/06/2016.
25	n/a	n/a	n/a	n/a	Pits (possible)	n/a	NH 81014 94280	A deposit of flint has been observed on the shore opposite Littleferry where it is embedded in the sandy bank and scattered amongst the pebbles. This, and the deposit to the north, may relate to a natural marine source of flint being washed up on the beach. Aitken, J, Comments by Jacquie Aitken, SMR Assistant, 12/04/2004 (Verbal Communication). SHG23722.	Record of a previous find spot. Nothing located during field survey. Northlight Heritage 01/06/2016.
26	n/a	n/a	n/a	n/a	Railway	n/a	NH 8000 9484 - NH 8136 9295	n/a	LESSER: Located some 150 m to the east of Coul Farm Cottages (Site 6)

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Site No.	Listed Building	Scheduled Monument	HER No.	NMRS No.	Site Type	Site Name	NGR	Description	Sensitivity/ Field Survey Description
									lies the remains of a disused overgrown quarry. It is excavated into a steep east facing slope and measures approximately 30 m east to west and 45 m north to south. The base of it is holds standing water. The quarry is depicted as 'Old Quarry' on the first edition 25 inch to the mile OS map surveyed in 1874 and published in 1879. Northlight Heritage 01/06/2016.
27	n/a	n/a	MHG51172	n/a	Findspot	n/a	NH 8057395319	n/a	LOW: The first edition 25 inch to the mile OS map, surveyed in 1874 and published in 1879, depicts a sluice & garden, possibly walled, to the south-east of Coul House (site 11) and to the west of Coul Farmstead (site 9). It is not depicted on the second edition OS 25 inch to the mile map surveyed in 1904 & published in 1906. The garden would have been located in what is now an

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Site No.	Listed Building	Scheduled Monument	HER No.	NMRS No.	Site Type	Site Name	NGR	Description	Sensitivity/ Field Survey Description
									open field. Northlight Heritage 01/06/2016.
28	n/a	n/a	n/a	n/a	Quarry	Coul	NH 81257 94005	n/a	LOW: The remains of the Skelbo Station platform are visible in a field immediately north of the current road. It is mostly grass covered but the front elevation of the platform is clearly visible. Northlight Heritage 01/06/2016.
29	n/a	n/a	n/a	n/a	Garden	Coul Farm	NH 81010 94037	It is possible that this quarry was worked from or before 1723. The Industrial Archaeology of Sutherland (A Scottish Highland Economy 1700-1900, p. 110) - Sinclair B Calder, 1974. (Grid reference needs checking and site visited to determine exact location of quarrying work). J Aitken : 19/2/2004	UNKNOWN: Not located during field survey. Northlight Heritage 23/08/2017.
30	n/a	n/a	n/a	n/a	Railway Platform	Skelbo Station	NH 80050 94825	A probably C18 bridge near the former Skelbo Station, on the old road to Little Ferry (south) just 60 or 70m from the shore. The site was visited and photographed by members of NoSAS in 2013. It is in poor condition, the arch on the east side is shored up with timbers and some stones are falling out of the north part of the arch on the west side. Marshall, M., 2013, Email regarding old bridge near the former Skelbo Station (Text/Correspondence). SHG26861.	Very overgrown at time of survey. As described in HER entry. Northlight Heritage 23/08/2017.
31	n/a	n/a	MHG329 01	n/a	Quarry	Embo Freestone Quarry	NH 8150 9300	Linear dry stone feature which starts on land as a revetting wall up to 1.5 m in height. Extends into inter tidal area as a linear pile of large boulders. May represent a small landing place. Recorded as part of a	Outwith Application Boundary therefore not field surveyed. Northlight Heritage 01/06/2016.

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Site No.	Listed Building	Scheduled Monument	HER No.	NMRS No.	Site Type	Site Name	NGR	Description	Sensitivity/ Field Survey Description
								coastal zone erosion survey. Sneddon et al. 2010. Almost certainly a boundary wall. It continues southwards as a substantial wall alongside and to the west of the old road (of probably 18th century origin) to Little Ferry - MMM/NOSAS April 2013. Visited by Scotland's Coastal Heritage at Risk (SCHARP) 1st April 2013.	
32	n/a	n/a	MHG56898	n/a	Bridge	Skelbo Station	NH 80059493	Series of wooden posts set at a slight angle in two parallel lines, c 1.5 m apart. Occasional vertical posts also present. Posts are up to 2 m in height. May relate to wooden jetty remains on N side of loch. Does not appear on any previous OS map editions. Recorded as part of a coastal zone erosion survey. Sneddon et al. 2010.	Outwith Application Boundary therefore not field surveyed. Northlight Heritage 01/06/2016.
33	n/a	n/a	MHG53783	NH89NW16	Boundary Wall, Possible Landing Place	Coul Links	NH 80079501	General reference to Embo back street.	Outwith Application Boundary therefore not field surveyed. Northlight Heritage 01/06/2016.
34	n/a	n/a	MHG53782	NH89NW60	Possible Jetty	Coul Links	NH 80339521	General reference to Embo Main Street.	Outwith Application Boundary therefore not field surveyed. Northlight Heritage 01/06/2016.
35	n/a	n/a	MHG11642	NH89SW16	Back Street. General Reference	Embo	NH 81729294	Late C19 public hall. Single storey corrugated iron building with a flat roofed extension, also of corrugated iron, projecting from the south-west corner. All windows are arched. A small pitched roof entrance porch flanked by two arched windows with a circular window above projects from the north facing gable. Decorative timber barge boarding adorns the roof edge at both gables. The building has been demolished.	Outwith Application Boundary therefore not field surveyed. Northlight Heritage 01/06/2016.
36	n/a	n/a	MHG19772	NH89SW25	Main Street	Embo	NH 81609283	The monument consists of the remains of a prehistoric chambered burial cairn preserved in a car park at the	Outwith Application Boundary therefore not

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Site No.	Listed Building	Scheduled Monument	HER No.	NMRS No.	Site Type	Site Name	NGR	Description	Sensitivity/ Field Survey Description
					General Reference			<p>entrance to a caravan park. The chambered cairn is of the Orkney-Cromarty type, is approximately round and has two chambers. At a later date two short cists and a number of un-cisted cremations were inserted into the cairn. Excavation located traces of a kerb to the cairn on the SE side. The S chamber may originally have been covered by a small cairn and the N chamber and N portion of the cairn have been added later. The passage and entrance to the S chamber had been blocked at some stage in the development of the monument. One later cist had been excavated into the S chamber and this contained an intact pot and jet beads. A second, later cist had been excavated into the centre of the cairn and contained the skeletons of two babies accompanied by a pot and some sherds of Beaker pottery, of early Bronze Age date. Nine cremations were found: one was accompanied by a bronze razor and another by part of a bronze blade. The area to be scheduled measures a maximum of 15m SW-NE by 8m NW-SE, to include the remains of the chambered cairn.</p> <p>An Orkney-Cromarty type round cairn with 2 chambers and intrusive short cists and cremations lay 111' NNE of Boston House on the links at about NH 8175 9265. It was a small, irregular, inconspicuous, turf and sand covered, oval mound, measuring about 42' by 30' which had obviously been much disturbed before 1956 when the first excavation took place (Henshall and Taylor 1959) A rescue dig was undertaken in July 1960 when the landowner proposed to remove the cairn to make a car-park. It proved to be of such interest that it was preserved in car-park, although soft sand-stone of orthostats is</p>	field surveyed. Northlight Heritage 01/06/2016.

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Site No.	Listed Building	Scheduled Monument	HER No.	NMRS No.	Site Type	Site Name	NGR	Description	Sensitivity/ Field Survey Description
								<p>weathering rapidly. The lower part of cairn was of large flat slabs beneath a mixture of sand and rounded irregular boulders. There was no definite edging to the cairn, but there was a rough kerb on SE side, 9' from chamber. There was no definite evidence for southern chamber with a smaller cairn being earlier, but northern might be an addition to the original plan. The passage and entrance to southern chamber had been deliberately blocked. One cist had been set into southern chamber, and contained an intact food-vessel and jet beads. The other had been inserted into the centre of the cairn and contained the skeletons of two babies accompanied by a foodvessel and beaker sherds. A speck of corroded bronze lay near the centre.</p> <p>Of nine cremations found, one was accompanied by fragments of a MBA bifid bronze razor, another by part of a bronze blade, probably part of a razor.</p> <p>The finds were donated to NMAS by landowner, J Macintosh of Embo House. A S Henshall and H W Y Taylor 1959; A S Henshall and J C Wallace 1965; J M Coles 1966; Information from MS of Chambered Cairns of Scotland, by A S Henshall.</p> <p>An Orkney-Cromarty chambered cairn as described and planned by Henshall, preserved within an iron railing at NH 8177 9265 in the forecourt of "Grannies Heilan' Hame". The two chambers and the central cist with capstone survive, but the cist within the S chamber is not evident. The cairn is truncated in the E by the railing and car-park. Surveyed at 1/2500. Visited by OS (A A) 23 March 1971.</p>	

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Site No.	Listed Building	Scheduled Monument	HER No.	NMRS No.	Site Type	Site Name	NGR	Description	Sensitivity/ Field Survey Description
								<p>Full description. A S Henshall 1972. NH89SW 9 8177 9265.</p> <p>Application for scheduled monument consent to erect a sandstone wall 350mm high and to cut off the existing sign a t ground level and erect a new sign (850mm by 600mm) on a stone plinth at the end of the proposed wall within the scheduled area of the SAM. Scheduled Monument Consent granted on 13/02/02. See assoc. docs. File. J Aitken : 19/02/02.</p>	
37	n/a	n/a	MHG52794	NH89SW33	Public Hall	Embo	NH 8166792700	Chipped pebble tool - Axehead-shaped thin beach pebble retouched at both points. Stray find within sand dunes on Embo beach. Length : 152mm "Blade" width : 52mm. Date of visit : found c. 1980	Outwith Application Boundary therefore not field surveyed. Northlight Heritage 01/06/2016.
38	n/a	SM5975	MHG11630, MHG45275, MHG45276, MHG45277, MHG45278	NH89SW9	Chambered Cairn	Grannie's heilan Hame	NH 81779265	NH 8173 9222 (centre) A watching brief was undertaken between February and March 2004 as part of a project for new caravan stances in an area of sand dunes. No archaeological features or deposits were revealed, only natural sand. Report lodged with Highland SMR and the NMRS. Sponsor: AWG Construction Ltd. S Farrell 2004.	Outwith Application Boundary therefore not field surveyed. Northlight Heritage 01/06/2016.
39	n/a	n/a	MHG29367	n/a	Findspot	Embo	NH 81929243	Icehouse, rectangular building marked beside foot bridge & another building on 1st edition OS 1878. Nothing visible during field visit as part of a coastal zone erosion survey ( Sneddon et. Al. 2010)	Outwith Application Boundary therefore not field surveyed. Northlight Heritage 01/06/2016.
40	n/a	n/a	MHG48612	NH89SW30	Archaeological Event	Grannie's heilan Hame	NH 81739222	20 March 1883, GLOMMEN, 43 yrs old, of Norway, wooden barque, 310 tons, 9 crew, Master E. Olsen, Owner A. Olsen, Frederikshald, Norway, departed	Outwith Application Boundary therefore not



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Site No.	Listed Building	Scheduled Monument	HER No.	NMRS No.	Site Type	Site Name	NGR	Description	Sensitivity/ Field Survey Description
								Drontheim for Dieppe, carrying sawn timber, wind SE6, stranded, total loss, Embo, near Littleferry, Sutherlandshire. Source: PP Abstracts Returns of Wrecks and Casualties on Coasts of the UK [Record received incomplete]. NMRS, MS/829/69 (no. 3369). (Classified as wooden barque, with cargo of sawn timber: date of loss cited as 20 March 1883). This vessel stranded at Embo, near Littleferry, Sutherland. Capt. Olsen. I G Whitaker 1998.	field surveyed. Northlight Heritage 01/06/2016.
41	n/a	n/a	MHG32279	n/a	Ice House	Embo Mains, Embo Links	NH 81589212	Circa 1790. Symmetrical, classical range, centre block of 3 storeys over raised basement, 5 bays, flanked by 2-storey, 3-bay dwellings, linked to main house by single storey bays each with large round-headed window with dummy fanlight and Gibbs surround. All harled with yellow ashlar sandstone dressings. Main house has pedimented centre bay with centre door approached by flight of steps, round-headed key-stoned 2nd floor window and apex chimney. Chamfered ashlar quoins to ground floor, with deep lintel course linking ground floor windows; small windows at upper floor with 9-pane glazing; 12-pane elsewhere. Eaves band and deep moulded eaves cornice; moulded sides to skews; ashlar end stacks. Outer wings each have 3 long windows in south elevation and 3 small in upper floor, glazed as in main house. Similar margins, eaves band and plain skews; margined end stacks. Slate roofs throughout. Symmetrical fenestration to rear; modern single storey extension to rear of centre block. 3 original lead rainwater heads and pipes survive, the heads being fluted and having egg and dart decorative heads being fluted and having egg and dart decorative detailing. Interior; ornamental plaster ceiling in entrance hall; simple	Outwith Application Boundary therefore not field surveyed. Northlight Heritage 01/06/2016.

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Site No.	Listed Building	Scheduled Monument	HER No.	NMRS No.	Site Type	Site Name	NGR	Description	Sensitivity/ Field Survey Description
								<p>decorative cornices in ground floor rooms. Original wooden chimney pieces in ground floor rooms flanking entrance hall, and in former drawing room in east wing, all now with simple modern gates. Original staircase with turned wooden balusters. Large segmental headed fireplace in former kitchen containing wall oven or aumbry; hearth now closed. Statement of Special Interest: Built by Mr Robert Hume Gordon to entertain electors. It incorporates fragments of earlier house, "an old building" in 1769. Datestone of 1657 with initials SRDI and GL set in wall of former kitchen wing.</p> <p>The old castle of Embo, seat of Gordons of that ilk gave way in 1767 to present Embo House which is now used as a farm-house. J Mackay 1897; D Matheson nd.</p> <p>No local information about castle. The present house in good condition, with its S front of considerable architectural merit. According to wife of owner, preservation order placed on in 1950's. Visited by OS (A A) 23 March 1971.</p>	
42	n/a	n/a	MHG473 83	n/a	Wreck (undated )	Glommen: Embo, North Sea	NH 81 92	A Well is depicted just north of Embo on the 25 inch to the mile OS map surveyed in 1874.	UNKNOWN: Not located during field survey. Northlight Heritage 23/08/2017.
43	Listed Category A, LB608	n/a	MHG115 57, MHG437 83	NH89SW1 1	House/C astle (possible )	Embo House	NH 8088 9224	An unroofed building is depicted on the 1st edition of the OS 6-inch map (Sutherland 1879, sheet cx), but it is not shown on the current edition of the OS 1:10000 map (1978). Information from RCAHMS (SAH) 10 November 1995.	Outwith Application Boundary therefore not field surveyed. Northlight Heritage 01/06/2016.

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Site No.	Listed Building	Scheduled Monument	HER No.	NMRS No.	Site Type	Site Name	NGR	Description	Sensitivity/ Field Survey Description
44	n/a	n/a	n/a	n/a	Well	Embo	NH 8165 9310	General reference to Embo Mains Farm	Outwith Application Boundary therefore not field surveyed. Northlight Heritage 01/06/2016.
45	n/a	n/a	MHG208 61	NH89SW2 2	Building	Embo	NH 8055 9242	A Well and Springs is depicted just north of Embo on the 25 inch to the mile OS map surveyed in 1906. Located some 100m north of Site 44. Also noted on the 1:25k OS map of 1950.	UNKNOWN: Not located during field survey. Northlight Heritage 23/08/2017.
46	n/a	n/a	MHG238 28	NH89SW 28	Farm	Embo Mains	NH 8062 9261	A crofting township comprising twenty-three roofed and two unroofed buildings is depicted on the 1st edition of the OS 6-inch map (Sutherland 1879, sheet cx). Fifteen roofed and two unroofed buildings are shown on the current edition of the OS 1:10000 map (1976). Information from RCAHMS (SAH) 10 November 1995.	Outwith Application Boundary therefore not field surveyed. Northlight Heritage 01/06/2016.
47	n/a	n/a	n/a	n/a	Well & Springs	Embo	NH 8165 9319	reported by Ian Strachan. See assoc. docs. File. J Aitken : 23/04/02.	Outwith Application Boundary therefore not field surveyed. Northlight Heritage 01/06/2016.
48	n/a	n/a	MHG180 42	NH79SE2 8	Crofting Township	Skelbo Muir	NH 7900 9410	Two placks of James VI; sixpence of Mary, Queen of Scots; cut halfpenny of Henry III of England (finder's identification). Information supplied by Inverness Museum, 28/03/1997.	Outwith Application Boundary therefore not field surveyed. Northlight Heritage 01/06/2016.
49	n/a	n/a	MHG308 91	n/a	Cairn	Dornoch	NH 7950 9400	A post-medieval (probably C18-C19) house in Skelbo. The core of the building is shown on the OS 1st Edition map. A photographic survey of the exterior of the building was carried out in 2014 as a condition on a planning application for demolition and erection of a replacement house.	Outwith Application Boundary therefore not field surveyed. Northlight Heritage 01/06/2016.
50	n/a	n/a	MHG333 81	n/a	Findspot	Sunnybank	NH 80 94	(NH 798 943). The site of a motte could underlie the hen-house at Knockglass, but the site has not been examined. Info contained in letter from J E Kirby to OS,	Outwith Application Boundary therefore not

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Site No.	Listed Building	Scheduled Monument	HER No.	NMRS No.	Site Type	Site Name	NGR	Description	Sensitivity/ Field Survey Description
								10 December 1978. The alleged motte noted by Kirby is at NH 7986 9435 and appears to be a natural promontory above the raised beach to north, on which the farmhouse and out-buildings of Knockglass has been built. The N, W & E slopes are steep, but the approach from S is level. There is no trace of artificial scarping beyond that associated with the farm. Visited by OS (N K B) 2 December 1980.	field surveyed. Northlight Heritage 01/06/2016.
51	n/a	n/a	MHG56679	n/a	Building	Fourpenny	NH 8009 9406	NH 802 946) In recent years in ploughing Station Park, Skelbo, Mr J MacLeod has found a number of burials, evidently part of a long cist cemetery. One burial, unfortunately previously disturbed, was examined by writers in summer of 1960. A S Henshall and J C Wallace 1960. The long cist examined in 1960 may have been additional to those discovered in 1940's, or re-uncovering of one of the original discoveries. It contained only a few fragments of bone, since lost. Information from A S Henshall to OS, 1 March 1971. Between 1940-60, 8 long cists were discovered whilst ploughing at NH 8012 9459 by Mr MacLeod (J M MacLeod, Fourpenny, Dornoch, Sutherland). They were orientated ENE-WSW and each contained an inhumation, head to E. The cists measured c.2m long, c0.6m wide and 0.4m deep, and were formed of small slabs set on edge, with similar slabs covering them. 4 of inhumations were in a good state of preservation, others were partially destroyed. A piece of blackened cloth was found in one of cists. Visited by OS (A A) 23 March 1971.	Outwith Application Boundary therefore not field surveyed. Northlight Heritage 01/06/2016.
52	n/a	n/a	MHG11739	NH79SE19	Motte (possible)	Knockglas	NH 7986 9435	Leaf-shaped flint arrowheads and a stone axe rough-cut from Littleferry (buildings at NH 805 956) are in Cambridge University Museum of Archaeology and Ethnology (Z.32764). (For major finds of flint implements	Outwith Application Boundary therefore not field surveyed. Northlight Heritage 01/06/2016.

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Site No.	Listed Building	Scheduled Monument	HER No.	NMRS No.	Site Type	Site Name	NGR	Description	Sensitivity/ Field Survey Description
								etc. from near Littleferry, see NH89NW 2.) Information from Museum Accessions Register.	
53	n/a	n/a	MHG11633	NH89SW6	Long Cist Cemetery	Station park, Skelbo	NH 80129459	Skelbo Mill (Corn) marked on 1st ed, large building to S of road - HAW 7/2003	Outwith Application Boundary therefore not field surveyed. Northlight Heritage 01/06/2016.
54	n/a	n/a	MHG11655	NH89NW22	Findspot	Littleferry	NH 80 95	<p>HES: The monument consists of an early castle adapted for occupation and defence over a number of different periods until its abandonment as a residence during the 20th century.</p> <p>Skelbo Castle was a seat of the de Moravia or Moray family, who acquired lands in the area at some date before 1211. The castle closely echoes both the form and the development of Duffus Castle near Elgin, the seat of the main branch of the family, who indeed owned Skelbo 1529-1787.</p> <p>The site is complex, with evidence for a number of different building phases, and covers an extensive area. Initially, it seems to have been an earthwork structure, with the natural motte at the north end of the site probably supporting a wooden tower. Over time, the defences were rebuilt in stone, and the fragmentary hall/keep now standing on the motte probably dates to the 14th century. It appears to have had a first-floor hall with a wooden floor supported by a central row of posts. Stone curtain walls, probably on the lines of earlier wooden defences, form a roughly triangular courtyard with the motte at its northern angle. There are traces of buildings at several points around the perimeter and a building at the SE angle may have been a gatehouse. Traces of an outer ditch also remain.</p> <p>Against the W wall of the enclosure stands a range</p>	Outwith Application Boundary therefore not field surveyed. Northlight Heritage 01/06/2016.

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Site No.	Listed Building	Scheduled Monument	HER No.	NMRS No.	Site Type	Site Name	NGR	Description	Sensitivity/ Field Survey Description
								<p>dating from c.1600, measuring 20.6m x 6.8m. It contains a series of vaulted basements beneath a separately-entered hall and chamber, with a garret above. This form is suggested as a typological link between the medieval hall house and the bastle house common in early 17th-century Scotland. The SE corner of this range has collapsed, but the N end of the slated roof remains. The house was occupied by the Factor during the 18th century, and traces of several phases of alteration and refenestration are apparent. A garden lay to the W of this range, overlying part of the castle ditch.</p> <p>The area to be scheduled is roughly triangular in shape, measuring a maximum of 110m N-S by a maximum of 135m E-W, as defined in red on the enclosed map. It extends 20m beyond the existing fence and wall lines to the N and W, and is defined by the N edge of the track to the SE, to cover the castle and outer ditch together with part of the 18th-century garden. The scheduling does not include the gate leading from the track to the field W of the castle.</p> <p>HER: The ruin of Skelbo Castle has occupied NW corner of a walled enclosure, and has been a rectangular structure measuring internally 43ft from E to W by 29ft 6ins transversely with walls 4ft 9ins thick. The wall of the enclosure, which is 4ft 6ins thick, in great measure remains standing. Abutting SW end of castle has been a range of buildings, now completely ruined. The site is a fine example of an early Norman fortress of motte and bailey type. The older ruins are those of a keep and barmkin probably of 14th century date although a large section of N curtain wall has been rebuilt with characteristic 16th-17th century work, which type of</p>	

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Site No.	Listed Building	Scheduled Monument	HER No.	NMRS No.	Site Type	Site Name	NGR	Description	Sensitivity/ Field Survey Description
								<p>masonry also appears in 17th century ruin which stands in SW corner of courtyard (Bentrick 1926). This ruin was repaired and slated in 1809 and used as a dwelling-house for some time (ONB 1873). Name Book 1873; RCAHMS 1911; W D Simpson 1924; C D Bentrick 1926. Generally as described above, castle stands at N corner and highest part of a triangular walled enclosure within which, to SE of castle, are three scarps ranging from 0.5m to 2.5m in height. The range of buildings to SW appears to have measured some 17m by 9m. Apart from a fragment of standing wall on W, it has been reduced by a rubble bank 0.5m high. The building in SW corner of enclosure still stands two storeys high and is about two-thirds roofed. Some older local inhabitants recall it being in a habitable condition, and believe it to have served as a distillery. Footings of another building, 9m by 5m and 0.5m high, adjoin S wall of enclosure. Fragments of walling are exposed in several other places and a great deal of rubble is strewn over whole site. Access has been from the SW corner of the enclosed area. Visited by OS (R D L) 4 April 1964. This castle was seat of Sutherlands of Skelbo, prior to their inheriting Lordship of Duffus in C14th. Even after this inheritance it seems to have continued as their main domicile. N Tranter 1962-70. No change to the previous field report. Revised at 1:10,000. Visited by OS (J B) 27 May 1981. See also NH79NE0079 - Smithy identified as present at Skelbo Castle from 1st ed OS map. The castle was listed at Category B in 1985. The castle was scheduled by Historic Scotland in 1995. Building signed as dangerous so no internal visit. Lies on promontory above the Forth, sides are eroding away beneath the walls towards the NE edge/ Stone precinct</p>	

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Site No.	Listed Building	Scheduled Monument	HER No.	NMRS No.	Site Type	Site Name	NGR	Description	Sensitivity/ Field Survey Description
								wall with ruined building within. NB stones in the field wall to the E beside the road, used to raised the line are mostly worked and may well have come from the castle. One architectural piece (decorative pillar/base?) lies on top of the wall opp Skelbo Castle Cottage, but other pieces are prob also included - HAW 8/2003. This site was photographed from the air by Jim Bone in 2008. The building was de-listed in May 2015 as part of a project looking at dual designations of castles in the Highlands. It remains a scheduled monument.	
55	n/a	n/a	MHG32278	n/a	Mill	Skelbo Mill	NH 79189497	Skelbo Castle Cottage (skimmed and painted pale yellow) appears to lie on site of railway building depicted on 2nd ed OS. The railway line to the N survives as bank within pasture field E of the castle - HAW 8/2003. After the Light Railways Act in 1896, the Dornoch Light Railway Order was confirmed in 1898 and construction completed in 1902. Built to connect Dornoch to the main railway line between Inverness and Thurso which had bypassed the Burgh by 12 miles, the railway overcame a number of obstacles and eventually linked Dornoch to the main line at The Mound, with stations also at Embo, Skelbo, and Cambusavie. The last train on the line was in 1960. The line of the route is still marked on the 1:50000 OS maps as dismantled railway. For a comprehensive story of the railway, see Barry C Turner's publication "The Dornoch Light Railway", from which the depiction of the station track plans is taken. AMF, Highland Council, 06/03/01.	Outwith Application Boundary therefore not field surveyed. Northlight Heritage 01/06/2016.
56	n/a	SM6225	MHG11784, MHG43544,	NH79NE20	Motte & Bailey, 14th century	Skelbo Castle	NH 79229517	NB this is a rough grid reference derived from descriptions given by the finder, ie on the beach below Skelbo Castle, but on the small promontory. C Miller reports that where the coast is being eroded away there	Outwith Application Boundary therefore not field surveyed. Northlight Heritage 01/06/2016.



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Site No.	Listed Building	Scheduled Monument	HER No.	NMRS No.	Site Type	Site Name	NGR	Description	Sensitivity/ Field Survey Description
			MHG435 45, MHG392 64		House, 17th century House, Smithy, Distillery			are archaeological finds visible. He referred to medieval pottery sherds of jugs and a layer that he thought was prehistoric with 1 sherd of pottery, but also a layer of heat shattered pebbles. Conv in SMR 11.2002. Site visit to check the beach area to S of the car park. Rabbit damage and erosion of channels through lower lying area. All finds appear to be C19 to 20th century (v modern) plus occasional shell waste, Need to check a wider area. Nothing visible during coastal survey (Sneddon 2010).	
57	n/a	n/a	MHG240 20	NH79NE5 6	Station	Skelbo	NH 7933 9522	NH 79890 95020 Following the discovery by NoSAS members of timbers and ballast mounds strewn across the intertidal area of Loch Fleet just beyond Skelbo, the SCAPE Trust, NoSAS and the Nautical Archaeology Society joined forces to record the remains. The work which was undertaken, 7–10 February 2014, formed part of the SCAPE Trust's Scotland's Coastal Heritage at Risk Project. The team made detailed records of at least 17 separate vessels spread across an area of c300m. Records comprised a 1:20 plan, a photographic record and a wreck recording form. This was supplemented by low level aerial photography carried out by Edward Martin. The wrecks are of wooden Zulu type fishing vessels ranging in size from c10m up to c18m in length. Zulus were a hybrid sailing boat with a straight stem and raking stern designed for speed and strength, introduced in 1879. Records held in the National Fisheries Museum in Anstruther, show that prior to WW1, Embo's fleet was composed mainly of larger (30ft keel and upwards) boats. Until 1905 these numbered from c20–30 boats, with another half as many smaller boats. After the war, only three large boats survived and by 1920 there were none.	Outwith Application Boundary therefore not field surveyed. Northlight Heritage 01/06/2016.

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Site No.	Listed Building	Scheduled Monument	HER No.	NMRS No.	Site Type	Site Name	NGR	Description	Sensitivity/ Field Survey Description
								A fleet of c20 smaller boats continued into the 1930s but, again these all but disappeared after WW2. Vital information from the local community revealed that this location in Loch Fleet was traditionally used as a safe haven for over-wintering boats and as a place of safety during bad weather. It was used by the both the Embo and Golspie fishermen. Archive: RCAHMS (intended). Funder: Heritage Lottery Fund, Historic Scotland and Crown Estate. Joanna Hambly – The SCAPE Trust	
58			MHG31345		Middens	Skelbo	NH 79429531	Graham and Gordon, A and J. (1988) <i>Old harbours in northern and western Scotland</i> , <i>Proc Soc Antiq Scot</i> , vol. 117, 1987. Page(s): 288	Outwith Application Boundary therefore not field surveyed. Northlight Heritage 01/06/2016.
59	n/a	n/a	n/a	NH79NE72	Fishing Vessels	Loch Fleet	NH 79899502	Three partially roofed buildings, with a flagstaff marked to the W, are shown on 1st edition Ordnance Survey mapping. The two extant buildings on the site were recorded during coastal survey, interpreted as two barns/boathouses. The eastern building is a single storey building in a dilapidated state with three walls (N, E & W) remaining and roof collapsed. Rough stone and mortared walls exist to c. 1.5 m in height. Opening exists on S side where entrance would have been. Approx 7 m by 5 m in extent and joined to western building by retaining dry stone wall c 8 m long and 1 m high. A second building c. 10 m to the W is much better preserved. Located at 280134 895644 it consists of a stone rectangular building, of similar dimensions to the E one, with pitched roof and walls up to 2 m in height. The southern face of timber represents the entrance to the store/boat house. A dry stone revetting wall approx. 0.5 m high & 37 m in length survives to the S, closer to the shore of Loch Fleet. (Sneddon 2010)	Outwith Application Boundary therefore not field surveyed. Northlight Heritage 01/06/2016.

## APPENDIX F.1

Site No.	Listed Building	Scheduled Monument	HER No.	NMRS No.	Site Type	Site Name	NGR	Description	Sensitivity/ Field Survey Description
60	n/a	n/a	n/a	NH89SW20	Landing Point, Pier(s)	Embo Piers	NH 811 921	Dated 1859. Former mid 18th century rectangular girnel or storehouse, converted in 1859 as single storey and attic range of 5 dwellings, 3 in ground floor, and 2 in attic with access by forestairs at NE and SW gables. Harled rubble with grey ashlar corner stones, copes to forestairs, crowsteps and cavetto skewputts. Tooled red sandstone dressings for all 1859 work. Long asymmetrical 7-bay SE frontage with near centre door, flanked by rectangular bay window with swept roof; further single doors in outer bays and 3 tripartite windows. 4 gabled dormers, 3 rising from wallhead, with tripartites and bipartites. Centre doors in 1st floor of both gables with small flanking windows. 2 tall hipped wallhead stacks in outer rear bays, and 2 further tall paired ridge coped stacks. Steeply pitched slate roof. Stands close to shore at Little Ferry. Original use was as store to hold grain pending collection by boat for transport elsewhere. Girnel at Little Ferry in use for storage of surplus grain from Dunrobin estate at least by 1772. Datestone in 1 dormer pediment and monogram SS (Sutherland/Stafford) in another.	Outwith Application Boundary therefore not field surveyed. Northlight Heritage 01/06/2016.
61	n/a	n/a	MHG53788	NH89NW62	Buildings & Revetment Wall	The Girnel, Littleferry	NH 8013 9565	Local residents report secret WW2 bunker towards the west end of Littleferry. Planned to be used in case of invasion. Used to play in it as children until a sheep fell into it and died, resultant smell meant play area was abandoned. Participants in a Community Timelines course, run by ARCH reported that this bunker is now buried and no longer visible or accessible. Visible remains consist of a large raised flat mound covered in moss and trees although the edges of the mound were not clear and an extent to the site was difficult to ascertain.	Outwith Application Boundary therefore not field surveyed. Northlight Heritage 01/06/2016.

## APPENDIX F.1

Site No.	Listed Building	Scheduled Monument	HER No.	NMRS No.	Site Type	Site Name	NGR	Description	Sensitivity/ Field Survey Description
62	Listed Category B, LB7020	n/a	MHG11664	NH89NW33, NH89NW34, NH89NW18	Former Girmel/ Storehouse	The Girmel, Littleferry	NH 8020195666	Simple building to the W of the village marked as "Custom House" on the first ed OS. Probably related to the area as a ferry point. Largest building in the settlement at Littleferry, lying at W end, still survives. Has large walled garden detached & to the rear (see MHG42957). Upstanding L shaped white rendered building with related garden (MHG42957). In use. Single storey although windows at roof level. Slated roof. Custom house is the largest building in the settlement of Littleferry, lying at W end, still survives. Has large walled garden detached & to the rear. A large walled ?garden is shown on the 1st edition and 2nd edition Ordnance Survey maps to the rear of Custom House. The only feature identified during coastal survey was a small garden area, with a rough mortar wall, shown on modern OS mapping.	Outwith Application Boundary therefore not field surveyed. Northlight Heritage 01/06/2016.
63	n/a	n/a	MHG32048	NH89NW58	WW2 Bunker	Littleferry	NH 80409567	A watching brief took place in July 2006 and identified an area of disturbance on the eastern part of the site which contained a scatter of redeposited lithics amongst 19th-century and modern debris. The scatter comprised a large amount of flint/chert fragments and flakes many of which appear to have been worked. The material was not in situ, however, having been redeposited within the site from another location, most likely as a result of forestry works or the construction of the main road.	Outwith Application Boundary therefore not field surveyed. Northlight Heritage 01/06/2016.
64	n/a	n/a	MHG32683, MHG42957	n/a	Custom House & Walled Garden	Littleferry	NH 80459566	Littleferry hosts a wealth of previously recorded sites many of which are post-medieval in date: an Ice house, Pier, Ferry Cottage, Houses & Stores, Landing Point, Boathouse, Pier Waiting Room, Possible Slaters Yard & Pilots House. Four of these are Category C Listed Buildings and one is Category B listed. Evidence of much older activity can be seen in previous finds of a cordoned	Outwith Application Boundary therefore not field surveyed. Northlight Heritage 01/06/2016.

## APPENDIX F.1

Site No.	Listed Building	Scheduled Monument	HER No.	NMRS No.	Site Type	Site Name	NGR	Description	Sensitivity/ Field Survey Description
								urn and a cinerary urn. Records of unknown date include the discovery of human remains (in the 1930s and more recently), finds of pottery, a wooden barrel, a midden and a wreck. The location also corresponds to a skirmish that took place in 1746. Caithness men, on their way to join Bonnie Prince Charlie at Culloden, were cornered and killed at Littleferry by Sutherlands men. They were reportedly buried on site.	
65	n/a	n/a	MHG51703	NH89NW50	Redeposited Lithic Scatter	Littleferry	NH 8057795791	No information present.	Outwith Application Boundary therefore not field surveyed. Northlight Heritage 01/06/2016.
66	4 x Listed category C buildings (LB7015-7018) & 1 x Listed Category B building (LB7019)	n/a	MHG11668, 11671, 11672, 55055, 11649, 17092, 17094, 17095, 19975, 19976, 32044, 32045, 32047, 53048, 32677, 32679, 32680, 32681, 32682,	Various	Various Prehistoric to Modern remains	Littleferry	NH 80589564	A Well is depicted to the east of Coul Farm on the 25 inch to the mile OS maps surveyed in 1874 & 1904.	UNKNOWN: Not located during field survey. Northlight Heritage 23/08/2017.

## APPENDIX F.1

Site No.	Listed Building	Scheduled Monument	HER No.	NMRS No.	Site Type	Site Name	NGR	Description	Sensitivity/ Field Survey Description
			33069, 43893, 40018, 43072, 46564, 46565, 32678, 51547, 32046, 55056						
67	n/a	n/a	MHG247 59	n/a	Findspot	Littleferry Links	NH 8080 9570	The eastern parts of listed category B Skelbo Farm fall within the 1 km search area from the proposed development. The parts of the building that fall within this area are the steading and the cart shed.	Outwith Application Boundary therefore not field surveyed. Northlight Heritage 01/06/2016.
68	n/a	n/a	n/a	n/a	Well	Coul Farm	NH 81175 94075	A 'School' is depicted on the OS 1st Edition Map. Post Medieval - 1560 AD to 1900 AD J Aitken : 20/2/2004	UNKNOWN: Not located during field survey. First edition OS map does not show a school at this location but does at 281688, 892733 suggesting HER coordinates are incorrect. Northlight Heritage 01/06/2016.
69	Listed Category B, LB596	n/a	MHG117 63	NH79SE 50 & NH79NE 39	Farmstead	Skelbo Farm	NH 79039 94995	reference: The Industrial Archaeology of Sutherland (A Scottish Highland Economy 1700-1900, p. 86) - Sinclair B Calder, 1974. J Aitken : 19/2/2004	Outwith Application Boundary therefore not field surveyed. Northlight Heritage 01/06/2016.

## APPENDIX F.2

**Table F.10: Designated cultural heritage sites within proposed development boundary and within 1km of the development boundary.**

Scheduled Monument No.	Listed Building No.	Listed Category	Name	Easting	Northing
SM6225	n/a	n/a	Skelbo Castle	279233	895187
SM5975	n/a	n/a	Grannie's Heilan Hame, chambered cairn 30m NNE of	281777	892667
n/a	LB596	B	SKELBO FARM, STEADING	330955	279045
n/a	LB596	B	SKELBO FARM, CART SHED	330958	279039
n/a	LB604	B	COUL FARMHOUSE	330978	280961
n/a	LB608	A	EMBO HOUSE	330984	280890
n/a	LB7015	C	LITTLE FERRY, FERRY COTTAGE	338783	280529
n/a	LB7016	C	LITTLE FERRY MR URQUHART'S HOUSE	338784	280571
n/a	LB7017	C	LITTLE FERRY PIER AND BOATHOUSE	338785	280572
n/a	LB7017	C	LITTLE FERRY PIER , WAITING ROOM AND BOATHOUSE	338786	280568
n/a	LB7018	C	LITTLE FERRY "BERTHA'S HOUSE" AND STORE TO REAR	338787	280594
n/a	LB7018	C	LITTLE FERRY "BERTHA'S HOUSE" AND STORE TO REAR	338788	280600
n/a	LB7019	B	LITTLEFERRY ICE HOUSE	338789	280571
n/a	LB7020	B	LITTLE FERRY FORMER GIRNEL HOUSE, NOW COTTAGES	338790	280201

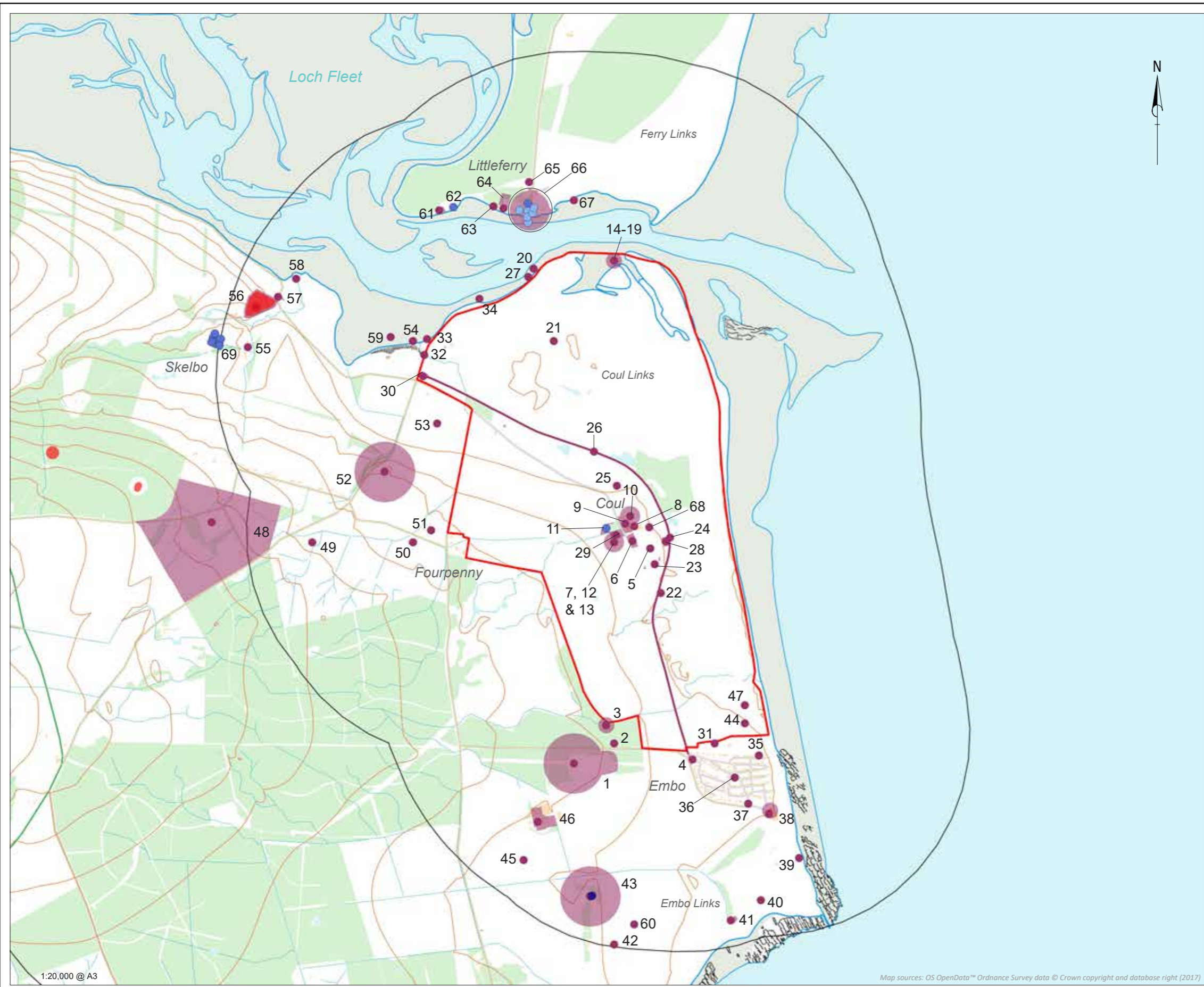
**Table F.11: Designated cultural heritage sites within 1-3km of proposed development boundary**

Scheduled Monument No.	Listed Building No.	Listed Category	Name	Easting	Northing
SM7672	n/a	n/a	Earl's Cross, carved stone, Dornoch	280444	890406
SM1885	n/a	n/a	Skelbo Wood, broch 300m SW of Glen Cottage	278209	894445
SM1788	n/a	n/a	Embo Street,cairn SE of	280899	891367
SM5484	n/a	n/a	Glen Cottage, long cairn 520m SE of	278634	894275
n/a	LB596	B	SKELBO FARM, GRANARY	279016	895037
n/a	LB596	B	SKELBO FARM, THRESHING BARN	278999	894995
n/a	LB596	B	SKELBO FARM, STRAW BARN	279019	895002
n/a	LB596	B	SKELBO FARM, BYRE	279006	895016

## APPENDIX F.2

Scheduled Monument No.	Listed Building No.	Listed Category	Name	Easting	Northing
n/a	LB596	B	SKELBO FARM, STABLE	279019	894986
n/a	LB596	B	SKELBO FARM, CATTLE COURT	279033	895007
n/a	LB24641	B	DORNOCH, EARLS CROSS ROAD, EARLS CROSS HOUSE	280334	890237





**LEGEND**

- Planning Application Boundary
- Planning Application Boundary Buffer (1 km)
- Scheduled Monument
- Listed Category A Building
- Listed Category B Building
- Listed Category C Building
- Other Archaeological Site

NOTE(S)

1	2016-10-18	Location of Cultural Heritage Sites within and near to Planning Application Boundary - First Draft	DSn	DSn	AL	DSn	18/10/2016
2	2017-08-10	Location of Cultural Heritage Sites within and near to Planning Application Boundary - Final Draft	DSn	DSn	OL	DSn	10/08/2017
3	2017-08-10	Location of Cultural Heritage Sites within and near to Planning Application Boundary - Final	DSn	DSn	OL	DSn	28/08/2017

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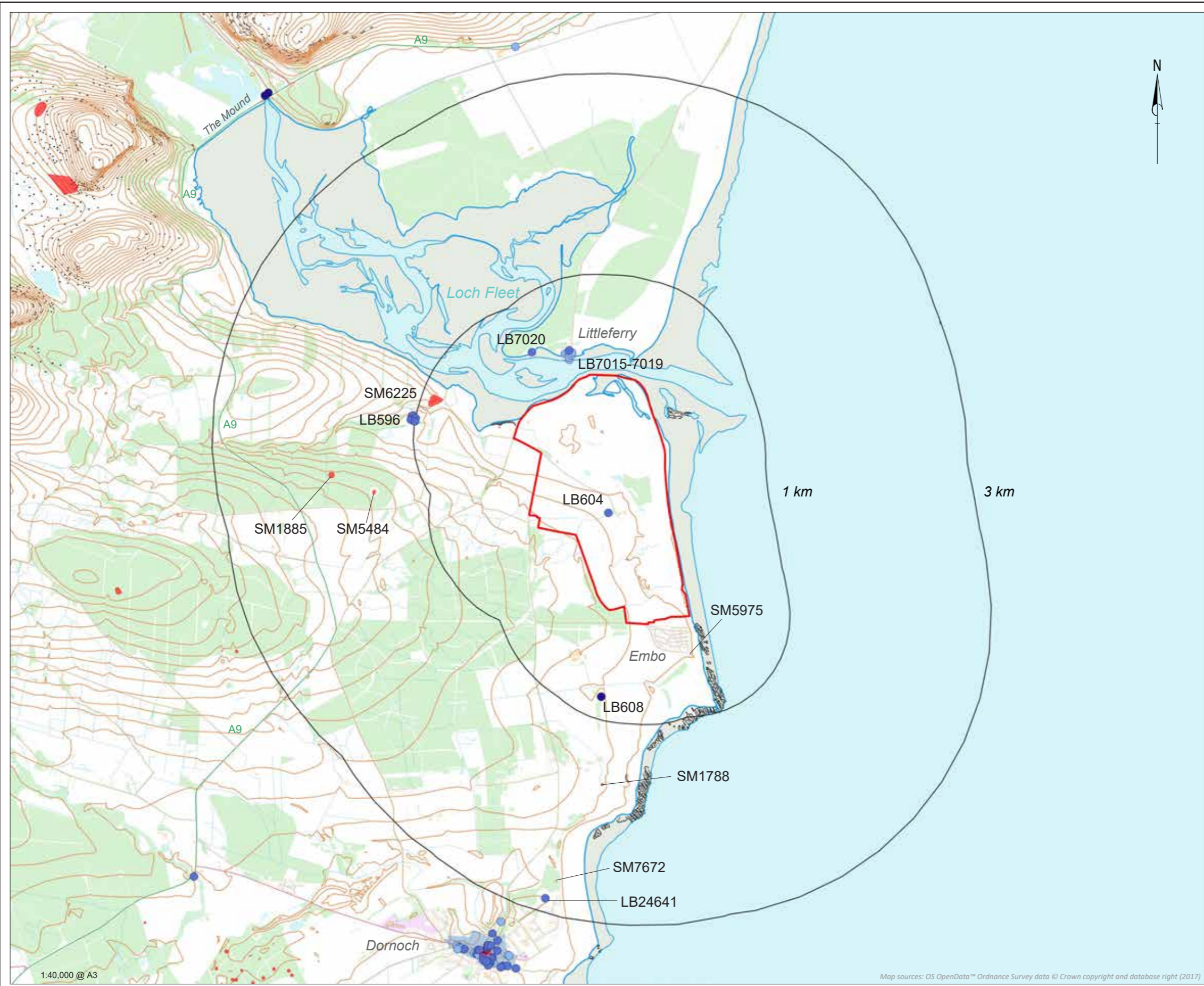
**NORTHLIGHT  
HERITAGE**

PROJECT  
**Coul Links**

TITLE  
**Figure F.1: Location of Cultural Heritage sites within and near to Planning Application Boundary**

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IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ISO A3



**LEGEND**

- Planning Application Boundary
- Planning Application Boundary Buffer (1 km & 3 km)
- Scheduled Monument
- Listed Category A Building
- Listed Category B Building
- Listed Category C Building
- Conservation Area



**NOTE(S)**  
 The following Cultural Heritage sites and areas were subject to setting assessment:

- LB596: Skelbo Steading & Cart Shed, Listed Category B
- LB604: Coul Farmhouse, Listed Category B
- LB608: Embo House, Listed Category A
- LB7015: Littleferry, Ferry Cottage, Listed Category C
- LB7016: Littleferry, Mr. Urquhart's House, Listed Category C
- LB7017: Littleferry, Pier, Waiting Room & Boathouse, Listed Category C
- LB7018: Littleferry, Bertha's House & Store to Rear, Listed Category C
- LB7019: Littleferry, Ice House, Listed Category B
- LB7020: Littleferry, Former Girnel House, Listed Category B
- LB24641: Earl's Cross House, Listed Category B
- SM1788: Embo Street Cairn
- SM1885: Skelbo Wood Broch
- SM5484: Glen Cottage Cairn
- SM5975: Gannie's Heilan Hame Chambered Cairn
- SM6225: Skelbo Castle
- SM7672: Earl's Cross, Carved Stone

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Map sources: OS OpenData™ Ordnance Survey data © Crown copyright and database right (2017)

REV.	YYYY-MM-DD	DESCRIPTION	DESIGNED	PREPARED	REVIEWED	APPROVED	DATE
1	2017-08-28	Designated Cultural Heritage Sites within and near to Planning Application Boundary	DSn	DSn	OL	DSn	28/08/2017

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HERITAGE**

PROJECT

**Coul Links**

TITLE

**Figure F.2: Designated Cultural Heritage sites within and near to Planning Application Boundary**

PROJECT NO. Northlight Heritage 504      REV. 1 of 1

IF THIS MEASUREMENT DOES NOT MATCH WHAT IS SHOWN, THE SHEET SIZE HAS BEEN MODIFIED FROM: ISO A3