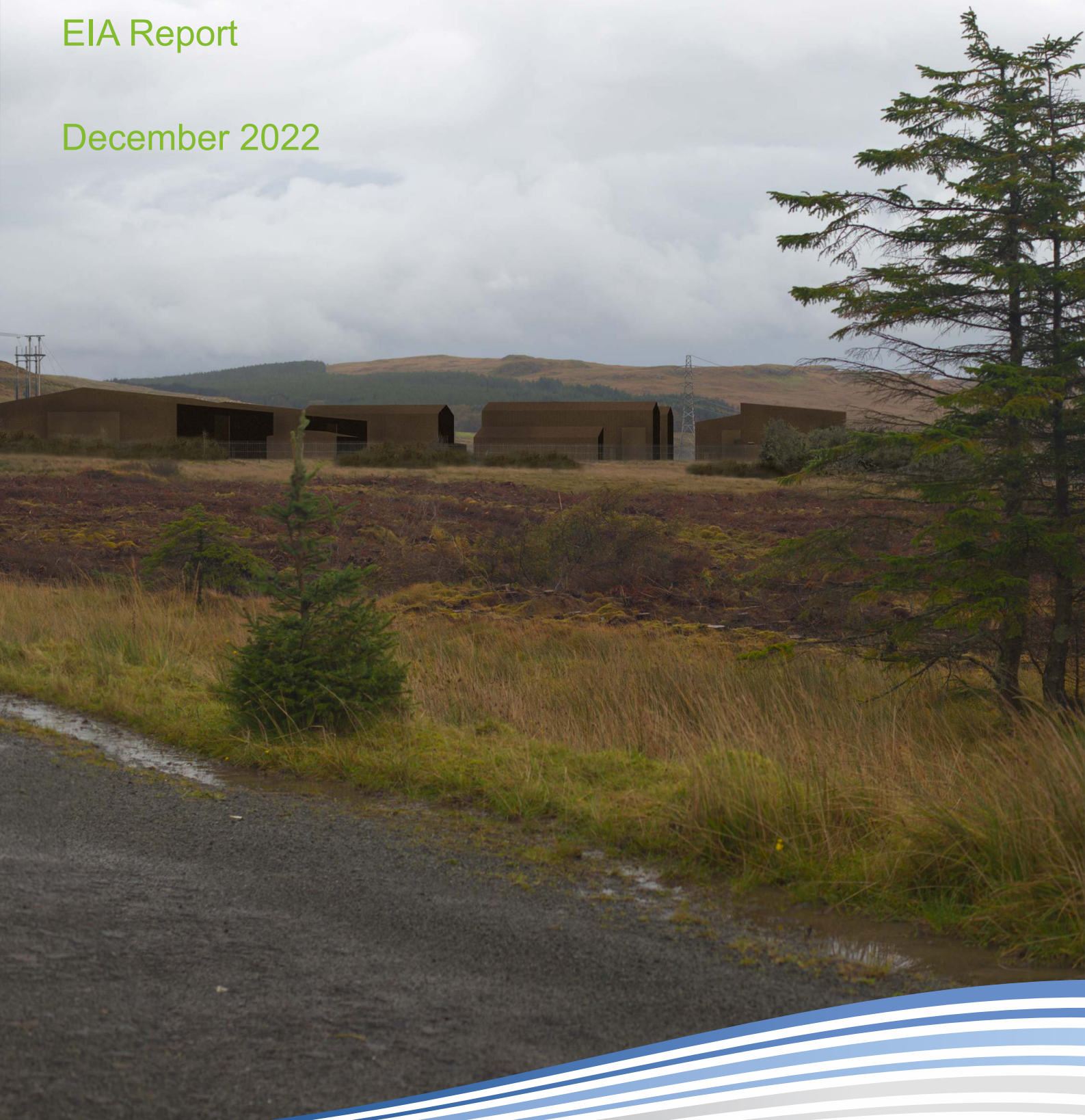


Edinbane Substation Extension

EIA Report

December 2022



Scottish & Southern
Electricity Networks

TRANSMISSION

Edinbane Substation Extension

EIA Report

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Figure 1.1: Location Plan

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There are no appendices associated with this Chapter.

1. INTRODUCTION AND BACKGROUND

1.1 Introduction

- 1.1.1 This Environmental Impact Assessment Report ("EIA Report") has been prepared by ASH design+assessment Limited ("ASH") on behalf of Scottish Hydro Electric Transmission plc ("the Applicant") who, operating and known as Scottish and Southern Electricity Networks Transmission ("SSEN Transmission"), own, operate and develop the high voltage electricity transmission system in the north of Scotland and remote islands. In this EIA Report the Applicant and SSEN Transmission are used interchangeably unless the context requires otherwise. The EIA Report has been prepared to accompany an application for consent under the Town and Country Planning (Scotland) Act 1997¹ (as amended) (the '1997 Act').
- 1.1.2 The application seeks planning permission under the 1997 Act to construct and operate an extension to the existing substation at Edinbane, including ancillary works, hereafter referred to as 'the Proposed Development'.
- 1.1.3 The Proposed Development is located at Glen Vic Askill, Balmeanach on the Isle of Skye, in the Local Authority area of The Highland Council. The location of the Proposed Development is shown on **Figure 1.1: Location Plan**.
- 1.1.4 An Environmental Impact Assessment ("EIA") has been undertaken for the Proposed Development in accordance with the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017 to assess the likely significant effects of the Proposed Development. The findings of the EIA are presented in this EIA Report, including the measures which would be taken to prevent, reduce and, where possible, offset predicted likely significant adverse effects.

1.2 Background and Project Need

- 1.2.1 The Applicant has a statutory duty under Schedule 9 of the Electricity Act 1989² to develop and maintain an efficient, coordinated and economical electrical transmission system in its licensed areas. Where there is a requirement to extend, upgrade or reinforce its transmission network, the Applicant's aim is to achieve an environmentally aware, technically feasible and economically viable option which would cause the least disturbance to the environment and the people who use the area.
- 1.2.2 The works are driven in part by the Skye Reinforcement Project³, which seeks to replace and reinforce the existing 132 kV Overhead Line (OHL) between Ardmore on the Isle of Skye and Fort Augustus, and wind farm connection commitments on Skye, both of which trigger the need to extend the existing Edinbane Substation site.
- 1.2.3 To meet increased renewable generation requirements, the Proposed Development, in tandem with the Skye Reinforcement Project, represents a long-term approach in relation to planning for future transmission infrastructure requirements serving Skye. This would in turn support the UK and Scottish Government national energy policy targets for Net Zero. The Proposed Development is classed as having national development status in Scotland's Third National Planning Framework (NPF), given it is an electricity transmission infrastructure development. This is also the case in the Revised Draft of NPF 4, which was laid before

¹ Town and Country Planning (Scotland) Act 1997 Available at: <https://www.legislation.gov.uk/ukpga/1997/8/section/46> [Accessed 28/10/2022]

² Electricity Act 1989. Available at: <https://www.legislation.gov.uk/ukpga/1989/29/contents> [Accessed 28/10/2022]

³ Electricity Act 1989. Available at: <https://www.legislation.gov.uk/ukpga/1989/29/contents> [Accessed 18/11/2021]

³ The Skye Reinforcement Project is the subject of a separate section 37 application under the Electricity Works 1989.

Parliament for approval on the 8 November 2022. National planning policy and energy policy objectives are summarised in **Chapter 6 - Planning and Energy Policy Context**.

1.3 Overview of the Proposed Development

- 1.3.1 The Proposed Development would extend the existing substation infrastructure at Edinbane to the south and west, over open moorland used for rough grazing.
- 1.3.2 The proposed works would involve the construction of a new indoor substation and associated control building, two new indoor reactor buildings to house reactive compensation equipment (required to facilitate undergrounding of part of the Skye Reinforcement Project), two new indoor transformer buildings and two new sync condenser buildings and associated control building.
- 1.3.3 The extended substation would be built upon a new level platform, with access formed from a new access junction off the existing track to the south of the site to facilitate construction and operational access to the Proposed Development. A short section of the existing track that passes to the south of the Proposed Development would require to be realigned to facilitate the proposed works.
- 1.3.4 Landscaping in the form of planting and mounding is proposed to help mitigate landscape and visual effects as far as practicable, and provide habitat diversity.
- 1.3.5 Other associated works for which separate consent under the Electricity Act 1989 is sought by the Applicant includes the Skye Reinforcement Project, referred to above. These works do not form part of the Proposed Development and are therefore not assessed as such in this EIA Report, although the consideration of the potential for cumulative effects with the Proposed Development is considered, where relevant.
- 1.3.6 Further details of the Proposed Development are provided in **Chapter 2: Project Description**.

1.4 EIA Requirements

- 1.4.1 The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017, hereafter referred to as the “EIA Regulations”, contain two schedules. Schedule 1 lists projects where EIA is mandatory. Schedule 2 lists projects where EIA may be required ‘where proposed development is considered likely to give rise to significant effects on the environment by virtue of factors such as its nature, size or location’.
- 1.4.2 The Proposed Development is not covered under the developments listed within Schedule 1 of the EIA Regulations. The Proposed Development is also not directly identified within Schedule 2 of the relevant EIA Regulations; however, the Applicant has decided, following consultation with The Highland Council, to undertake an Environmental Impact Assessment (EIA) for the Proposed Development given its close association with the Skye Reinforcement Project which itself is subject to a separate EIA.
- 1.4.3 This EIA Report provides environmental information in accordance with Schedule 4 of the EIA Regulations.
- 1.4.4 A request for a Scoping Opinion was made to The Highland Council as planning authority under Regulation 17 of the EIA Regulations in December 2021. A Scoping Report⁴ was submitted to support the request, which sought input from statutory and non-statutory consultees regarding the information to be provided within this EIA Report.
- 1.4.5 The Scoping Opinion of The Highland Council was issued in January 2022 confirming the scope of the EIA Report. Further details on the scope of the EIA Report are contained in **Chapter 5: Scope and Consultation**, with the Scoping Opinion included as **Appendix 5.4**.

⁴ Scoping Report - Edinbane Substation Extension - December 2021, produced by SSEN Transmission

1.5 EIA Report Structure

1.5.1 This EIA Report consists of the following volumes:

- Volume 1: Main Report;
- Volume 2: Figures;
- Volume 3: Visualisations;
- Volume 4: Appendices; and
- Non-Technical Summary.

1.5.2 This volume of the EIA Report, the Main Report, introduces the project and provides a description of the key components, including construction and operational access requirements, and the main alternatives considered during the development of the project. The approach to the EIA Report is also outlined, as well as the consultations that have been undertaken to define the scope of the EIA. The volume also includes the individual assessments undertaken under each of the specialist environmental topics identified, providing assessment of the likely significant effects of the Proposed Development. This volume contains the following Chapters:

- 1: Introduction and Background
- 2: Project Description
- 3: Consideration of Alternatives
- 4: EIA Process and Methodology
- 5: Scope and Consultation
- 6: Planning Policy and Energy Context
- 7: Landscape and Visual
- 8: Ecology
- 9: Ornithology
- 10: Soils, Geology and the Water Environment
- 11: Cultural Heritage
- 12: Transport
- 13: Noise
- 14: Socio-economic, Recreation and Tourism

1.5.3 Volume 2 contains all accompanying figures referred to in Volume 1 of the EIA Report.

1.5.4 Volume 3 comprises photomontage visualisations of the Proposed Development from a series of viewpoints, produced in accordance with the relevant guidance from The Highland Council⁵.

1.5.5 Volume 4 comprises supporting appendices to Volume 1 of the EIA Report.

1.5.6 A standalone Non-Technical Summary is also provided which describes the project and the likely significant effects predicted in a concise, non-technical manner.

1.5.7 A Planning Statement is also included with the application as supporting information. The Planning Statement considers the acceptability of the Proposed Development in the context of existing and emerging planning policies.

⁵ The Highland Council, July 2016, Visualisation Standards for Wind Energy Developments

- 1.5.8 A Design and Access Statement is also included with the application to outline the design principles and concepts that have been considered as part of the Proposed Development.

1.6 Consultation with the Local Community

- 1.6.1 A Proposal of Application Notice (PAN)⁶ was submitted to The Highland Council in July 2022. The PAN provided the Council with an outline of the application details, and confirmation of the public consultation including dates and parties invited.
- 1.6.2 Following submission of the PAN, a pre-consultation event for the Proposed Development was held in September 2022. This formal pre-application event was held at the following times and locations:
- Skeabost Memorial Hall, Skeabost, 8 September 2022, 10.00 – 13.00; and
 - Broadford Village Hall, Broadford, 8 September 2022, 15.00 – 19.00.
- 1.6.3 An online virtual consultation event was also held via the project webpage on 12 September between 17.00 and 19.00.
- 1.6.4 Details of these exhibition events, and other pre-application consultations including a major pre-application meeting with The Highland Council, are included in a Pre-Application Consultation (PAC) Report which accompanies the planning application. Further details are also provided in **Chapter 5: Scope and Consultation**.

1.7 Notifications

- 1.7.1 Notice of the application, and details of the project, are available on SSEN Transmission's website: <https://www.ssen-transmission.co.uk/projects/skye-reinforcement/>.
- 1.7.2 This EIA Report is available in other formats if required. For details, including costs, contact:
- Joanne Nicolson
Lead Consents and Environment Manager
Scottish and Southern Electricity Networks
10 Henderson Road
Inverness
IV1 1SN

Email: joanne.nicolson@sse.com

Tel: 07584 313070

1.8 Representations to the Application

- 1.8.1 Representations with respect to the Proposed Development should be made to THC. These can be made via THC's planning and building register at: https://www.highland.gov.uk/info/180/planning_-_applications_warrants_and_certificates/143/planning_permission/4

⁶ Application Reference: 22/03176/PAN

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Figures (Volume 2 of this EIA Report)

Figure 11.1: Cultural Heritage: Inner Study Area

Figure 11.2: Cultural Heritage: Outer Study Area

Figure 11.3: Cultural Heritage Visualisation: Dun Arkaig Broch

Appendices (Volume 4 of this EIA Report)

Appendix 11.1: Heritage Assets in the Inner Study Area

11. CULTURAL HERITAGE

11.1 Executive Summary

11.1.1 This Chapter considers the likely significant effects on archaeology and cultural heritage interest (hereafter 'heritage assets') associated with the construction and operation of the Proposed Development.

11.1.2 Four heritage assets have been identified within the Inner Study Area. There are no statutory designated sites (World Heritage Sites, Scheduled Monuments, Listed Buildings, Inventory Garden and Designed Landscapes, Inventory Historic Battlefields, or Conservation Areas) within the Inner Study Area. The heritage assets recorded within the Inner Study Area relate to former medieval/post-medieval settlement and agrarian activity, including the remains of a former township, former field system, clearance cairns and a head-dyke. There are no features or find-spots relating to prehistoric activity or settlement within the Inner Study Area.

11.1.3 Taking account of the current land-use and the survival of visible evidence for medieval/post-medieval settlement within the Inner Study Area. It is considered that the potential for discovery of as yet undetected buried remains of medieval or post-medieval date is low to moderate. Given the limited land take required by the Proposed Development, the probability of encountering hitherto undiscovered sites of archaeological significance during the course of the construction works is considered to be low. Potential direct impacts have been predicted on two heritage assets, the remains of a former township and one clearance cairn, from the construction of the Proposed Development. It is assessed that without mitigation the direct effects on these assets would be of moderate significance. Mitigation is proposed to offset or reduce the predicted effects on these heritage assets.

11.1.4 One heritage asset, Scheduled Monument Dun Arkaig Broch (SM 13662), has been identified within the 3 km Outer Study Area from which there is theoretical visibility of one or more elements of the Proposed Development. It has been assessed that there would be a minor significant effect on the setting of Dun Arkaig Broch from the Proposed Development.

11.1.5 The cumulative effect of the Proposed Development in combination with other cumulative developments in the vicinity is considered not to be significant.

11.2 Introduction

11.2.1 This Chapter describes the potential effects on archaeology and cultural heritage interests (hereafter 'heritage assets') associated with the construction and operation of Proposed Development, and provides an assessment of the residual predicted significance effects after mitigation. It details the results of a desk-based assessment and a walkover field survey covering the Proposed Development site (hereafter referred to as 'the Site') and a 200 m buffer (see **Appendix 11.1** and **Figure 11.1**) and provides an assessment of the potential effects on the setting of designated heritage assets within 3 km of the Site boundary (see **Section 11.6** and **Figure 11.2**).

11.2.2 The Chapter should be read in conjunction with the supporting **Figures 11.1** and **11.2**, and **Appendix 11.1**, referenced in the text where relevant.

11.2.3 This Chapter has been prepared by CFA Archaeology. CFA is a Registered Organisation (RO) of the Chartered Institute for Archaeologists (CIfA) based in Musselburgh, East Lothian. A table presenting relevant qualifications and experience of key staff involved in the preparation of this Chapter is included in Appendix 4.1: EIA Team contained within Volume 4 of this EIA Report.

11.3 Scope of Assessment and Methodology

11.3.1 This Chapter considers direct effects and effects on setting of:

- Scheduled Monuments (SM) and other archaeological features

11.3.2 Assessment of the effect of the Proposed Development on World Heritage Sites, Listed Buildings, Inventory Gardens and Designed Landscapes, Inventory Historic Battlefields and Conservation Areas has been scoped out. There are no assets with these designations within 3 km of the Proposed Development.

11.3.3 The assessment is based on the Proposed Development as described in **Chapter 2: Project Description**.

11.3.4 The assessment has been informed by consultation responses summarised in **Table 11.1** and the following guidelines/policies.

- The Ancient Monuments and Archaeological Areas Act 1979.
- Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.
- Draft National Planning Framework for Scotland 4 (NPF4) (Scottish Government, Revised Draft)
- National Planning Framework for Scotland 3 (NPF3) 2014.
- Scottish Planning Policy (SPP) 2014 (paragraphs 135-151).
- Historic Environment Policy for Scotland (HEPS) (published 2019, finalised amended 2020).
- Planning Advice Note 2/2011: Planning and Archaeology (PAN2/2011).
- The Highland Council Highland-Wide Local Development Plan
 - Policy 57 - Natural, Built and Cultural Heritage
- Standards and guidance for Historic Environment Desk-Based Assessment (ClfA, 2014; updated 2020).
- Code of Conduct: professional ethics in archaeology (ClfA, 2014; revised 2021).
- Designation Policy and Selection Guidance (HES, 2019)
- Managing Change in the Historic Environment (HES, 2016)
- Environmental Impact Assessment Handbook (Scottish Natural Heritage (SNH & HES, 2018)
- Principles of Cultural Heritage Assessment (IEMA, 2021).

Extent of the Study Area

11.3.5 Two study areas have been employed for the cultural heritage assessment:

- An Inner Study Area: the Site boundary plus a 200 m buffer has been used to identify the potential for direct impacts upon heritage assets (including buried archaeology) arising from construction of the Proposed Development (**Figure 11.1**). A gazetteer of these heritage assets is provided as **Appendix 11.1**.
- An Outer Study Area: an area extending 3 km from the Site boundary has been used to identify the potential for effects upon the settings of heritage assets with statutory and non-statutory designations arising from the construction and operation of the Proposed Development (**Figure 11.2**).

Scoping and Consultation

11.3.6 The scope of the assessment has been determined through a combination of professional judgement, reference to the relevant guidance documents and consultation with stakeholders through a formal EIA scoping process and pre-application advice, and is based on the formal Scoping Opinion issued by The Highland Council in January 2022.

11.3.7 Scoping responses received that are relevant to this chapter are summarised in **Table 11.1**.

Table 11.1: Scoping Responses

Organisation	Type of Consultation	Response	How response has been considered
HES	THC Pre-application Advice	HES advice that they have not identified any potential significant effects on their	Noted

Organisation	Type of Consultation	Response	How response has been considered
	6 October 2021	interests from the Proposed Development.	
THC Historic Environment Team (HET)	THC Pre-application Advice 6 October 2021	THC HET advice that there are several historic environment sites located at the proposal site. These include the upstanding remains of historic settlement and land use. The scale of the proposal is not such that would cause concern, though it is recommend that any remains that would be impacted are identified at an early stage so that a programme of detailed survey recording, and excavation can be prepared in advance of any unavoidable impacts.	Noted The methodology used for the EIA assessment is detailed in Section 11.3 . The potential direct effects of the Proposed Development on cultural heritage assets identified within the Inner Study Area are assessed in Section 11.5 and mitigation measures to avoid, reduce or offset impacts on cultural heritage assets identified within the Inner Study Area are recommended in Section 11.6 .
HES	Scoping Response 7 January 2022	Reiterated advice given in their Pre-Scoping Advice (see above).	Noted See response to HES comments above
THC HET	Scoping Response 14 January 2022	Confirmed that the methodology set out in the Scoping Report was acceptable.	Noted The methodology used for the EIA assessment is detailed in see Section 11.3 .
		Advised that the Proposed Development Site contains upstanding remains and the EIA assessment must consider potential impacts to these features as well as the potential for buried features and deposits to be present. Where impacts are unavoidable it is expected that proposed methods to mitigate the impacts are set out in detail.	The potential direct effects of the Proposed Development on cultural heritage assets identified within the Inner Study Area are assessed in Section 11.5 and mitigation measures to avoid, reduce or offset impacts on cultural heritage assets identified within the Inner Study Area are recommended in Section 11.6 . Assessment of the potential for buried remains to survive within the Proposed Development Site is detailed in Section 11.4 .
THC	Scoping Response 24 January 2022	Advised that the scope of the assessment needs to identify all designated sites which may be affected by the Proposed Development, including Scheduled Monuments, Listed Buildings, Conservation Areas, Gardens and Designed Landscapes) and an	The methodology used for the EIA assessment is detailed in see Section 11.3 . Assessment of impacts on the settings of heritage assets within the Outer

Organisation	Type of Consultation	Response	How response has been considered
		assessment should contain a full appreciation of the setting of these historic environment assets and the likely impact of the Proposed Development on their settings.	Study Area is set out in Section 11.5 . The Zone of Theoretical Visibility (ZTV) for the Proposed Development (Figure 11.2) shows that there is predicted visibility of the Proposed Development from one Scheduled Monument in the Outer Study Area, Dun Arkaig, Broch (SM 13662).
		Advised that it would be helpful where the assessment finds that significant adverse impacts are likely, appropriate visualisations such as photomontages and wireframe views of the development in relation to the sites and their settings could be provided. Visualisations illustrating views both from the asset towards the Proposed Development and views towards the asset from the Proposed Development in the background would be helpful.	A photomontage is provided for Dun Arkaig, Broch (SM 13662) see Figure 11.3 .
		Advised that the THC HET were generally satisfied that the information presented in the Scoping Report will adequately address an impact assessment for the Proposed Development and reiterated the advice provided by the THC HET in their Scoping Response (see above).	Noted See response to THC HET comments above
		Reiterated the advice provided by HES in their Scoping Response (see above).	Noted See response to HES comments above

Method of Baseline Data Collection

Desk Study

11.3.8 A detailed desk-based assessment was conducted for the Inner Study Area using a range of documentary, archival and bibliographic sources. Up to date information was obtained from appropriate sources on the locations and extents of heritage assets with statutory protection and non-statutory designations within the study area. Sources included:

- THC HET Historic Environment Record (HER): a digital database extract for heritage assets within the Inner Study Area provided up-to-date data for all assets within the Inner Study Area;

- National Record of the Historic Environment (NHRE) Scotland online database (Canmore¹): for any information on heritage assets within the Inner Study Area additional to that contained in the HER;
- HES Spatial Data Warehouse²: provided up-to-date data on the locations and extents of Scheduled Monuments, listed Buildings, Conservation Areas, Inventory Gardens and Designed Landscapes, and Inventory Historic Battlefields;
- Historic Land-Use Assessment Data for Scotland (HLAmap³): for information on the historic land-use character of the Inner Study Area;
- Map Library of the National Library of Scotland: for Ordnance Survey maps (principally 1st and 2nd editions) and other historic maps resources;
- The National Collection of Aerial photographs (NCAP): for any historical aerial photographic coverage of the Inner Study Area.
- Modern aerial photographs available through Google Earth and Bing Maps.
- Relevant bibliographic references and on-line historic resources were consulted to provide background and historic information; and
- The 'bare-earth' Zone of Theoretical Visibility (ZTV) map generated for the Proposed Development: was utilised to identify those designated heritage assets in the Outer Study Area that would have theoretical visibility of the Proposed Development.

11.3.9 Details of the sources consulted during the desk-based assessment are provided in **Appendix 11.1**.

Field Survey

11.3.10 A reconnaissance walk-over field survey was carried out for the Inner Study Area. The field survey was undertaken on the 16 November 2022, with the following aims:

- Assess the baseline condition of the known heritage assets identified by the desk-based assessment;
- Identify any further features of cultural heritage interest not detected from the desk-based assessment that could be affected by the Proposed Development; and
- Identify areas with the potential to contain currently unrecorded buried archaeological remains.

11.3.11 No intrusive archaeological interventions have been carried out as part of this assessment.

11.3.12 The positions of assets (and where appropriate their extents) identified during the survey were logged using a Global Positioning System (GPS) device with sub-metre accuracy. The baseline condition of identified assets was recorded on pro-forma monument recording sheets and by digital photography.

Method of Assessment

11.3.13 The effects of the Proposed Development on heritage assets have been assessed on the basis of their type (direct effects, effects on setting and cumulative impacts) and nature (adverse or beneficial). The assessment takes into account the value/sensitivity of the heritage asset and its setting and the magnitude of the predicted impact.

- Adverse effects are those that detract from or reduce cultural significance or special interest of heritage assets; and
- Beneficial effects are those that preserve, enhance, or better reveal the cultural significance or special interest of heritage assets.

¹ HES (2022) Historic Environment Scotland's National Record of Historic Environment (NRHE) database (Canmore), available at: <http://pastmap.org.uk> [Accessed November 2022]

² HES (2022) Historic Environment Scotland (HES) GIS downloader, available at <http://portal.historicenvironment.scot/spatialdownloads> [Accessed November 2022]

³ HES (2022) Historic Land-Use Assessment Data for Scotland (HLAmap), available at: <http://hlapmap.org.uk> [Accessed November 2022]

11.3.14 The assessment of significance of effects has been undertaken using two key criteria: the sensitivity of the cultural heritage asset and the magnitude of the predicted impact, which measures the degree of change to the baseline condition of an asset resulting from the Proposed Development.

Sensitivity of Receptor

11.3.15 Cultural heritage assets are given weight through the designation process. Designation ensures that sites and places are recognised by law through the planning system and other regulatory processes. The level of protection and how a site or place is managed varies depending on the type of designation and its law and policies (HES, 2019⁴).

11.3.16 **Table 11.2** summarise the relative sensitivity of key cultural heritage assets (and their settings) relevant to the Proposed Development (excluding, in this instance, World Heritage Sites and Marine Resources).

Table 11.2: Sensitivity of Heritage Assets

Sensitivity of Asset	Definition/Criteria
High	Assets valued at an international or national level, including: <ul style="list-style-type: none"> Scheduled Monuments Category A Listed Buildings Inventory Gardens and Designed Landscapes Inventory Historic Battlefields Non-designated assets that meet the relevant criteria for designation
Medium	Assets valued at a regional level, including: <ul style="list-style-type: none"> Archaeological sites and areas that have regional value (contributing to the aims of regional research frameworks) Category B Listed Buildings Conservation Areas
Low	Assets valued at a local level, including: <ul style="list-style-type: none"> Archaeological sites that have local heritage value Category C Listed Buildings Unlisted historic buildings and townscapes with local (vernacular) characteristics
Negligible	Assets of little or no intrinsic heritage value, including: <ul style="list-style-type: none"> Artefact find-spots (where the artefacts are no longer in situ where their provenance is uncertain) Poorly preserved examples of particular types of features (e.g. quarries and gravel pits, dilapidated sheepfolds, etc)

Magnitude of Impact

11.3.17 Criteria for assessing the magnitude of impact (adverse or beneficial) are presented in **Table 11.3**.

⁴ Historic Environment Scotland (HES) GIS downloader, available at <http://portal.historicenvironment.scot/spatialdownloads> [Accessed November 2022]
HES (2019) 'Designation Policy and Selection Guidance', Edinburgh.

Table 11.3: Magnitude of Impact

Contribution	Criteria	
	Adverse	Beneficial
High	<p>Changes to the fabric or setting of a heritage asset resulting in the complete or near complete loss of the asset's cultural significant.</p> <p>Changes that substantially detract from how a heritage asset is understood, appreciated, and experienced.</p>	<p>Preservation of a heritage asset in situ where it would otherwise be completely or almost completely lost.</p> <p>Changes that appreciably enhance the cultural significance of a heritage asset and how it is understood, appreciated, and experienced.</p>
Medium	<p>Changes to those elements of the fabric or setting of a heritage asset that contribute to its cultural significance such that this quality is appreciably altered.</p> <p>Changes that appreciably detract from how a heritage asset is understood, appreciated, and experienced.</p>	<p>Changes to important elements of a heritage asset's fabric or setting, resulting in its cultural significance being preserved (where this would otherwise be lost) or restored.</p> <p>Changes that improve the way in which the heritage asset is understood, appreciated, and experienced.</p>
Low	<p>Changes to those elements of the fabric or setting of a heritage asset that contribute to its cultural significance such that this quality is slightly altered.</p> <p>Changes that slightly detract from how a heritage asset is understood, appreciated, and experienced.</p>	<p>Changes that result in elements of a heritage asset's fabric or setting detracting from its cultural significance being removed.</p> <p>Changes that result in a slight improvement in the way a heritage asset is understood, appreciated, and experienced.</p>
Negligible	Changes to fabric or setting of a heritage asset that leave its cultural significance unchanged and do not affect how it is understood, appreciated, and experienced.	

Assessment Effects on Setting

11.3.18 HES's guidance document, 'Managing Change in the Historic Environment: Setting⁵', notes that:

"Setting can be important to the way in which historic structures or places are understood, appreciated and experienced. It can often be integral to a historic asset's cultural significance."

"Setting often extends beyond the property boundary of 'curtilage' of an individual historic asset into a broader landscape context".

11.3.19 The guidance also advises that:

"If proposed development is likely to affect the setting of a key historic asset, an objective written assessment should be prepared by the applicant to inform the decision-making process. The conclusions should take into account the significance of the asset and its setting and attempt to quantify the extent of any impact. The methodology and level of information should be tailored to the circumstances of each case".

⁵ Historic Environment Scotland (2016) 'Managing Change in the Historic Environment: Setting'.

The guidance recommends that there are three stages in assessing the impact of a development on the setting of a historic asset or place:

- Stage 1: identify the historic assets that might be affected by the Proposed Development;
- Stage 2: define and analyse the setting by establishing how the surroundings contribute to the ways in which the historic asset or place is understood, appreciated, and experienced; and
- Stage 3: evaluate the potential impact of the proposed changes on the setting, and the extent to which any negative impacts can be mitigated.

Cumulative Effects

11.3.20A cumulative effect on a cultural heritage asset results from a change to its baseline condition caused by new development in conjunction with other existing, consented and proposed developments in their vicinity. In this case, as no cultural heritage assets within the Proposed Development site would be directly affected by other proposed developments, cumulative effects could arise only where the setting of a receptor is altered. The methods for appraising cumulative effects therefore follow those used to appraise effects on setting (see above). The assessment of cumulative effects is set out in **Section 11.8**.

Significance Criteria

11.3.21 The sensitivity of the assets (**Table 11.2**) and the magnitude of the predicted impact (**Table 11.3**) are used to inform an assessment of the significance of the effect (direct effect or effect on setting), summarised using the formula set out in the matrix in **Table 11.4**. The matrix employs a graduated scale of significance (from Negligible to Major effects) and where two outcomes are possible through application of the matrix, professional judgement, supported by reasoned justification, has been used to determine the level of significance.

Table 11.4: Significance Criteria

Magnitude of Impact	Sensitivity of Asset			
	High	Medium	Low	Negligible
High	Major	Major / Moderate	Moderate / Minor	Minor / Negligible
Medium	Major / Moderate	Moderate	Moderate / Minor	Minor / Negligible
Low	Moderate / Minor	Moderate / Minor	Minor	Negligible
Negligible	Minor / Negligible	Minor / Negligible	Negligible	Negligible

11.3.22 Major and Moderate effects are considered to be significant for the purposes of the Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017. Minor and Negligible effects are considered to be 'not significant'.

Limitations to the Assessment

11.3.23 This assessment has been completed using data derived from HES's Spatial Warehouse and from the THC HET HER, obtained in 2022. It is assumed that, at the time of the acquisition of the data, the information provided was accurate and up to date.

11.4 Baseline

11.4.1 Numbers in brackets in the following text, refer to asset numbers shown on **Figures 11.1** and **11.2**.

Inner Study Area

11.4.2 In total, four heritage assets have been identified within the Inner Study Area. Full descriptions, and an assessment of their heritage sensitivity, are provided in **Appendix 11.1**.

11.4.3 The heritage assets recorded within the Inner Study Area are related to former medieval/post-medieval settlement and agrarian activity. No prehistoric remains were identified within the Inner Study Area.

11.4.4 The HER records that a township (4), annotated 'Glen Ose', is depicted on the Ordnance Survey first edition map (1877) comprising of seven unroofed buildings and two enclosures. MacKenzie (1881⁶) notes that this township was cleared in 1841. Field survey identified the generally well-preserved remains of this township surviving in rough pasture to the east of the Allt Ruairidh River and north of the River Ose. The remains of ten buildings (4a-4d, 4f-4g, 4k, 4m, 4o and 4p), one of which appears to be a kiln barn (4c), several associated turf and stone field banks (or sections of banks) (4e, 4h, 4i, 4j) and four enclosures (4h, 4l, 4n and, 4q), were identified within the Inner Study Area.

11.4.5 In addition, field survey identified the remains of:

- a former field system (1) comprised of several turf and stone field banks (1a) which form several irregular fields and enclose areas of former lazy beds (1b) surviving to either side of a farm access to Glen Vic Askil farm;
- two poorly preserved clearance cairns (2a and 2b) surviving in an area of rough pasture immediately east of a farm access track, and
- the remains of a head dyke (3) running northeast from the Allt Ruairidh River and which likely defined the extent of the infields (cultivated/improved land) associated with 'Glen Ose' township (4).

11.4.6 As well-preserved surviving elements of the historic farming landscape, which likely contain archaeological evidence relating to their occupation, the township (4a-4q) and associated agrarian features (field system and lazy beds (1a and 1b), clearance cairns (2a and 2b) and head-dyke (3), are all assessed as being of heritage value at the local level and of low sensitivity.

Archaeological Potential of the Inner Study Area

11.4.7 The Inner Study Area is situated on the south facing slope of Glen Colbost just east of the Allt Ruairidh River between 60 m-120 m AOD and occupies an area of rough pasture moorland. Field survey recorded upstanding features dating from the medieval/post-medieval period, including nine buildings and a possible kiln barn, and associated agrarian features (field banks, enclosures, clearance cairns and lazy beds), survive to the east of the Allt Ruairidh River and surround the existing Edinbane Substation.

11.4.8 Taking into account the current land-use and the survival of visible evidence for medieval/post-medieval settlement within the Inner Study Area, it is considered that the potential for discovery of as yet undetected buried remains of medieval or post-medieval date is low to moderate. Given the limited land take required by the Proposed Development, the probability of encountering hitherto undiscovered sites of archaeological significance during the course of the construction works is considered to be low.

⁶ MacKenzie, A (1881) The Isle of Skye.

Outer Study Area

11.4.9 One designated heritage asset, Dun Arkaig, Broch (SM 13662), lies within the Outer Study Area. This Iron Age broch comprises a circular drystone-walled structure with an outer wall situated on the summit of a natural rocky outcrop on the south side of Glen Colbost.

11.4.10 There are no World Heritage Sites, Listed Buildings, Inventory Historic Battlefields, Inventory Gardens and Designed Landscapes, or Conservation Areas within the Outer Study Area.

11.5 Assessment of Likely Significant Effects

Construction (Direct) Effects

11.5.1 Direct (physical) effects on cultural heritage assets are most likely to arise from ground disturbing activities that occur during construction works, which may damage, and possibly destroy, cultural heritage remains. Direct impacts can also occur as result of above ground disturbance: for example, as a result of vehicle movement over cultural heritage features, or from the storage of construction materials on top of them. Direct effects on cultural heritage assets are normally adverse, permanent, and irreversible.

11.5.2 Four heritage assets have been identified within the Inner Study Area and it is assessed that there is potential, in the absence of mitigation, for construction works to result in direct impacts on elements of two of these heritage assets:

- The remains of a clearance cairn (2b), of low sensitivity, would be crossed by the proposed substation access track route. Construction works along the proposed access track route would disturb the clearance cairn. It is assessed that without mitigation, the direct effect on an asset of low sensitivity, would, based on professional judgement, be of high magnitude resulting in an adverse effect of **moderate** significance (significant in EIA terms). Mitigation to reduce this predicted effect is set out in **Section 11.6**.
- Township (4): Remains of two buildings (4a and 4b) and two sections of field bank (4h and 4i) lie within the footprint of the proposed substation platform and associated cut and fill. In addition, four buildings (4c, 4d, 4f and 4g) and one field bank (4j) are crossed by or lie within close proximity to the proposed substation access track route. These features form elements of the former Glen Ose township (4) and are assessed collectively as being of low sensitivity. The remains of other elements of the township (buildings (4k, 4m, 4o and 4p), enclosures (4e, 4l, 4n) and field banks (4q)) would remain unaffected, preserving the overall integrity of the former township. It is assessed that without mitigation, the direct effect on an asset of low sensitivity, would, based on professional judgement, be of medium magnitude resulting in an adverse effect of **moderate** significance (significant in EIA terms). Mitigation to offset or reduce the predicted effect on buildings (4a and 4b) and field bank (4h) are set out in **Section 11.6**.

11.5.3 In addition to the impacts identified above, there is the possibility that any ground disturbing works in the areas required for construction for the substation extension could disturb or destroy any hitherto unrecorded buried archaeological remains present in affected areas. Given the limited land take required by the Proposed Development, the probability of encountering hitherto undiscovered sites of archaeological significance during the course of the construction works is considered to be low. Based on the results of the desk-based assessment and field survey, there are no specific areas within the footprint of the Proposed Development where construction works could be expected to encounter buried archaeological remains.

Operational (Setting) Effects

11.5.4 The assessment of effects on the setting of heritage assets has been carried out with reference to the layout of the Proposed Development and the locations of heritage assets shown on **Figure 11.1**. The criteria detailed in **Tables 11.2** and **11.3** have been used to assess the magnitude of the predicted effects. The assessment of operational effects has been based upon analysis of the 'bare-earth' ZTV, taking into account the present

baseline setting of each asset, the distance of the assessed asset from the Proposed Development, and the degree of likely visibility of the Proposed Development.

- 11.5.5 Heritage assets identified through the assessment as being potentially sensitive to development in the surrounding landscape are discussed in detail below.

Dun Arkaig, Broch (SM 13662)

- 11.5.6 This monument comprises the well-preserved remains of an Iron Age broch (fortified tower) visible as a roughly circular dry stone walled structure with remains of an outer wall. The site is a Scheduled Monument, of heritage value at the national level. As the well-preserved remains of an Iron Age broch site, it has the potential to provide a wealth of information on the construction of, and life in, the brochs of western Scotland and it is assessed as being of high sensitivity.
- 11.5.7 The monument stands in a prominent position on the summit of a natural rock outcrop on the southside of Glen Colbost. The broch stands in a prominent position with views afforded to the north, west and east; concentrated particularly along Glen Colbost. Views to the south are more constrained by rising topography. Views to the north include the operational Edinbane Wind Farm and the operational Edinbane substation. The inland position of the broch is unusual, and it has deliberately been sited so as to be clearly visible within the glen, which may have been the territory directly associated with or controlled from the broch. The location of the broch provides a good vantage point to view the surrounding area and would have controlled a strategically important routeway through the glen, between Loch Baracadale, in the west, to Loch Snizort Beag, in the northeast.
- 11.5.8 The bare-earth ZTV (**Figure 11.2**) indicates that from the broch and its immediate vicinity, there would be theoretical visibility of the Proposed Development (both fence and buildings) to the north of the monument on the opposite side of Glen Colbost, located 1.3 km from the broch site. A wireline visualisation showing the predicted bare-earth view from the broch (**Figure 11.3b**) shows that the Proposed Development would be visible backdropped by rising ground in these views and seen in the same arc of view as the operational Edinbane Wind Farm and an existing wooden pole overhead line. Views in other directions from the broch, including key views to the east and west along Glen Colbost would not be affected.
- 11.5.9 The Proposed Development would result in an overall increase in the size of the existing substation currently visible from the broch site and the Proposed Development would be a more discernible element in the wider landscape surrounding the broch than the current substation. Some screening would be provided by permanent mixed (deciduous) woodland/scrub, that would be planted to the south of the substation, as part of the landscape strategy for the Proposed Development (refer to **Figure 7.4: Landscape Reinstatement and Mitigation Proposals**). The Proposed Development would be an additional visual element in a landscape that already contains several modern elements and would not be visually dominant. It would remain possible for any visitor to understand the broch site, its topographical locations and its landscape surroundings.
- 11.5.10 Overall, the impact of the Proposed Development on the setting of Dun Arkaig, Broch is assessed as being of low magnitude impact on those aspects of its setting that contribute to appreciation of its cultural significance, resulting, on the basis of professional judgement, in an adverse effect of **minor** significance (not significant in EIA terms).

11.6 Mitigation

- 11.6.1 Planning Advice Note 1/2013: Environmental Impact Assessment (PAN1/2013) describes mitigation as a hierarchy of measures: prevention, reduction, and compensatory (offset) measures. Prevention and reduction measures can be achieved through design, whilst compensatory measures offset effects that have not been prevented or reduced.

11.6.2 Historic Environment Policy for Scotland (HEPS) requires the recognition, care and sustainable management of the historic environment and the emphasis in Planning Advice Note (PAN) 2/2011: Planning and Archaeology (PAN2) is for the preservation of important remains in situ where practicable and by record where preservation is not possible. The mitigation measures presented below take this policy advice and planning guidance into account and provide various options for protection or recording and ensuring that, where practical, surviving assets are preserved intact to retain the present historic elements of the landscape.

11.6.3 All mitigation works presented in the following paragraphs would take place prior to, or where appropriate during, the construction of the Proposed Development. The scope of works would be detailed in one or more Written Scheme(s) of Investigation (WSI) developed in consultation with (and subject to the agreement of) THC HET, acting on behalf of the Council.

11.6.4 Formal arrangements would be put in place for any unforeseen archaeological discoveries made by the construction contractor to be reported to a retained professional archaeological organisation. These arrangements would require any unexpected discoveries to be assessed by a retained, professional archaeological advisor and dealt with appropriately, and would make clear the legal responsibilities placed upon those who make unexpected discoveries of archaeological significance. These arrangements would be included in the Cultural Heritage Management Plan part of the CEMP for the construction project and would be explained in toolbox talks presented by the appointed archaeological organisation.

Construction Phase

Preservation in Situ

11.6.5 The remains of four buildings (4c, 4d, 4f and 4g) have been identified lying close to the proposed realignment of the access track route. These are all heritage assets of low sensitivity but add value to the local historic landscape. The proposed access track route would be microsituated to avoid these buildings, as far as possible, and the heritage assets would be marked out for avoidance during the construction phase.

11.6.6 Each of these heritage assets would be identified by placing high visibility markers 3 m from the outer limit of the visible remains, facing the working area. Any required micrositing of the access track would subsequently be managed to avoid the visible remains and the demarcated areas. The markers would be left in place for the duration of the construction phase and removed on completion of the Proposed Development. Assets for marking out would be identified on the ground by a qualified archaeologist using the baseline information provided in **Appendix 11.1**. Marking out of the assets would be undertaken by the appointed main contractor, who will also be responsible for removing the markers upon completion of the Proposed Development. If these heritage assets cannot be avoided during micrositing of the proposed access track mitigation would be agreed in consultation with THC HET.

11.6.7 There is no requirement for any measures to ensure preservation in situ of any of the other identified heritage assets within the Inner Study Area.

Archaeological Investigations and Recording

11.6.8 Four heritage assets (2b, 4a, 4b and 4h) have been identified that will be directly affected by construction of the Proposed Development; effects that warrant offsetting by archaeological investigation and recording. These heritage assets, one clearance cairn (2b), two building remains (4a and 4b) and a field bank (4h), which cannot be avoided by construction of the Proposed Development would be excavated to a strategy and standard acceptable to THC HET. This may require full excavation of the clearance cairn (2b) and buildings (4a and 4b) and excavation of sample sections across field banks (4h, 4i and 4j). The purpose of the investigations would be to investigate and record the character of the heritage assets, and to recover any material which may help to date the heritage assets.

11.6.9 Investigations and recording of these features would result in the acquisition of archaeological knowledge and result in preservation by record, thereby offsetting the predicted effects and reducing the significance of the predicted adverse impacts.

Watching Briefs

11.6.10 If required under the terms of a planning condition, the scope of any required archaeological watching brief(s) would be agreed in advance through consultation with THC HET in advance of development works commencing and would be set out in the Written Scheme of Investigation (WSI).

11.6.11 Based on the results of the desk-based assessment and field survey, there are no specific areas where construction works are expected to encounter buried archaeological remains. It has been assessed that there is a low potential for hitherto undiscovered archaeological remains to be present within the Inner Study Area.

Monitoring

11.6.12 Post construction monitoring would be carried out to:

- Check that marking out of heritage assets within the Site has been effective and that none of the heritage assets have been disturbed during construction of the proposed substation access track; and
- Check that all markers have been removed from heritage assets following completion of the Proposed Development.

Operation

11.6.13 As the as-built infrastructure would be used to facilitate maintenance, repair and replacement activities, no mitigation is required within the Site in relation to cultural heritage assets during the operational lifetime of the Proposed Development.

11.7 Residual Effects

Construction Effects

11.7.1 For heritage assets within the Inner Study Area, completion of the programme of archaeological mitigation works set out in **Section 11.6** would avoid, minimise, or offset the loss of any archaeological remains that may occur from construction of the Proposed Development.

11.7.2 Taking account of the proposed mitigation set out above, the following residual construction effects have been identified:

- Residual effects of minor significance (not significant in EIA terms) on one clearance cairn (2b), two buildings (4a and 4b) and three field banks (4h, 4i and 4j), as a consequence of recording to a standard acceptable to THC HET.
- Upstanding heritage assets (buildings 4c, 4d, 4f and 4g) that lie close to the proposed substation access track route would be marked off and avoided for the duration of the construction phase. Consequently, no residual effects are predicted on these assets.

Operation Effects

11.7.3 During its operational lifetime, the residual effects of the Proposed Development on the settings of heritage assets in the Outer Study Area would be the same as the predicted effects.

11.7.4 One effect, affecting the setting of one Scheduled Monument, Dun Arkaig, Broch (SM 13662), of heritage value at the national level and of high sensitivity, has been assessed as being of minor significance (not significant in EIA terms).

11.8 Cumulative Effects

- 11.8.1 One Scheduled Monument, Dun Arkaig, Broch (SM 13662), identified within the Outer Study Area (**Figure 11.2**) could experience cumulative impacts on its setting from the Proposed Development in combination with the proposed Skye Reinforcement Project (132 kV overhead line (OHL) connection), which is proposed to converge with the Proposed Development. The proposed OHL connection would follow a similar alignment to an existing wood pole OHL that currently converges with the existing substation. The Proposed Development would be seen along with and in the same arc of view as the proposed OHL connection and at a similar distance from the Scheduled Monument. Both developments would be visible in the same arc of view as the operational Edinbane Wind Farm, although at a slightly lower elevation and backdropped by higher ground. Key views from Dun Arkaig Broch to the west and east along Glen Colbost would not include the Proposed Development and the proposed OHL connection in combination.
- 11.8.2 The cumulative impact on the setting of Dun Arkaig, Broch from adding the Proposed Development to a baseline including the proposed Skye Reinforcement Project is assessed as being of **minor** significance (not significant in EIA terms).
- 11.8.3 The integrity of the broch's glen setting, and its landscape surroundings would not be compromised, and the broch's cultural significance would not be appreciably diminished by the cumulative impact.

11.9 Summary and Conclusions

- 11.9.1 A desk-based assessment and walkover field survey have been carried out for the Proposed Development. The assessment has been informed by comments and information supplied by HES and THC HET.
- 11.9.2 Four heritage assets have been identified in the Inner Study area. These are associated with medieval or post-medieval settlement and agrarian activities. No prehistoric remains have been identified within the Inner Study Area.
- 11.9.3 An assessment of the identified heritage assets, and consideration of the current and past land use, within the Inner Study Area, suggests that there is a low to moderate likelihood of hitherto unidentified remains or medieval/post-medieval date being present in the Site. Given the land take required by the Proposed Development, it is considered that the potential for further archaeological discoveries is low.
- 11.9.4 It is assessed that there is potential for construction works within the Inner Study Area to result in direct effects on elements of two heritage assets, clearance cairns (2) and former township (4). In the absence of mitigation, the direct effects are assessed as being potentially of moderate significance (significant in EIA terms).
- 11.9.5 Mitigation measures have been set out that would avoid or reduce the predicted effects and residual construction effects of no more than minor significance (not significant in EIA terms) have been identified.
- 11.9.6 There would be effects of minor significance (not significant in EIA terms) on the setting of one Scheduled Monument (Dun Arkaig, Broch (SM 13662)).
- 11.9.7 The cumulative effect of the Proposed Development in combination with other cumulative developments in the vicinity is considered to be not significant.

APPENDIX 11.1: CULTURAL HERITAGE ASSETS IN THE INNER STUDY AREA

This appendix provides details on the heritage assets recorded in the Inner Study Area¹ identified through the desk-based assessment and walk-over field survey, together with an assessment of their heritage sensitivity.

The appendix should be read in conjunction with **Chapter 11: Cultural Heritage**. The locations, and extents, of the recorded heritage assets are shown on **Figure 11.1**.

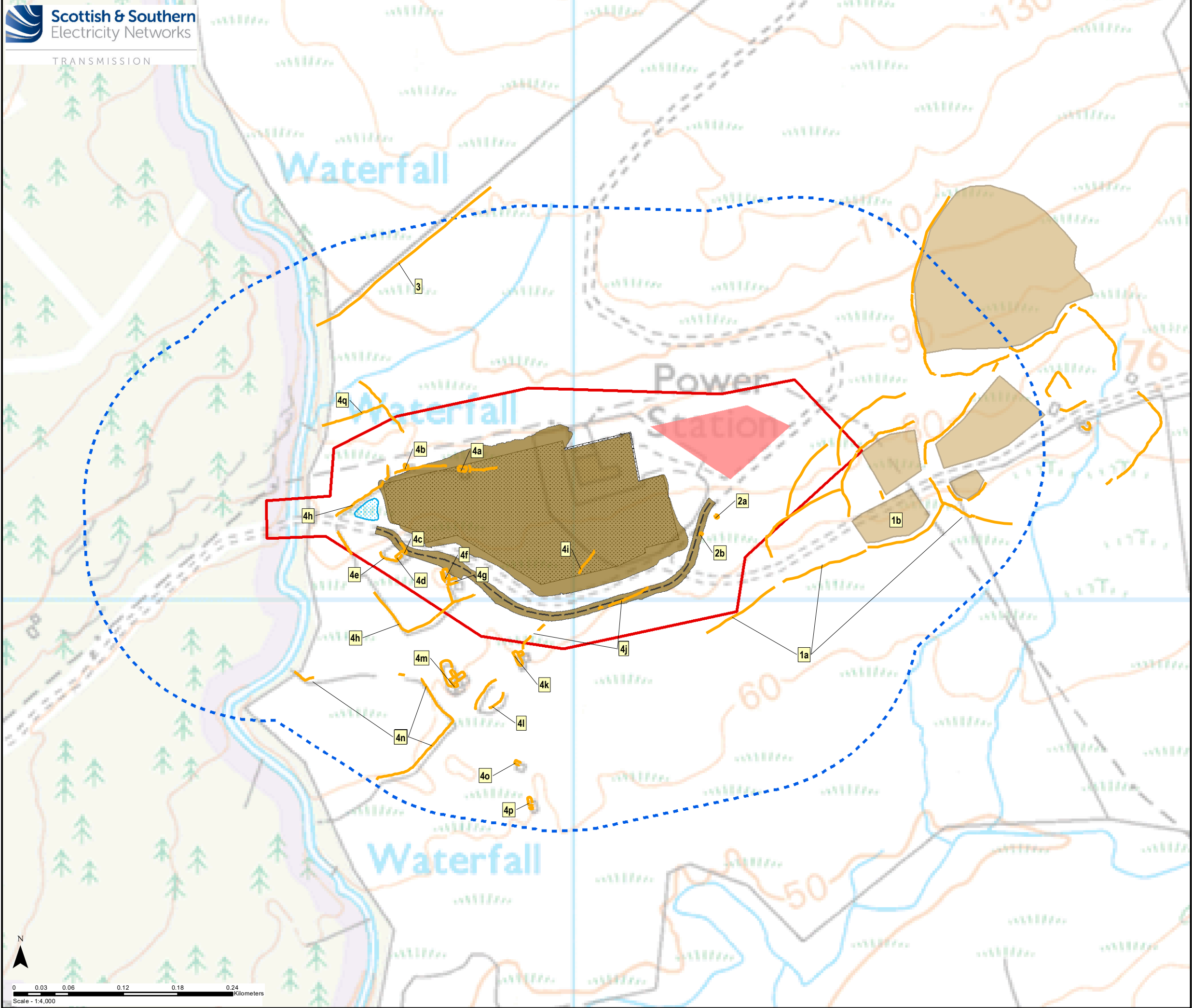
Asset no	Asset name	HER / NHRE no	Easting	Northing	Asset description	Heritage sensitivity
1	Field System	-	135407	844185	<p>Field survey identified the remains of several stone and turf field banks and four areas of lazy beds forming part of a number of irregular shaped cultivation fields and likely associated with a township or farmstead that survives at Glen Vic Askill just outside the study area.</p> <p>1a – (135285, 844118) twelve sinuous turf and stone field banks or sections of field banks spread over an area measuring c.360 m by c.350 m and surviving on either side of the farm track that leads to Glen Vic Askill farm. The banks varied in condition and size ranging from 1 m-2 m wide and 0.6 m-0.3 m high.</p> <p>1b – (135453, 844185) Four areas of former lazy beds enclosed by fragments of field banks (1a). The lazy beds are generally poorly preserved and, in most cases, only the faint outline of the beds was visible, generally the beds measured 2 m-3 m wide and 0.2 m-0.3 m high.</p>	Low
2	Clearance Cairns	-	135158	844091	<p>Field survey recorded the presence of two poorly preserved clearance cairns in an area of rough pasture immediately east of a farm access track.</p> <p>2a - (135158, 844091) clearance cairn measuring 2.5 m-3 m in diameter and 0.2 m-0.3 m high.</p> <p>2b - (135141, 844071) clearance cairn measuring 1.5 m-2 m in diameter and 0.2 m-0.3 m high.</p>	

¹ Inner Study Area: the Site boundary plus a 200 m buffer

Asset no	Asset name	HER / NHRE no	Easting	Northing	Asset description	Heritage sensitivity
3	Head Dyke	-	134811	844370	<p>Field survey recorded what appears to be the remains of a head dyke running from the Allt Ruairidh River to the northeast in an area of rough pasture to the north of Glen Ose (4) township.</p> <p>The head dyke comprises a stone and turf field bank measuring 2 m-3 m wide and 0.5 m high (max) covered in dense reeds.</p>	
4	Township, Cultivation Remains	MDG 5070	134900	843960	<p>The HER entry records that a township annotated 'Glen Ose', centred at NG 349 439 was cleared in 1841 by Gibbon, factor to Macleod. The township is shown as deserted on the Ordnance Survey first edition map (Isle of Skye & c. Inverness-shire, 1881, Sheet XXVIII, 6 inches to one mile). It is depicted as comprising seven unroofed buildings and two enclosures, while nine unroofed buildings and two enclosures are shown on the 1992 Ordnance Survey 1:10,000 map.</p> <p>Field survey by the Ordnance Survey in 1961 recorded that the township comprises four ruined houses with byres and outbuildings, and some yards. Lazy beds exist on both side of the River Ose nearby. Later survey carried out by the Royal Commissions of Scotland (RCAHMS) in 1996 recorded that the township comprises seven unroofed buildings and two enclosures.</p> <p>Field survey for this project recorded the presence of ten buildings, four enclosure and several sections of field banks which likely originally formed a field system associated with the township.</p> <p>4a – (134879, 844144) rectangular dry-stone building aligned east to west and measuring 7 m long by 4 m internally with walls 1 m thick and 1 m high (max). A possible entrance is visible at the east end of the building. A section of curved bank is visible c.5 m to the east of the building (1 m wide and 0.5 m high) which appears to form a possible small yard at the east end of the building.</p> <p>4b – (134817, 844145) small rectangular dry-stone building aligned north to south and abutting enclosure/field bank (4h). The building measures 2 m long by 1.5 m wide internally and is covered in reeds.</p> <p>4c – (134814, 844054) long rectangular dry-stone building aligned northwest to southeast and measuring 2 m wide internally. The northwest end of the building has been disturbed and the full extent of the building is not known. The walls of the building are c.1 m thick and 1 m high (max) at the southeast end. What appears to be</p>	Low

				<p>the remains of a D-shaped kiln (measuring 2 m wide by 1 m deep) survive within the southeast end of the building suggesting that this was originally a kiln barn.</p> <p>4d – (134809, 844047) rectangular dry-stone building aligned northwest to southeast and located c.1 m south of building (4e). The building measure c.7 m long and 3 m wide internally with walls c.1 m thick and 0.8 m high (max) and with a possible entrance at the northeast end.</p> <p>4e – (134796, 844044) section of curvilinear turf and stone field bank (1 m wide and 0.5 m high) running from 134788, 844052 to 134808, 844043 and terminating at building (4d). The western end of the bank peters out in an area of rough pasture. It appears that this bank likely formed a roughly oval shaped enclosure to the west of buildings (4c and 4d) but the northern side of the enclosure has been disturbed by later farming activity.</p> <p>4f – (134861, 844028) rectangular dry-stone building aligned NNW to SSE and measuring c.9 m long by 4 m wide internally. The walls measure 1 m thick and 0.6 m high and an entrance is visible at the east side.</p> <p>4g – (134868, 844020) rectangular dry-stone building aligned ENE to WSW and measuring c.6 m long by 3 m wide internally. The walls measure 0.5 m thick by 0.6 m high and an entrance is visible at the west end.</p> <p>4h – (134749, 84406) several sections of turf and stone field bank forming what appears to have formed part of a rectangular or square enclosure surrounding buildings (4a -4d, 4f and 4g). The sections of field bank defining the enclosure survive in varying condition along, ranging from 1 m-2 m wide and 0.4 m-0.6 m high. The eastern side of the enclosure no longer survives, and the full extent of the enclosure is unknown.</p> <p>4i – (135016, 844041) short section of possible turf and stone field bank aligned northeast to southwest running for c.30 m and located just north of a farm access track. The bank is very denuded measuring 1 m-2 m wide and 0.2 m-0.3 m high and difficult to distinguish.</p> <p>4j – (134966, 843969) remains of a turf and stone field bank running from building (5k) to the northeast and terminating at a farm access track. The bank is in very poor condition and difficult to distinguish in places having been disturbed by animal trampling. Where it is visible it survives as a denuded bank measuring c.1 m wide (max) and 0.4 m high (max), the best-preserved section of the bank surviving at the western end adjacent to building (4k).</p> <p>4k – (134940, 843934) rectangular dry-stone building aligned northwest to southeast measuring c.14 m long by 5 m wide internally with rounded ends. The walls measure</p>	
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Asset no	Asset name	HER / NHRE no	Easting	Northing	Asset description	Heritage sensitivity
					<p>1 m thick and 0.8 m high, and an entrance is visible on the east side at the south end. A square annex abuts the eastern side, measuring c.4 m by 3 m internally, with walls 0.5 m thick and 0.5 m high.</p> <p>4l – (134910, 843891) remains of roughly oval enclosure defined by a stone and turf field bank. The bank varies in condition, ranging from 1 m-1.5 m wide and 0.3 m-0.5 m high.</p> <p>4m – (134871, 843915) T-shaped dry-stone building with a square annex on its southern side and a rectangular yard to the west. The T-shaped building measures c.14 m long by 10 m wide (at widest part) and is split into three compartments. The walls measure 1 m thick and are 0.9 m high (max). The annex measures 2 m square with walls 0.5 m thick and 0.9 m high. The yard measures 29 m long by 10 m wide and is enclosed by a turf and stone bank, c.1 m thick and 0.4 m-0.5 m high.</p> <p>4n – (134765, 843850) remains of large irregular shaped enclosure or field present to the east side of the Allt Ruairidh River. It measures c. 190 m east to west and 150 m north to south. The enclosure is defined by the remains of a turf and stone bank which varies in condition along its length. The south and east sides of the enclosure are generally well preserved defined by a bank measuring 1.5 m-2 m wide and 0.5 m high, while the north side of the enclosure poorly preserved and the bank along this side has been largely disturbed/destroyed by animal trampling.</p> <p>4o – (13439, 843820) small rectangular dry-stone building aligned WNW to ENE and measuring overall 5 m long by 3 m wide with walls 0.5 m wide and 0.5 m high. An entrance is visible at the ENE end.</p> <p>4p – (134953, 843777) rectangular dry-stone building aligned north to south and measuring overall 8 m long by 4 m wide with walls 1 m thick and 0.6 m high. An entrance is visible at the south end of the east wall. The remains of a small, curved bank or wall (measuring 3 m by 3 m) was identified at the southern end of the building and is possibly the remains of a small yard.</p> <p>4q – (134761, 844201) remains of two stone and turf field banks forming a roughly T-shape structure which likely formed part of a field or enclosure to the east of the Allt Ruairidh River. The banks measure 2 m wide and 0.3 m-0.4 m high and covered in dense reeds.</p>	



- Key**
- Proposed Development Area
 - Study Area (200m)
 - Temporary Construction Compound
 - Substation Cut and Fill Footprint
 - Proposed Substation Access Track
 - Suds Pond
 - Cultural Heritage Asset (Line)
 - Former Lazy Beds

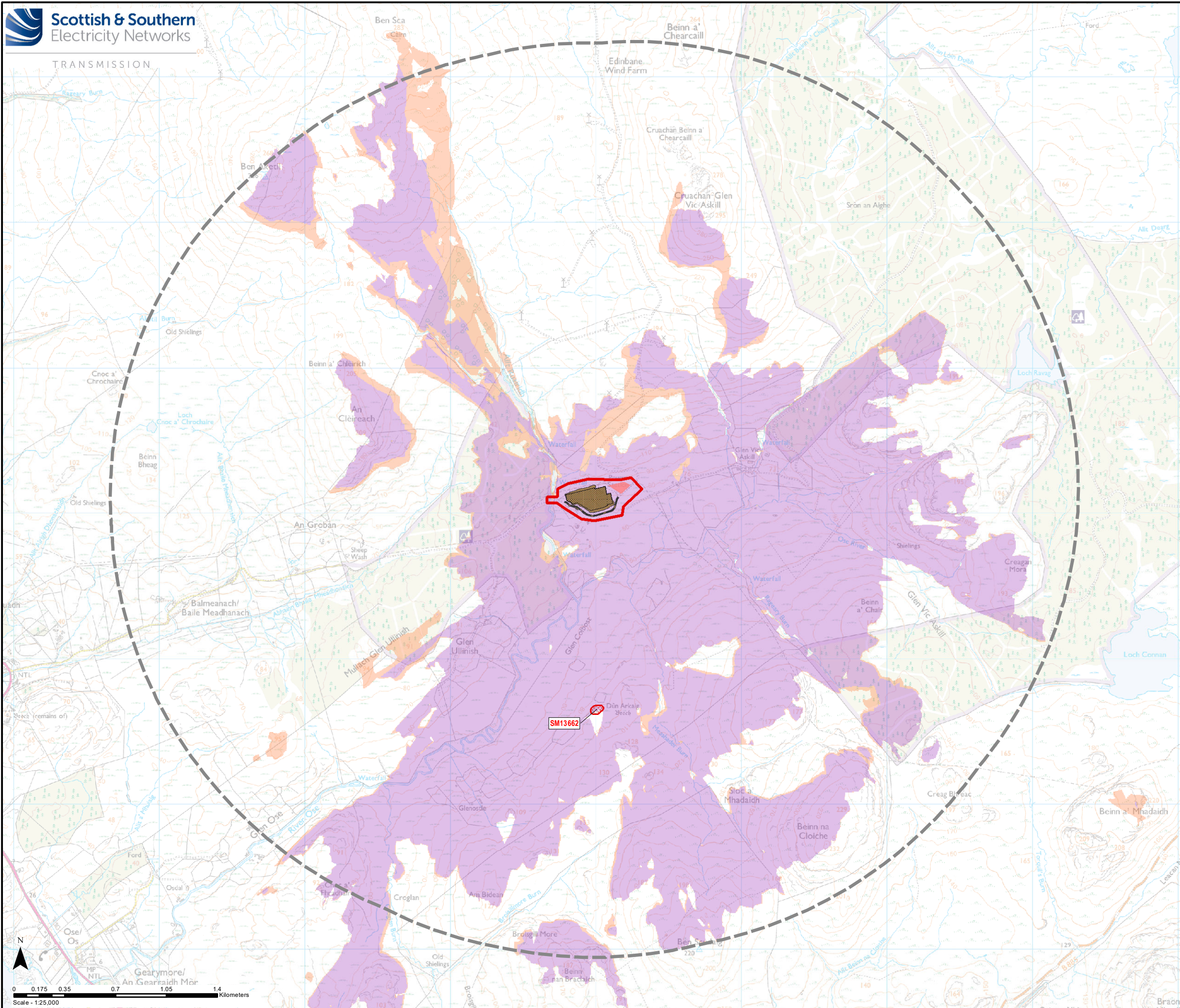
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Project No: LT91
Project: Edinbane Substation Extension
EIA Report

Title: Figure 11.1 - Cultural Heritage:
Inner Study Area

Drawn by: SB Date: 08/12/2022

Drawing: 11.1



Key

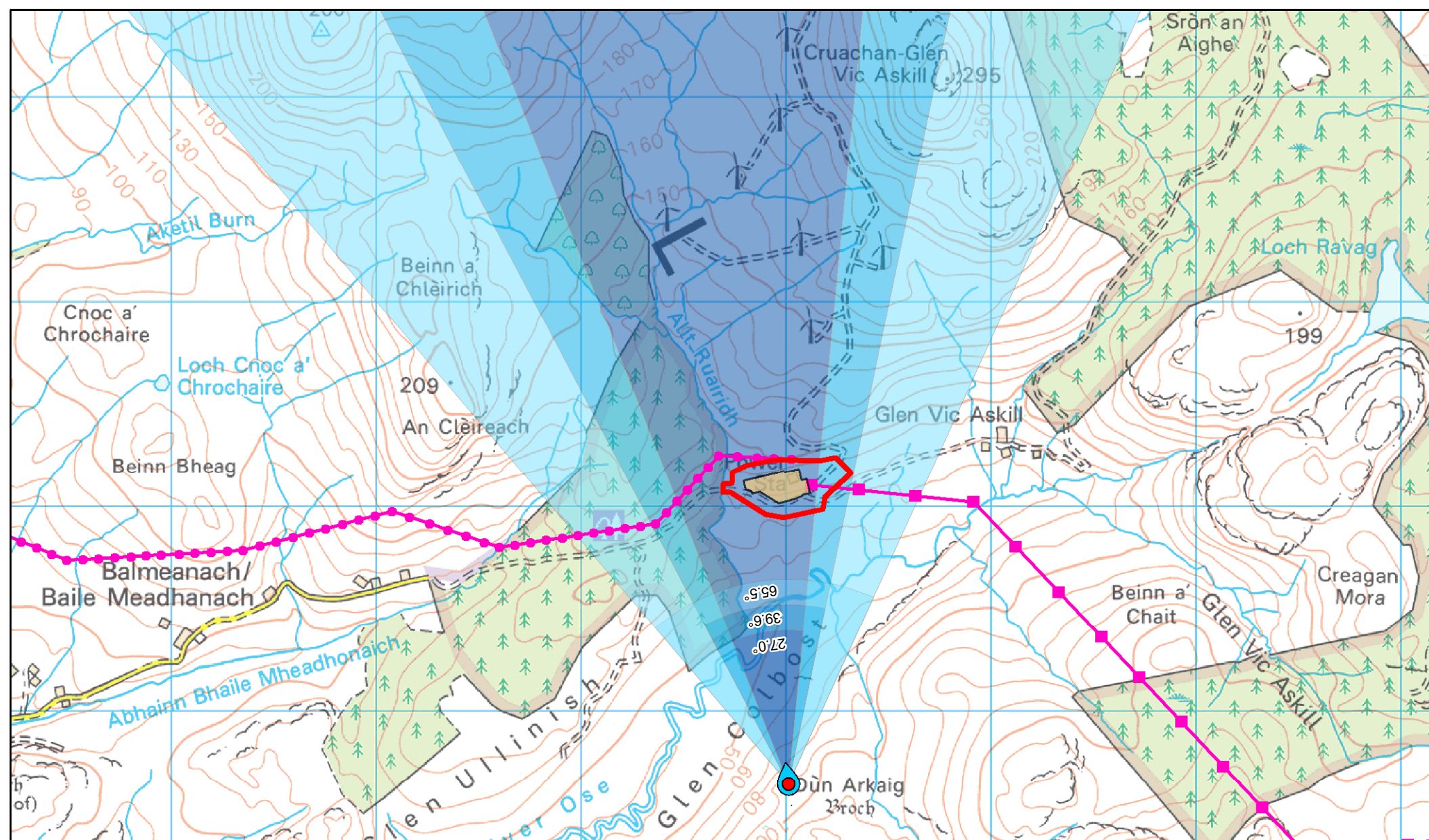
- Proposed Development Area
- Outer Study Area (3km)
- Substation Platform
- Temporary Construction Compound
- Substation Cut and Fill Footprint
- Proposed Track Alignment
- Scheduled Monument
- Zone of Theoretical Visibility (ZTV)
- Fence
- Buildings
- Fence and Buildings

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Project: Edinbane Substation Extension
EIA Report

Title: Figure 11.2 - Cultural Heritage:
Outer Study Area

Drawn by: SB Date: 08/12/2022
Drawing: 11.2



Key

- Proposed Development Area
- Proposed Extension to Substation Platform
- Proposed Wood Pole (Separate Application)
- Proposed Steel Lattice Tower (Separate Application)
- Proposed OHL Alignment (Separate Application)

Grid Ref: 135011 842645 Distance to Scheme: 1.53km AOD: 102.6m



0 1 Km
Scale: 1:25,000 @A3

From the end of the minor Balmeanach road, follow the Core Path through the forest for approximately 2 km, then turn off the track in a southerly direction, walking across open moorland for 1.3 km to Dun Arkaig Broch. This location should only be accessed by people with a good standard of fitness, properly equipped for walking in difficult terrain. Note that it will require crossing of at least one watercourse.

FIGURE 11.3a
Cultural Heritage Visualisation Location - Dun Arkaig Broch

Drawing No. - 122005-D-EIA-11.3a
Revision - 1.0.0
Date - 06/12/2022



Existing View

Terrain model



OS reference: 135011 E 842645 N Distance to Scheme: 1.53km Ground level: 102.6m AOD Direction of view: 352°
 Camera: Sony ILCE 7RM3 Focal length: 50mm vertical (27°) x 28mm horizontal (65.5°) Camera height: 1.5m Date: 16/10/2020 Time: 14:21
 Drawing No. - 122005-D-EIA-11.3B-1.0.0 Date - 13.12.2022

Figure 11.3b - Cultural Heritage Visualisation Location: Dun Arkaig Broch

The images contained on this page are not representative of scale and distance from the actual viewpoint and shows the proposed development in its wider landscape context only.