Ballach Wind Farm
Environmental Impact Assessment Report
Volume 1 – Main Text

Energiekontor UK Ltd

July 2025

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Ballach Wind Farm

Environmental Impact Assessment Report
Volume 1
Chapter 1: Introduction

July 2025

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Date	Version	Prepared by	Checked By	Comments
17/07/25	1	CM	JM	

1 INTRODUCTION

Introduction

1.1 This Environmental Impact Assessment Report (EIA Report) is being submitted in support of an application by Energiekontor UK Ltd (the Applicant) for consent under Section 36 of The Electricity Act 1989 to install and operate a wind farm comprising 20 turbines and associated infrastructure on land approximately 4km northwest of Kilmorack, (the proposed development).

1.2 As the proposed development has a generating capacity exceeding 50MW, consent is provided under Section 36 of the Electricity Act 1989 however deemed planning consent would also be awarded under Section 57(2) of the Town and Country Planning (Scotland) Act 1997 (as amended). The Applicant in this instance requests that there is a ten-year consent implementation period (instead of the usual three) to allow for any grid related delays, should the proposed development be consented. This reflects the current situation with extensive grid delays and long-lead in times for connection.

1.3 The site location is contained within Figure 1.1, and full description of the proposed development is contained within Chapter 3: Project Description. For the purposes of this EIA Report, candidate turbines of up to 230m to blade tip have been assessed which would provide an associated capacity of approximately 144MW with an additional 5MW of battery storage capacity.

1.4 The approach to EIA Methodology can be understood within Chapter 2 of this Volume, whilst the Design Evolution of the proposed development is contained within Chapter 4. The planning and renewable energy policy context continues to evolve, and a current snapshot is provided within Chapter 5, with an analysis of the planning and policy compliance kept separate to this EIA Report, within a standalone Planning Statement.

1.5 This chapter sets out details with regards to the Applicant, the aims of this EIA Report, its structure, and the brief context to the rest of its content.

The Applicant – Energiekontor UK Ltd

1.6 Energiekontor UK Ltd (EK) is a renewable energy development company, formed in 1999.

1.7 It develops small to medium-sized onshore wind and solar farms throughout the United Kingdom. The company operates seven existing wind farms in the UK and has obtained planning consent for a further nine projects. Energiekontor also has several other wind and solar projects at various stages of the development process throughout the UK.

1.8 Energiekontor UK Ltd is part of the Energiekontor Group. The parent company, Energiekontor AG, was established in 1990 in Bremerhaven in Northern Germany. It has since grown to become one of the leading wind energy companies in Europe and is active in Germany, France, Portugal, the USA and the UK. The company has obtained consent

and built 118 onshore wind farms in Europe and commenced construction of the first 'no-subsidy' wind farm in the UK, Withernwick II in East Riding, Yorkshire.

Purpose of the EIAR

1.9 The EIA Report includes a description of the Proposed Development, the location of the development, and its design evolution; summarises the findings of a comprehensive study of potential environmental effects; and, where adverse effects are identified, measures to avoid, reduce, or remedy such effects are described. At the time of the assessment for the proposed development, the EIA Report considers the likely significant effects (both beneficial and adverse) on the environment, identified in the EIA, during the construction, operational and decommissioning phases. In addition, any likely significant cumulative effects with other developments have also been considered within this EIA Report.

Structure of the EIAR

1.10 The EIA Report has been presented in four volumes as follows:

- Volume 1: Written Statement, contains the main environmental assessment text, providing an assessment of the likely significant effects as per the requirements of the Electricity Works (Environmental Impact Assessment) (Scotland) Regulations 2017 ('the EIA Regulations');
- Volume 2: Figures, contains the primary graphics, maps, drawings and illustrations to accompany Volume 1;
- Volume 3: Visualisations is a volume which contains the visualisations provided for visual assessment to accompany Chapter 6: Landscape and Visual and Chapter 11: Cultural Heritage; and
- Volume 4: Technical Appendices presents a volume of appendices to complement Volume 1, including technical reports, supplementary assessments and results of fieldwork.
- Volume 5: The Highland Council Visualisations

1.11 The EIA Report should also be read in context with the following standalone documents:

- EIA Non-Technical Summary (NTS) which summarises the main findings of the EIA Report in accessible language;
- Planning Statement, which provides an assessment of policy compliance in relation to the Development Plan and other important material policy considerations;
- Pre-Application Consultation Report (PAC Report) which sets out the approach and results of public engagement; and
- Design and Access Statement (DAS) which illustrates the approach to design and access.

1.12 Volume 1 of the EIA Report contains the following introductory and technical chapters:

- Chapter 1: Introduction;
- Chapter 2: EIA Methodology;

- Chapter 3: Project Description;
- Chapter 4: Design Evolution;
- Chapter 5: Renewable Energy and Planning Policy;
- Chapter 6: Landscape and Visual;
- Chapter 7: Cultural Heritage
- Chapter 8: Ecology;
- Chapter 9: Ornithology;
- Chapter 10: Geology, Hydrology, Hydrogeology and Peat;
- Chapter 11: Noise;
- Chapter 12: Transport and Access;
- Chapter 13: Socio-economics and Tourism;
- Chapter 14: Other Issues; and
- Chapter 15: Schedule of Mitigation.

The EIA Team

1.13 As per the requirements of the EIA Regulations, the EIA Report has been prepared by competent experts in their respective fields. The introductory sections of each technical chapter (Chapter 6 to Chapter 14) have been prepared by external consultants and the expertise and credentials of these consultants is laid out.

1.14 The following consultancies have prepared the technical chapters listed above:

- WSP
- Pell Frischmann
- Greencat Renewables
- RPS
- Wildlife Consulting

1.15 All other chapters have been prepared by the Applicant's Project Manager, Calum Morris. Calum is an experienced Project Manager and Town Planner and holds an honours degree in Town Planning. He has approximately 13 years of experience in EIA and planning.

Summary of the Proposed Development

1.16 The proposed development is fully described within Chapter 3: Project Description, however in brief contains the following components:

- 20 turbines;
- Associated turbine compound areas including foundations and hardstanding areas for erecting cranes at each turbine location;
- On-site tracks connecting each turbine;
- New and upgraded watercourse crossings;

- On-site substation;
- Underground cables linking the turbines to the substation, typically along internal tracks;
- An Energy Storage Compound to store batteries to a 5MW capacity which would be within the construction compound footprint;
- Formation up to 3 new borrow pits for the extraction of stone on-site (indicated on Figure 3.1);
- A temporary construction compound including provision for onsite concrete batching; and
- Outline Habitat Management provisions as proposed within Technical Appendix 8.4 within Volume 4 of this EIA Report.

1.17 The red line boundary provided within Figure 1.1 within Volume 2 of this EIA Report is referred to as 'the site boundary', whilst everything within that boundary is referred to as 'the Site' and occupies approximately 1267 hectares (ha).

Contacts for Further Information and Consultation

1.18 Copies of the full EIA Report and its associated standalone documents can be found on the Energy Consents Unit website by searching for Ballach Wind Farm. In addition, updates including a link to the case file are provided at https://energiekontor.co.uk/our-projects/ballach-wind-farm

1.19 Alternatively, the Project Manager can be contacted for copies as appropriate. There is no charge for provision of electronic documents or hard copies of the Non-Technical Summary on request.

1.20 Full printed copies can also be requested. Due to the size and cost of printed documents, charges for these are as follows:

- Volume 1 – Main Text: £50
- Volume 2 - Figures: £300
- Volume 3 – NatureScot Visualisations: £500
- Volume 4 – Technical Appendices: £200
- Volume 5 – THC Visualisations: £500

1.21 Requests should be made to Calum Morris, Project Manager, Energiekontor UK Ltd, ballachwindfarm@energiekontor.com

1.22 Any representations to the application may be submitted:

- via the Energy Consents Unit website at: www.energyconsents.scot/Register.aspx;
- by email to the Scottish Government Energy Consents Unit mailbox at representations@gov.scot; or
- by post to the Scottish Government, Energy Consents Unit, 4th Floor, 5 Atlantic Quay, 150 Broomielaw, Glasgow, G2 8LU.

Ballach Wind Farm

Environmental Impact Assessment Report
Volume 1
Chapter 7: Cultural Heritage

July 2025

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7 CULTURAL HERITAGE

Introduction

7.1 This chapter considers the potential effects of Ballach Wind Farm on Cultural Heritage. It should be read with reference to the Project Description in EIAR Volume 1, Chapter 3.

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

7.3 This chapter is supported by the following figures as contained within Volume 2: Figures:

- Figure 7.1: Designated Heritage Assets and the Zone of Theoretical Visibility (ZTV)
- Figure 7.2: Non-designated Heritage Assets

7.4 The chapter is supported by the following visualisations as contained within Volume 3: Visualisations:

- Visualisation 7.1 CHVP1 Wireline views from Brahan GDL (GDL00068; A12)
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7.5 The chapter is supported by the following Technical Appendices (as set out within Volume 4: Technical Appendices):

- Appendix 7.1 Cultural Heritage Background and Gazetteer
- Appendix 7.2 Cultural Heritage Assessment

7.6 Other relevant chapters include Chapter 3: Project Description, Chapter 4: Design Evolution, and Chapter 6: Landscape and Visual.

7.7 The author of this chapter, Kristian Evans BA (Hons) MSc, is an experienced Cultural Heritage and Archaeology Consultant with over six years of relevant experience in the preparation of EIA reports for a range of developments.

Legislation, Policy and Guidance

Legislation

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

- Scotland's National Planning Framework 4 (NPF4) (2023);
- Planning Advice Note (PAN) 2/2011: Planning and Archaeology;
- The Electricity Act 1989 – Section 36;
- The Historic Environment Scotland (HES) Act 2014;
- The Historic Environment Policy for Scotland (2019);
- Ancient Monuments and Archaeological Areas Act 1979; and
- Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

Policy

7.9 Chapter 5: Renewable Energy and Planning Policy of the EIA Report sets out the planning policy framework that is relevant to the EIA process and the proposed development. The policies set out include those from the Highland Council Highland-wide Local Development Plan (LDP) relevant aspects of NPF4 (National Planning Framework 4)(2023), Planning Advice Notes and other relevant guidance.

- Highland Council Highland-wide LDP (2012) – Policy 57 – Natural, Built and Cultural Heritage. This policy sets out the council's policy towards assessing development proposals based on their impact on heritage features.
- Highland Historic Environment Strategy (2013) – The purpose of the strategy is to define the Highland Council's approach to the protection of the historic environment through the planning process.
- Inner Moray Firth Local Development Plan 2 (2024) – sets out the council's view on how the plan area should develop over the next ten years and beyond.

Guidance

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

- Environmental Impact Assessment Handbook (HES 2018);
- Designation Policy and Selection Guidance (HES 2020);
- Our Past, Our Future: The Strategy for Scotland's Historic Environment (HES 2023);
- Managing Change in the Historic Environment: Setting (HES 2016);
- Standard and guidance for historic environment desk-based assessment (CIfA 2020); and,
- Standards and guidance for commissioning work or providing consultancy advice on archaeology and the historic environment (CIfA 2020).

Consultation

7.11 As part of the Scoping Report, a consultation exercise was undertaken to inform the design of the proposed development and to seek agreement on potential significant environmental effects that result from the proposed development, as well as the scope of any assessment work required as part of this EIA.

7.12 The Scoping Opinion was received from the Highland Council on 12th November 2024.

7.13 Consultation relevant to the Cultural Heritage assessment was undertaken with the Highland Council and HES who commented on aspects of methodology, sources of information, scope of assessment and cumulative development. A summary of these consultation responses is provided in Table 7.1.

Table 7.1: Consultation Responses

Consultee	Date Received	Consultation Response	Where and how is this addressed?
HES	31st October 2024	HES stated within their scoping response that the proposed development may have significant adverse impacts on Scheduled Monuments and GDLs due to the visibility of the proposed development from key views. HES also stated that based on the information provided the impact of the proposed development on five Scheduled Monuments may be significant enough to warrant objection. HES recommended that additional designated assets outside of the proposed 10km study area be included within the assessment due to the potential for them to experience significant	Consultation with HES was agreed with regards to the visualisations being produced to support the assessment. Currently photomontages and wirelines are being produced for nine designated heritage assets within the study area which may experience significant effects as a result of the proposed development. Additional assets outside of the 10km study area have been included within the assessment in line with the guidance from HES.

Consultee	Date Received	Consultation Response	Where and how is this addressed?
		effects. HES recommended that visualisations be produced to aid the assessment and recommended that further consultation with HES be undertaken.	
The Highland Council	12th November 2024	The Highland Council stated within their scoping response that the Environmental Impact Assessment Report (EIAR) needs to identify all designated sites which may be affected by the proposed development. The assessment should contain a full appreciation of the setting of historic environment assets and likely impact on their settings, which should be informed by appropriate visualisations.	The assessment has considered all designated heritage assets which may be impacted through desk-based study and the use of the ZTV. Appropriate visualisations will be produced to help inform on the likelihood for significant effects to occur on designated heritage assets potentially impacted.
The Highland Council	25th March 2025	Within the PREMAJ the Highland Council reiterated the advice given by HES in their scoping response. The Highland Council also recommended a walkover survey be carried out to inform on the archaeological potential of the proposed development. The Highland Council advised that a Written Scheme of Investigation (WSI) may also be required alongside a Post Excavation Research Design (PERD) if any archaeological works reveal the need for post excavation analysis.	A walkover survey of easily accessible areas within the proposed development has been carried out in order to inform this assessment. Mitigation has also been recommended within the relevant section which includes a walkover of all turbine locations, a Written Scheme of Investigation (WSI) for archaeological monitoring, and inclusion of archaeological constraints within the Construction Environmental Management Plan (CEMP).
HES Historic Environment Scotland	2nd July 2025	HES stated that after a site visit they were able to confirm that views from Dun Garbhlaich (SM2422) to the west are not a key part of the monument's setting. As such, visualisations from the monument towards the proposed development are no longer required. A wireline was requested from the approach to the monument from the southeast, taken as the monument becomes visible	A wireline has been produced from NH 48451 45470 just to the southeast of Dun Chliabhain looking towards Dun Garbhlaich. As requested, a wireline will be produced from the approach to Dun Garbhlaich looking towards the monument as it becomes visible.

Consultee	Date Received	Consultation Response	Where and how is this addressed?
		when walking up the line of the An Leth-alt. HES also requested that the visibility of the development from Dun a Chliabhain looking towards Dun Garbhlaich is assessed by bare-earth wireline.	

Assessment Methodology and Significance

Scope of Assessment

7.14 The scope of the assessment is to:

- describe the assessment methodology and significance criteria used in the assessment;
- describe the cultural heritage baseline and identify heritage assets that have the potential to be impacted upon;
- assess the potential effects during construction and operation, including direct and cumulative effects;
- describe the mitigation and, where appropriate, monitoring measures proposed to address likely significant effects; and
- describe the residual effects remaining following the implementation of mitigation.

Effects Assessed in Full

7.15 The following effects were considered to be potentially significant in relation to Cultural Heritage at the scoping stage and have been assessed in full within this chapter:

- Potential significant effects via change within the setting of designated heritage assets during operation will be scoped in to the assessment.
- The direct physical impacts on non-designated heritage assets within the proposed development boundary discussed above, will be scoped in to the assessment.

Effects Scoped Out

7.16 As there are no designated heritage assets within the proposed development, and due to the temporary nature of construction impacts on changes within the setting of heritage assets, construction phase impacts on designated heritage assets will be scoped out of the assessment.

7.17 It is not anticipated that significant effects through change to setting on non-designated heritage assets will arise as a result of the proposed development during construction or operation.

7.18 It is not anticipated that there would be any indirect or secondary impacts from the construction or operation of the proposed development, therefore the assessment of indirect impacts on all heritage assets has been scoped out. All physical impacts and changes within the setting of heritage assets are assessed as direct impacts.

7.19 It is not anticipated that there would be any impacts during decommissioning of the proposed development as physical impacts to heritage assets within the proposed development boundary would already have been realised during construction.

Cumulative Effects

7.20 The following assessment has been undertaken in line with the methodology in Chapter 2: Cumulative Effects. Figure 6.12: Cumulative Wind Farms within 45km displays the locations of existing and proposed windfarms in relation to the proposed development. Those windfarms located beyond 10km from the proposed development have been scoped out of the cumulative assessment, as they will not share any receptors with the proposed development. Cumulative assessment has also been scoped out for heritage assets for whom the significance of effect as a result of the proposed development has been assessed as **Negligible Adverse** or less, as the cumulative effect would remain not significant. The assessment of developments scoped in to the assessment is provided in the cumulative effects section below.

Study Area

7.21 The proposed development boundary, as described within Chapter 3: Project Description, forms the basis for the identification of heritage assets that could receive direct physical impacts arising from the proposed development. The proposed development boundary and study area are depicted in Figure 7.1.

7.22 A study area of 10km for Scheduled Monuments, Category A Listed Buildings and Gardens and Designed Landscapes was applied to the proposed development to allow for consideration of potential impacts arising through changes within the setting of designated assets. This study area has been informed by HES responses to the Scoping Report and includes selected designated heritage assets that are outside of this defined 10 km study area, due to far-reaching views forming an important part of their cultural significance. Category B and C Listed Buildings were also considered within a 5km study area of the proposed development.

7.23 Known heritage assets within the proposed development and study area have informed the local archaeological and historical baseline context, with this information used to assess the potential for unknown archaeological remains to exist within the proposed development boundary.

Desk Based Study and Data Sources

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

- data on World Heritage Sites, Scheduled Monuments, Listed Buildings, Gardens and Designed Landscapes (GDL), Battlefields, Conservation Areas, and Marine Protected Areas obtained from HES;
- data on other heritage assets was obtained from the National Record of the Historic Environment (NRHE) which is maintained by HES;
- information from The Highland Council's Historic Environment Records (HER);
- readily accessible primary and secondary historical sources for information relating to the area's historical past, including past land use;
- pre-Ordnance Survey (OS) maps of the proposed development area, available online from the National Library of Scotland (NLS);
- first and subsequent editions of OS maps of the proposed development area, examined via the NLS; and
- LIDAR datasets of the general area through NLS.

Field Walkover Survey

7.25 A field survey, comprising visual inspection only, was conducted from the 2nd to 6th June 2025. The purpose of the field survey was to:

- Conduct a walkover of the proposed development in order to confirm the presence of known heritage assets and identify any previously unrecorded heritage assets;
- Visit designated heritage assets within the study area in order to complete a setting assessment.

The key findings from the walkover were as follows:

7.26 The Scheduled Monument Urchany Barrow (SM13523, A38) and surrounding settlement remains were assessed as part of the field walkover survey. These heritage assets are separated from the proposed development by tributaries of the Breakachy Burn. Views from the Scheduled Monument into the eastern part of the proposed development are unrestricted, with no intervening topography or vegetation. The steep topography within the proposed development, blocks views towards the western part of the site. The remains of post-medieval buildings and enclosures were noted surrounding the barrow.

7.27 From Fairburn House (LB14031), Fairburn Tower (LB14030, A19) within the Fairburn GDL (GDL00174, A15) there were no views to the south towards the proposed development as a result of intervening topography.

7.28 No previously unrecorded heritage assets were identified via visual inspection during the field walkover survey, although the western half of the proposed development could not be accessed due to safety concerns.

Assessment of Significance

Sensitivity

7.29 The determination of the cultural significance or value of heritage assets is based on statutory designation and / or professional judgement against the characteristics and

criteria expressed in HES Designation Policy and Selection Guidance and the Historic Environment Policy for Scotland (HES 2020). The criteria used for the determination are presented in Table 7.2.

Table 7.2: Value Criteria

Sensitivity	Definition and Examples
Very High	World Heritage Sites
High	Scheduled Monuments (including proposed sites). Listed Buildings (Category A and B). Battlefields included within the inventory. Inventory Gardens and Designed Landscapes. Conservation Areas containing nationally important buildings (Category A and B). Non-designated heritage assets of scheduled quality and importance, as specified within the local authority HER. Heritage assets of national importance
Medium	Listed Buildings (Category C). Conservation Areas containing buildings that contribute significantly to its historical character. Non-designated heritage assets of regional importance.
Low	Non-designated heritage assets of local importance. Heritage assets compromised by poor preservation and/or poor survival of contextual associations. Buildings of modest quality in their fabric or historical association.
Negligible	Heritage assets with very little or no surviving archaeological interest. Artefact find spots (where the artefacts are no longer in situ and where their provenance is uncertain). Poorly preserved examples of particular types of minor historic landscape features (e.g., quarries and gravel pits, dilapidated sheepfolds, etc).

Magnitude

7.30 The criteria for assessing the magnitude of impact from the proposed development is shown in Table 7.3.

Table 7.3: Criteria for assessing the magnitude of impact on heritage assets

Magnitude	Adverse Criteria	Beneficial Criteria
Major	Loss of most or all key archaeological materials or key historic building elements such that the cultural significance of the heritage asset is totally altered. Comprehensive changes within the setting of a heritage asset such as extreme visual effects, gross change of noise or change to sound quality, or fundamental changes to use or access.	Preservation of a heritage asset in situ where it would otherwise be completely or almost lost. Changes that appreciably enhance the cultural significance of a heritage asset and how it is understood, appreciated, and experienced.

Magnitude	Adverse Criteria	Beneficial Criteria
Moderate	Changes to many key archaeological materials or key historic building elements, such that the cultural significance of the heritage asset is clearly modified. Considerable changes within the setting that affect the character of the heritage asset such as visual change to many key aspects or views, noticeable differences in noise or sound quality, or considerable changes to use or access.	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. Changes that improve the way in which the heritage asset is understood, appreciated, and experienced.
Minor	Changes to key archaeological materials or key historic building elements, such that the cultural significance of the heritage asset is slightly altered. Slight changes within the setting such as slight visual changes to few key aspects or views, limited changes to noise levels or sound quality, or slight changes to use or access.	Changes that result in elements of a heritage asset's fabric or setting detracting from its cultural significance being removed. Changes that result in a slight improvement in the way a heritage asset is understood, appreciated, and experienced.
Negligible	Changes to archaeological materials or historic building elements such that alterations to the cultural significance of the heritage asset are very minor. Very minor changes within the setting such as virtually unchanged visual effects, very slight changes in noise levels or sound quality, or very slight changes to use or access.	Very minor changes that result in elements of a heritage asset's fabric or setting detracting from its cultural significance being removed. Very minor changes that result in a slight improvement in the way a heritage asset is understood, appreciated, and experienced.
No change	Changes to fabric or within the setting that leave cultural significance unchanged.	

Significance of Effect

7.31 The significance of effect is determined as a combination of the cultural significance of the heritage assets and the magnitude of impact from the proposed development. The terms shown in Table 7.4 Significance of Effect Matrix have been used to define the significance of the effects identified and apply to both beneficial and adverse effects. Where two options are provided, the assessment will indicate justification for choosing one level of effect over another.

7.32 For the purpose of this assessment, significance of effects of Moderate or greater are potentially significant in the context of the EIA Regulations and are highlighted in bold in Table 7.4.

Table 7.4: Significance of Effect Matrix

	Sensitivity				
Magnitude	**Very High**	**High**	**Medium**	**Low**	**Negligible**

Major	**Very Large**	**Large** or **Very Large**	**Moderate** or **Large**	**Moderate** or slight	Slight
Moderate	**Large** or **Very Large**	**Moderate** or **Large**	**Moderate**	Slight	Neutral or Slight
Minor	**Moderate** or **Large**	**Moderate** or Slight	Slight	Neutral or Slight	Neutral or Slight
Negligible	Slight	Slight	Neutral or Slight	Neutral or Slight	Neutral
No change	Neutral	Neutral	Neutral	Neutral	Neutral

Assumptions and Limitations

7.33 The desk-based data on which this assessment has been based was extensive but not exhaustive, thus there remains the possibility that there may be heritage assets that have not been identified. The information obtained from data sources listed above were checked in June 2025 and are accurate and up to date at the time of assessment.

7.34 Due to the extensive areas covered by the proposed development, walkover surveys (visual inspections) conducted in June 2025 were targeted to areas of higher potential for visible archaeological remains that may not have been previously recorded. Areas that were not covered by the walkover surveys may contain previously undiscovered heritage assets, which may be visible as above ground archaeological remains, or may be sub-surface.

7.35 Throughout the assessment, the term "woodland" is used to describe areas of mature woodland that form part of the natural landscape and are not part of a commercial plantation for use as timber. The term forestry is used where there is a commercial interest, and the trees could be removed as part of this commercial operation. The assessment has been undertaken with the assumption that trees within forestry will be removed throughout the lifetime of the proposed development and would not provide screening of any visual impacts arising from it.

Baseline Conditions

7.36 The detailed archaeological and historical background related to the proposed development and study area, along with descriptions of the heritage assets that form the baseline for the cultural heritage assessment is provided in Appendix 7.1: Cultural Heritage Background and Gazetteer. The locations referred to are shown in Figure 7.1 Designated Heritage Assets and ZTV, and Figure 7.2 Non-designated Heritage Assets within the proposed development.

7.37 Each entry in the gazetteer has a heritage asset (A) reference number which is used to identify it within the assessment and on the figures. The heritage assets also have a unique identifying number provided by HES and / or The Highland Council HER.

Baseline Summary

Designated heritage assets within the study area and wider landscape

7.38 There are 59 designated heritage assets included within the baseline of this assessment. (See appendix 12.1: Background and Gazetteer for full list). Scheduled Monuments, Category A Listed Buildings and Gardens and Designed Landscapes have been considered within a 10km Study Area of the turbine locations. In Consultation with HES additional assets were also considered that lie outside of the 10km study area. These consist of 42 Scheduled Monuments, five Gardens and Designed Landscapes (GDLs) and five Category A Listed Buildings. Category B and C Listed Buildings were considered within a 5km study area around the turbine locations. There are four Category B Listed Buildings and three Category C Listed Buildings within the 5km study area.

7.39 None of the designated heritage assets are located within the proposed development.

Heritage assets within the proposed development

7.40 There are 12 non-designed heritage assets within the proposed development, primarily cairns and sheiling huts or mounds (see Appendix 7.1: Background and Gazetteer for full list). No non-designated heritage assets are located within the construction footprint of the turbine locations and associated infrastructure or within the footprint of access tracks.

Archaeological Potential

7.41 The archaeological potential across all periods is low to negligible within the proposed development. Whilst the study area contains notable prehistoric and medieval heritage assets, the proposed development lacks evidence of heritage assets from these periods. The steep, boggy terrain with poor drainage likely meant that the area was unsuitable for permanent settlement or intensive land use. The only known heritage assets within the proposed development are of post-medieval origin, comprising shieling huts, stone field boundaries or simple shelters. Any previously unrecorded archaeological remains that may survive within the proposed development are likely to be of low to negligible archaeological value and related to agricultural use.

Identification and Evaluation of Key Effects

Construction Effects

7.42 All ground breaking activities associated within the construction of the proposed development have the potential to directly impact upon heritage assets. Such activities include but are not limited to groundworks, rock breaking, topsoil stripping, ground compaction, access drainage, stockpiling, and storage.

7.43 Construction related activities could lead to the following impacts to heritage assets:

- Complete or partial loss of a heritage asset as a result of ground excavation;
- Damage to a heritage asset as a result of ground excavation;
- Damage to a heritage asset due to compaction; and,

- Damage to a heritage asset as a result of ground vibration caused by construction.

7.44 Impacts arising from changes within the setting of designated or non-designated heritage assets during construction have been scoped out of this assessment as any changes to setting would be temporary.

7.45 For the purpose of this assessment, it is assumed that heritage assets outside the construction footprint of the proposed development would not be physically impacted.

7.46 The design of the proposed development has considered the locations of known heritage assets, and as such there are no recorded, non-designated heritage assets within the construction footprint of the proposed development. The closest known resource is a possible shieling (A64) which is 75m from the access route. As such the magnitude of impact would be No Change on the 12 non-designated heritage assets within the proposed development boundary (A60, A61, A62, A63, A64, A65, A66, A67, A68, A69, A70, A71), resulting in a **Neutra**l significance of effect.

7.47 From the assessment of archaeological potential, it has been assumed that any previously unknown buried archaeological remains within the construction footprint and access tracks would probably be of Low to negligible archaeological value. The construction of the Proposed Development would remove all traces of any archaeological remains discovered and would be a magnitude of impact of Major Adverse. The resulting significance of effect on potential archaeological remains has been assessed as **Slight Adverse**, prior to mitigation. A significance of effect of slight has been assessed as the archaeological value has been assessed as low/negligible.

Operational Effects

7.48 Any potential impacts to cultural heritage assets during the operation of the proposed development would relate to changes within the setting due to the addition of modern infrastructure within the existing landscape. As part of the assessment of potential impacts, the designated heritage assets are shown alongside a bare earth Zone of Theoretical Visibility (ZTV) on Figure 7.1: Designated Heritage Assets and ZTV. The ZTV displays theoretical visibility from each proposed turbine, and was used in the initial assessment to determine the potential for significant effects.

7.49 A full assessment of the designated heritage assets within the baseline, and the resulting significance of effects of the potential impacts, has been detailed within Appendix 7.2: Cultural Heritage Assessment.

Summary of Operational Impacts

7.50 Simple assessments have been carried out for 49 heritage assets, consisting of 33 Scheduled Monuments, 12 Listed Buildings, and four GDLs, where there was low potential for significant effects as a lack of impacts are expected due to one of the following reasons:

- No visibility of the proposed development according to the ZTV;

- Wide landscape views from the heritage asset not contributing to the cultural significance of the heritage asset;
- The area containing the proposed development not forming a key element of the setting of the heritage asset; and
- Views of the proposed development not being possible due to intervening screening such as woodland or buildings etc.

7.51 The simple assessments on 25 Scheduled Monuments, five Category A Listed Building, four Category B Listed Buildings, three Category C Listed Buildings and four GDLs resulted in Neutral significance of effects due to No Change to the cultural significance of the heritage assets. Simple assessments of eight Scheduled Monuments resulted in Slight Adverse significance of effects due to Negligible Adverse impacts through very minor changes within the setting of the heritage assets.

7.52 Detailed assessments were undertaken for the remaining heritage assets where there was a medium to high potential for significant effects. These were determined following an initial assessment, or as a recommendation from HES. The detailed assessments are provided within Appendix 7.2: Cultural Heritage Assessment, where the significance of effect was deemed not significant according to the methodology (Slight Adverse or below). However, due to the nuances within the methodology provided, a Minor Adverse magnitude of impact, on a heritage asset of High cultural significance, has the potential to lead to a significant (i.e., Moderate) effect, and so are detailed within the Chapter with justification provided for the effect level.

Detailed Assessment

7.53 The assessments below relate to heritage assets of High cultural significance that are assessed as having a magnitude of impact of Minor Adverse or above. The designated heritage assets subject to detailed assessment are listed in Table 7.5.

Table 7.5: Designated heritage assets subject to detailed assessment

Designated Heritage Asset Name and Reference	
Urchany, barrow 595, SW of (SM13523, A38)	Dun Garbhlaich, fort, Kilmorack (SM2422, A35)
Dun a Chliabhain, fort (SM2424, A37)	Dun Fhamhair, fort (SM5212, A34)
Dun Mor, fort (SM4979, A39)	Brahan (GDL00068, A12)

Urchany, barrow 595, SW of (SM13523, A38)

7.54 This Scheduled Monument comprises a prehistoric burial mound probably dating to the 2nd millennium BCE. The monument appears to be a bowl barrow within an external ditch and bank, a rare form of burial monument in Scotland. The barrow survives as a prominent, circular, grass-covered mound, built mainly of earth but with some stone visible in its sides. The central mound, which probably contains one or more burials, is approximately 9m in diameter and stands 1.5m high. It is surrounded by a ditch, approximately 3m wide, and an external bank approximately 3.5m wide and standing up to 0.9m high. The monument

is situated on a large glacial drumlin at the head of a glen, at around 220m above sea level, with extensive views to the southwest, southeast, and northeast.

7.55 The monument is of national importance due to its potential to make a significant addition to our understanding of the design and construction of burial monuments, the nature of burial practices, and their significance in Bronze Age and later society. The Urchany barrow is of particular importance as it appears to be a well preserved, rare type of burial monument more commonly associated with the ritual and funerary landscapes in Wessex. The setting of the barrow is an important element in its cultural significance, and the key aspects relate to its close association to nearby stones containing Neolithic rock art, as well as its relationship with the post-medieval township that surrounded it, but respected the barrows footprint. Local, key views would be down the valley, and following the small burn to the southwest, as well as views towards the other non-designated heritage assets in close proximity. The views towards the barrow from the other prehistoric heritage assets would be a potential key element. Wider landscape views would be possible to the east, and there may be intervisibility between the barrow and Dun Mor, fort (SM4979, A40) in this direction as well, suggesting reciprocal views may also be important.

7.56 The proposed development boundary would be c.150m to the northwest of the barrow, with the closest turbine being located 600m to the northwest. The ZTV indicates that 11 to 15 turbines would, theoretically, have partial visibility from the monument. The nearest turbine would be partly screened by the rise in topography between the monument and the turbine. Views towards the monument from the south would include the proposed development in the background (rather than any foreground obstruction or alteration). The extensive views from the monument looking southwest, southeast and northeast, would therefore, not be obstructed by the proposed development.

7.57 A photomontage has been produced (Visualisation 7.8) from the barrow showing views looking towards the proposed development. The visualisations show that eleven turbines would be visible from the barrow, with visibility restricted to the blade tips of four turbines and views towards four other turbines partially blocked by intervening topography. From the barrow looking towards the proposed development, the turbines are dominant in these views to the north and northwest. A photomontage has also been produced from the nearby stones featuring Neolithic rock art (Visualisation 7.9). This photomontage shows that views looking towards Urchany Barrow include ten turbines in the background, though the intervisibility between these two assets is not interrupted.

7.58 The magnitude of impact during operation has been assessed as Minor Adverse. The cultural significance of the monument is primarily derived from its intrinsic characteristics, contributing to our understanding of burial monuments. The proposed development would not impact on this intrinsic characteristic. There would be changes to the setting of the monument as a result of the proposed development, but this is primarily in the periphery of a few key views on approach from the south and in the background of views from nearby stones featuring Neolithic rock art. These changes would not impact on the key views looking southwest southeast and northeast from the asset. As a heritage asset of High cultural significance, the resulting significance of effect would be **Slight Adverse** (not significant). The significance of effect has been determined as not significant as the proposed development would not impact on how the barrow is understood, experienced and appreciated, with the proposed development only visible in the periphery when

looking towards the barrow from the south, and in the background when looking at views from nearby stones featuring Neolithic rock art.

Dun Garbhlaich, fort, Kilmorack (SM2422, A35)

7.59 This Scheduled Monument comprises a D-shaped fort, probably dating to the Iron Age. It is situated on the rocky summit overlooking the east end of Strathglass. The interior of the fort features a jagged rock outcrop and a large, but ruinous, stone-lined well. It is one of a group of four duns (Dun Mor, fort (SM4979, A39); Dun Garbhlaich, fort (SM2422, A35); Dun a Chliabhain, fort (SM2424, A37); Dun Fhamhair, fort (SM5212, A34) which appear to be placed to dominate the passage from the south into the northern Straths.

7.60 No description of the fort, or statement of significance is provided within the listing, but the monument is of national importance due to its potential to make a significant contribution to our understanding of the design and construction of prehistoric defensive monuments. The setting of the fort is an important element of its cultural significance, and in particular the potential views the fort has with other forts in the area that may be contemporary. The monument's position on rising ground to the north and west with commanding views to the south and east suggests that the key visual relationship for the monument is with the coast. The presence of an entrance in the southern arc of the substantial drystone wall, suggest that approaches to the site were from this direction. Reciprocal views between this and other forts, as well as contemporary settlement, are also likely to have been equally important in demonstrating the status and control of the fort's occupants.

7.61 The proposed development would be c.600m to the west of the Scheduled Monument, with the closest turbine located 1.6km to the west of the Scheduled Monument. The ZTV indicates that 11 to 15 turbines would be visible from the monument. Views towards the monument from the east, would include views of the proposed development in the background of the monument. The photomontage and wireline (Visualisation 7.6) indicates that Dun Garbhlaich is not visible from Dun Chliabhain (SM2424, A37), due to a crest of land that sits between the two forts.

7.62 The magnitude of impact during operation has been assessed as Minor Adverse due to slight changes within the setting of the fort. The introduction of the proposed development into the landscape would introduce modern structures into the setting of the monument. However, the proposed development would not interrupt or change any key views the monument has looking south or eastwards towards the coast. The presence of the entrance in the south suggests that the key approach to the monument was from this direction, and the proposed development would only be in peripheral views to the west from this approach. There would be slight changes to key views with closely associated monuments Dun Mor, fort (SM4979, A39); and Dun Fhamhair, fort (SM5212, A34) with the proposed development appearing in peripheral views rather than directly behind. As a heritage asset of High cultural significance, the resulting significance of effect would be **Slight Adverse** (not significant). The significance of effect has been determined as not significant as the proposed development would not impact on how the fort is understood, experienced, and appreciated.

Dun a Chliabhain, fort (SM2424, A37)

7.63 This Scheduled Monument comprises a sub-oval fort, probably dating to the Iron Age, situated on the southwest extremity of a rocky ridge with steep flanks on the northwest, southeast and southwest sides, but with a gradual approach from the northeast. An entrance is discernible in the east arc of the thick stone wall. The monument is one of a group of four duns (Dun Mor, fort (SM4979, A39); Dun Garbhlaich, fort (SM2422, A35); Dun a Chliabhain, fort (SM2424, A37); Dun Fhamhair, fort (SM5212, A34)) which appear to be placed to dominate the passage from the south into the northern Straths.

7.64 An extensive area of broadly contemporary settlement is located to the southeast of the fort comprising a cairnfield, field systems, at least one hut circle and a burial cairn (NRHE ID: 12359). It is likely that the fort has a direct relationship with this asset grouping. A relatively flat area lies to the northwest of the monument until the ground slopes steeply forming a rise on which Dun Garbhlaich (SM2422, A35) is situated. This slope forms a narrow pass with Torr Breac leading northeast toward Gleann Goibhre. The fort was likely situated partly to dominate and control movement from south to north through this natural routeway.

7.65 No description of the fort, or statement of significance is provided within the listing, but the monument is of national importance due to its potential to make a significant contribution to our understanding of the design and construction of prehistoric defensive monuments. The setting of the fort is an important element of its cultural significance, and in particular the potential views the fort has with other forts in the area that may be contemporary. The monument has views over the sloping grounds to the south, and it is likely that these key views relate to the function of the fort. The presence of the nearby settlement is key to the setting of the monument, and the interrelating views are important to our understanding of the relationship between these potential contemporary heritage assets.

7.66 The proposed development sits approximately 1.9km to the west of the Scheduled Monument, with the closest turbine located 2.7km to the west of the Scheduled Monument. The ZTV indicates that 11-15 turbines would be visible from the monument, but due to a rise in elevation between the monument and the proposed development, views of the turbine bases are partially obstructed. The wireline (Visualisation 7.6) produced from the fort that has shown that fourteen turbines are visible from the monument. Only the blade tips of 5 turbines are visible from the monument, and six turbines are partially obstructed by intervening topography. A photomontage has also been produced, which shows that currently much of the development is obstructed by commercial forestry. Views towards Dun Garbhlaich in the direction of the proposed development are obstructed due to a rise in elevation between the two forts, such that there is no intervisibility between the two.

7.67 A photomontage (Visualisation 7.7) has also been produced from the Cnoc na Moine burial Cairn (NHRE ID: 12359) looking towards Dun Chliabhain. From the burial cairn, the proposed development sits to the rear of Dun Chliabhain, with the blade tips of seven turbines visible and one turbine being partially visible. Views between these assets are not interrupted. The photomontage shows that currently views of the development are screened by commercial forestry.

7.68 The existing Fairburn and Auchmore windfarms are visible from the fort, in the same direction as the proposed development, that would increase the angle of view from the fort where turbines are visible. Views towards the fort from the settlement would include the proposed development in the background, and to the west, with the fort itself obstructing views from the prehistoric settlement and cairn (NHRE ID: 12359).

7.69 The magnitude of impact during operation has been assessed as Minor Adverse due to slight changes within the setting of the fort. The introduction of the proposed development in the landscape would introduce modern structures into the setting of the monument, but this would be in the directions that are not key aspects. It would not impact on any key views that the monument has looking south, looking towards other forts in the area to the east and southwest, or with the nearby prehistoric settlement. The proposed development would sit in views to the rear of the key view from Cnoc Na Moine burial cairn towards the monument but is partially obscured due to the topography and is in the distant background. As a heritage asset of high cultural significance, the significance of effect would be **Slight Adverse** (not significant). The significance of effect has been determined as not significant as the proposed development would not impact on how the fort is understood, experienced, and appreciated.

Dun Mor, fort (SM4979, A39)

7.70 The monument is a large sub-oval fort, probably dating to the Iron Age (c. 800BC-AD400), comprising an inner wall and two outer walls. It is situated in a commanding position with a steep ascent on the west, south and east sides and a precipitous drop on the north to the Breakachy Burn. It is one of a group of four duns (Dun Mor, fort (SM4979, A39); Dun Garbhlaich, fort (SM2422, A35); Dun a Chliabhain, fort (SM2424, A37); Dun Fhamhair, fort (SM5212, A35)) which appear to be placed to dominate the passage from the south into the northern Straths. While enjoying extensive views of, and being highly visible from, the fertile lands around Kiltarlity and Strathglass to the south, the fort appears to have been positioned to dominate and control north-south movement through the valley of the Breakachy burn. Directly to the north there is a non-designated extensive settlement likely to be contemporary with the fort.

7.71 The fort is of national importance as a well-preserved example of a prehistoric fort and is of particular interest because of the existence of additional outer defences on the most accessible sides. It has the potential to enhance considerably our understanding of prehistoric settlement and defensive structures. The setting of the fort is an important element of its cultural significance. The key views that the monument has with other forts in close proximity are key aspects to our understanding of the relationship between these forts and how they exerted control over the local landscape. The key views are southwards and to the north where the fort has extensive views along the valley of the Breakachy Burn. The forts entrance is in the southeast, and it is likely that the historical approach to the monument would be from the east or southeast. Views towards the monument from this approach would be a key aspect of the monument. Key views across the nearby settlement are also an important aspect of the fort's setting. Reciprocal views between this and other forts, as well as contemporary settlement, are also likely to have been equally important in demonstrating the status and control of the fort's occupants.

7.72 The proposed development sits approximately 1.5km to the northwest of the fort, with the closest turbine being approximately 1.8km to the northwest. The ZTV indicates that between 6 to 15 turbines would be theoretically visible from the monument. The existing Fairburn and Auchmore windfarms are already visible from the fort looking in the direction of the proposed development, but it would increase the angle of view from the fort, where turbines are visible. The visualisations show that fifteen turbines would be visible from the fort. Three turbines only have visibility towards their blade tips, and eight are partially obscured by intervening topography.

7.73 The magnitude of impact has been assessed as Minor Adverse due to slight changes within the setting of the fort. The operation of the proposed development in the landscape would introduce modern structures into the setting of the monument. However, the proposed development would not interrupt any key views the monument has with the nearby settlement, other forts in close vicinity, or reduce our ability to understand the position the monument held in the landscape. Key views also extend primarily south and north and would not be changed by the proposed development. On the historical approach to the fort from the east, the proposed development would only be present in the background. As a heritage asset of high cultural significance, the significance of effect would be **Slight Adverse** (not significant). The significance of effect has been determined as not significant as the proposed development would not impact on how the monument is understood, experienced and appreciated.

Dun Fhamhair, fort (SM5212, A34)

7.74 The Scheduled Monument comprises an oval fort dating to the Iron Age comprising a thick stone wall, enclosed by a modern dyke. A further rampart and ditch are situated to the northeast. A central causeway through the rampart lends weight to interpretations that the site was approached from the east.

7.75 The monument is of national importance as a well-preserved example of a stone walled Iron Age fortification. It is of particular interest because of the existence of an outer defence work. The monument has the potential to considerably enhance our understanding of prehistoric defensive structures and settlement activity. The setting of the fort is an important element of its cultural significance. The fort is one of a group of four duns (Dun Mor, fort (SM4979, A40); Dun Garbhlaich, fort (SM2422, A36); Dun a Chliabhain, fort (SM2424, A38); Dun Fhamhair, fort (SM5212, A35)) which appear to be placed to dominate the passage from the south into the northern Straths. Any potential views between these forts are a key aspect of its setting. Dun Fhamhair, has by far the most extensive views of the group toward the Beauly Firth, with key aspects related to views in all directions, with the Beauly Firth and Tarradale directly to the east and Gleann Goibhre and Strathglass to the west. Its potential visibility in views from throughout its surroundings would be of equal importance, although it is currently surrounded by commercial forestry. The monument was likely approached from the east and views from this direction looking west towards the monument are a key view.

7.76 The proposed development is located approximately 2.3km to the west of monument, with the closest turbine being 3.3km to the west of the monument. The ZTV indicates that between 16 to 20 turbines would be theoretically visible from the monument, with the wireline confirming that 16 turbines would be visible from the monument, with only the hubs

of eight turbines being visible, and the remaining only having partial visibility of blades beyond the crest of the hill. The Fairburn wind farm is visible in more distant views to the north of the proposed development. The proposed development would not interrupt any key views the monument has with the nearby settlement, other Duns in close vicinity, or reduce our ability to understand the position the monument held in the landscape. Reciprocal views from Dun Mor, fort (SM4979. A39); Dun Garbhlaich, fort (SM2422, A35); and Dun a Chliabhain, fort (SM2424, A37) looking east towards the monument would also not change. Views towards the monument from the east, which may include the historical approach, would include views of the proposed development in the background.

7.77 The magnitude of impact has been assessed as Minor Adverse due to slight changes within the setting of the fort, primarily being in the background of key views approaching the monument from the east. As a heritage asset of high cultural significance, the significance of effect would be **Slight Adverse** (not significant). The significance of effect has been determined as not significant as the proposed development would not impact on how the fort is understood, experienced and appreciated.

Brahan (GDL00068, A12)

7.78 Brahan is a 17th century designed landscape with 18th and 19th century improvements. The designed landscape hosts a superb collection of specimen trees. The designed landscape has a long association with the Earls of Seaforth and comprises of parkland, woodland and gardens. The designed landscape makes a distinctive contribution to the scenic quality of the locality. Brahan lies on the south-facing slope of Brahan Hill between the small town or Maryburgh and Moy Bridge. The park is bordered to the south by the Conon River and to the north by the A835. The setting of the designed landscape is primarily agricultural, with the surrounding landscape in the valley being mainly farmed. To the east the town of Maryburgh is beginning to encroach into the park. The wider setting of the GDL comprises of upland scenery to the north, west and south. The open landscape allows undisturbed views to the east to the Black Isle, south across to the Aird and west along the Conon River to Strathconon, which form the key views looking outwards from Brahan. There are views towards Fairburn Tower (LB14030, A19) from Brahan and the reciprocal views between these heritage assets are an important element of the setting.

7.79 The proposed development sits 7.3km to the southwest of the GDL, with the nearest turbine being 8.3km to the southwest. The ZTV indicates that between 16 to 20 turbines would be theoretically visible from within the GDL, though this varies across the extent of the GDL. A wireline has been produced from the gardens south of the stables (NGR: NH 51138 54638). The wireline shows 16 turbines would be visible from this location within Brahan, with the hubs of nine being visible and the other seven mainly obscured by the crest of the hill. The existing Fairburn and Auchmore windfarms are also visible in this direction. The proposed development sits in the wider setting of the GDL, beyond the more localised setting of the valley in which it sits. From many locations within the GDL there would be no views of the turbines due to intervening woodland, most notably a long strip of woodland along the southwest edge of the GDL along the river Conon. Key views from Brahan are focused to the east to the Black Isle, south to the Aird and west to Strathconon. The proposed development would only be in the peripheral of these views, and the distance from Brahan also diminishes the impact on the setting, with the turbines only being visible in the longest

ranging of views. Similarly the proposed development would only be in the background of views from Brahan towards Fairburn, and would not block any reciprocal views.

7.80 The magnitude of impact has been assessed as Minor Adverse due to slight changes within the setting of the GDL, appearing in background views between Brahan and Fairburn. As a heritage asset of high cultural significance, the significance of effect would be **Slight Adverse** (not significant). The significance of effect has been determined as not significant as the proposed development would not impact on how Brahan is understood, experienced and appreciated.

Mitigation Measures and Monitoring

Construction

7.81 Embedded mitigation measures throughout the design process, have been carried out to avoid impacts on heritage assets. This has included consideration of turbine sitings and construction works to avoid areas of known heritage assets, and siting of turbines to avoid impacts through changes within the setting of designated heritage assets. The alignment of the access tracks is restricted by the topography at the proposed development. is Avoidance of impacts on heritage assets has been considered as a primary response to potential impacts, in line with the policies contained within NPF4 and the requirements of Highland Council, where preservation in situ is the preferred response, and preservation by record the secondary response where heritage assets cannot be avoided.

7.82 No direct impacts on any known heritage assets would occur as a result of the construction of the proposed development. However, it is considered appropriate to recommend measures to mitigate against the potential for impacts on otherwise unknown heritage assets, including subsurface archaeology, that may survive within the proposed development boundary.

Walkover of tower compounds and access tracks

7.83 A supplementary archaeological walkover targeted to all turbine locations and access tracks is required prior to construction. This will identify if there are any unrecorded upstanding remains that would have direct physical impacts to them from the construction phase of the proposed development. Should any upstanding remains be identified, they will be preserved by record through an earthwork survey and archaeological investigations where required.

Archaeological monitoring of main access

7.84 Construction of the main access track from the A831 until it reaches the higher and steeper ground of Beinn a' Chlaonaidh will be subject to targeted archaeological monitoring and recording during groundworks to preserve any archaeological remains by record. No assets are recorded within the route of this access track, but there is higher potential due to the presence of heritage assets within the lower lying ground around the Urchany Barrow (SM13523, A38), where a post-medieval township (MHG23302, A69) is recorded. The archaeological monitoring and recording methodology will be set out in an Archaeological Project Design to be agreed with Highland Council Historic Environment

Team (HCHET) and will follow the standards and guidance from the Chartered Institute for Archaeologists (CIfA 2023). Should the archaeological remains prove to be more extensive and complex, this may require a programme of open area excavation, to be determined by HCHET. Should this be required, groundworks related to construction will temporarily cease in this area to allow for open area excavation and recording following the methodology of the approved Archaeological Project Design.

Demarcation and avoidance of known heritage assets within the proposed development

7.85 There are non-designated heritage assets within the proposed development which are outside of the construction footprint and access tracks. These should not be directly physically impacted during the construction phase of the proposed development. The presence of these heritage assets should be included in the CEMP and communicated to all members of staff on site during the construction phase of the proposed development. If as a result of changes to the proposed design, construction works or access is required within 20m of these heritage assets, then they should be demarcated by an archaeological contractor to make it clear they should be avoided. Demarcation will take the form of visible barriers or fencing placed 5m from the edge of the heritage assets. The methodology and details of demarcation required will be set out within the Archaeological Project Design for the archaeological monitoring, to be agreed with HCHET.

Operation

7.86 No significant effects have been reported on designated heritage assets within the study area as a result of the proposed development. Therefore, no mitigation measures are recommended.

Decommissioning

7.87 No mitigation for decommissioning is recommended as any impacts to heritage assets would already have been mitigated during construction.

Cumulative Effects

7.88 Cumulative effects have been assessed as a result of other proposed windfarms within 10km of the proposed development, as these have the potential for having shared receptors with the proposed development. An assessment of cumulative effects has been carried out on heritage assets for which an impact of minor adverse or worse has been identified in the assessment provided above. Other proposed windfarms that have been assessed for potential cumulative impacts are the proposed Fairburn Extension (ECU00004542), Tarvie extension (ECU00005126) and Carn Coire na Muic (24/05013/FUL).

7.89 The impacts from the proposed development on Urchany Barrow (SM13523, A38) have been assessed as Minor Adverse. Any views that the monument might have to the proposed Fairburn Extension would be to the rear of the proposed development, and so in-combination, the impacts would not increase as the impacts would be within the same view. There are no views to the Tarvie extension from this monument. Only one turbine is

proposed for the Carn Coire na Muic, and this is sufficiently distant to not result in any in-combination impacts. The cumulative significance of effect would be **Slight Adverse** (not significant).

7.90 The impacts from the proposed development on Dun Garbhlaich fort (SM2422, A35) have been assessed as Minor Adverse. Views towards the Fairburn extension would be in the same direction as the proposed development, so in combination, the impacts would not increase as the same views would be impacted further. There are no cumulative impacts from Tarvie extension or Carn Coire na Muic due to the distance of these developments from the monument. The cumulative significance of effect would be **Slight Adverse** (not significant).

7.91 The impacts from the proposed development on Dun a Chliabhain fort (SM2424, A37) have been assessed as Minor Adverse. Views towards the Fairburn extension would be in the same direction as the proposed development, so in combination, the impacts would not increase as the same views would be impacted. There are no cumulative impacts from Tarvie extension or Carn Coire na Muic due to the distance of these developments from the monument. The significance of effect would be **Slight Adverse** (not significant).

7.92 The impacts from the proposed development on Dun Mor, fort (SM4979, A39) have been assessed as Minor Adverse. Any views that the monument might have to the proposed Fairburn Extension would be to the rear of the proposed development, and so in combination, the impacts would not increase as the impacts would be within the same view. There are no views to the Tarvie extension from this monument and the Carn Coire na Muic is sufficiently distant for there to be no cumulative impacts. The cumulative significance of effect would be **Slight Adverse** (not significant.

7.93 The impacts from the proposed development on Dun Fhamhair (SM5212, A34) have been assessed as Minor Adverse. The wireline shows that the Fairburn Extension would be visible in the same direction as the proposed development, but the turbines are mostly obscured from view, only being visible from blade height. In combination, the level of impact would not increase as the view would be impacted to the same level by either development. There are no views to the Tarvie extension or to Carn Coire na Muic. The significance of effect would be **Slight Adverse** (not significant.

7.94 The impacts from the proposed development on Brahan (GDL00068, A12) have been assessed as Minor Adverse. The wireline shows that the Fairburn Extension would only be partially visible in this view, with only three turbines being visible from blade height. In-combination, the level of impact would not increase as the impacts would be in a similar, distant view. There are no views to the Tarvie extension or to Carn Coire na Muic. The cumulative significance of effect would be **Slight Adverse** (not significant.

Residual Effects

7.95 No significant effects on Cultural Heritage have been reported as a result of the proposed development. The residual effects would be the same as the effects stated within the main assessment.

7.96 There are no known heritage assets within the construction footprint of the proposed development, and as such the magnitude of impact remains No Change, resulting in a **Neutral** significance of effect.

7.97 No mitigation has been proposed for the effects on designated heritage assets as a result of the operation of the proposed development, as no significant effects have been identified and due to the nature of the proposed development, screening or otherwise reducing the visual impact is not feasible due to the heights of the turbines. The residual effects on designated heritage assets would be the same as discussed in the main assessment above, **Slight Adverse**.

7.98 Residual effects during decommissioning would be similar to those experienced during construction.

Summary

7.99 There are no designated heritage assets within the site of the proposed development and as such there would be no physical impacts on any designated heritage assets as a result of the proposed development.

7.100 There are 12 non-designated assets within the proposed development. None of the non-designated assets within the proposed development sit within the construction footprint, and as such there would be no physical impacts on these heritage assets. Mitigation in the form of targeted archaeological monitoring, has been recommended based on the potential for unknown archaeological remains to survive within the main access track from the A831. A pre-construction walkover survey of the turbine locations, monitoring of the main access route, and demarcation of known heritage assets are all recommended as mitigation.

7.101 There are 59 designated heritage assets located within the study area and beyond, for this assessment which have been considered for potential effects on their significance as a result of changes within their setting. The potential for significant effects was informed by desk-based research, consideration of a ZTV and where appropriate visualisations. No significance of effect above **Slight Adverse** (Not significant) was reported for any designated heritage assets within the baseline. No mitigation measures have been proposed against the setting effects identified as these have been deemed to not be significant in EIA terms and due to the nature of the scheme, mitigation through screening or other methods is not deemed feasible.

7.102 Residual effects have been assessed as being the same as those identified within the main assessment, with no residual effect higher than **Slight Adverse** (Not significant) reported.

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Appendix 7.1: Cultural Heritage Background and Gazetteer

July 2025

7 INTRODUCTION

7.1.1 This Appendix contains the Cultural Heritage background related to the proposed development, and provides details of previous archaeological investigations, a historical background, the archaeological potential of the proposed development, and a gazetteer of all heritage assets within the baseline.

7.1.2 Each entry in the gazetteer has a heritage asset (A) reference number which is used to identify it within the assessment and on Figure 7.1: Designated Heritage Assets and ZTV and Figure 7.2: Non-designated Heritage Assets. The heritage assets also have a unique identifying number provided by Historic Environment Scotland (HES) and / or The Highland Council Historic Environment Record (HER).

7 CULTURAL HERITAGE BACKGROUND

7.1 Geology

7.1.1 The proposed development is located 4km west of Kilmorack, on the Erchless and Farley Estates, and lies within the Northern Highlands Terrane and is underlain primarily by metamorphic rocks of the Moine Supergroup. These rocks, consisting largely of psammites and pelites, originated as Neoproterozoic marine sediments and were subsequently metamorphosed during the Caledonian Orogeny, a major tectonic event in the Palaeozoic that deformed much of the Scottish Highlands (British Geological Survey, 2025a). Structural features such as tight folding, faulting, and foliation are common, reflecting the region's complex tectonic history. In some areas, these rocks are in contact with older basement rocks such as those of the Lewisian Gneiss Complex, which date back over 2.5 billion years.

7.1.2 The superficial geology underlying the proposed development is shaped primarily by glacial and post-glacial processes from the Quaternary period. During the last glaciations, ice sheets eroded the bedrock and deposited glacial till across the landscape. As the ice retreated, it left behind characteristic features such as moraines, drumlins, and meltwater channels (British Geological Survey, 2025b). Additionally, post-glacial sediments, including alluvium and peat, have accumulated in valleys and depressions, contributing to the area's varied surface deposits and influencing local hydrology and ecology.

7.1.3 From an archaeological perspective, the variation in superficial deposits has implications for past human activity. Areas of well-drained glacial and alluvial soils would have been more favourable for early settlement, agriculture, and routeways. In contrast, the presence of extensive peat deposits suggests areas of persistent waterlogging, which would have limited habitability but may preserve organic archaeological materials such as wooden structures or information on past environments. The geological context directly informs the archaeological potential of the site, particularly where interfaces between dryland and peatland may have attracted episodic use or preserved buried evidence.

7.2 Walkover Survey

7.2.1 A walkover survey was carried out within the proposed development between the 4th and 6th of June 2025. The purpose of the survey was to record any visible archaeological remains, historical structures, or culturally significant landscape elements that might be impacted upon by the proposed development. During the site walkover much of the site could not be visited due to health and safety concerns associated with attempting to traverse the steep topography.

7.3 Previous Archaeological Work

7.3.1 Previous archaeological studies within the proposed development, or immediately adjacent to it comprise a desk-based assessment and five walkover surveys. These have identified a diverse range of heritage assets, including possible prehistoric features, post-

medieval rural settlements and remnants of early modern infrastructure. These are summarised to follow:

- Hughton water mains renewal, Inverness [EHG1072]- A desk-based assessment and walkover survey in 2004. There were 14 archaeological sites identified on the route or close to, the proposed pipeline, mainly related to former agricultural landscapes partly removed due to agricultural improvements in the late 19th century or early 20th century.

- Forest road construction, Erchless Estate [EHG4746]- A walkover survey prior to the construction of new forestry roads on the Erchless Estate was carried out by P Porteous of Finlayson Hughes Solicitors in 1996. A small number of sites, including ruined croft buildings and associated features were noted.

- Walkover survey, Upper Gleann Goibhre, Kilmorack [EHG3897] – A walkover survey was carried out by members of NOSAS in June 2002 to record the archaeological features within the area of Upper Gleann Goibhre. Eighteen archaeological features were recorded, comprising 15 shieling huts, 2 enclosures, and a pen.

- Topographic survey, Urchany, Kilmorack [EHG3790] – A topographic survey of the earthworks of a possible henge at Urchany, Kilmorack was carried out by members of the North of Scotland Archaeological Society (NoSAS) in 2013.

- Walkover and topographic surveys, Urchany, near Beauly [EHG5395] – Walkover and topographic surveys covering approximately four square kilometres at Urchany were carried out by the North of Scotland Archaeological Society (NoSAS) in 2015. A large number of new archaeological sites were recorded, ranging from prehistoric hut circles to post-medieval settlements.

- Scotland's Rock Art Project (ScRAP) – Site visits, measured survey and photography [EHG6169] – A five-year project (January 2017 – December 2021) run by HES and funded by the Arts and Humanities Research Council (AHRC), aimed at improving understanding and awareness of prehistoric rock art in Scotland. In the Highlands, project coordinators trained and worked with the North of Scotland Archaeological Society (NOSAS) to record rock art panels. These panels were subject to detailed recording, including high-resolution digital photography and the creation of accurate 3D digital photogrammetric models.

7.4 Baseline Discussion

7.4.1 There are 71 heritage assets included within the baseline for this assessment, the locations of which are shown on figures 7.1 and 7.2.

7.4.2 There are 59 Designated Heritage Assets included within the baseline for this assessment. Scheduled Monuments, Category A Listed Buildings and Gardens and Designed Landscapes have been considered within a 10km Study Area of the turbine locations. In Consultation with HES additional assets were also considered that lie outside of the 10km study area. These consist of 42 Scheduled Monuments, five Gardens and Designed Landscapes (GDLs) and five Category A Listed Buildings.

7.4.3 Category B and C Listed Buildings were considered within a 5km study area around the turbine locations. There are four Category B Listed Buildings and three Category C Listed Buildings within the 5km study area.

7.4.4 There are 12 Non-Designated Heritage Assets within the proposed development boundary, consisting of post-medieval agricultural remains such as shielings and clearance cairns.

7.4.5 The heritage assets within the baseline are detailed within the gazetteer (table 1.1) and discussed in the context of a timeline of archaeological periods from prehistoric through to modern.

7.4.5.1 Prehistoric Period (13,000 BCE to CE 400)

7.4.6 The study area surrounding the proposed development contains a rich and diverse range of heritage assets, demonstrating continuous and evolving human activity throughout the prehistoric period. These heritage assets reflect the development of settlement, ritual, and defensive practices, offering a detailed picture of prehistoric life in this part of the Scottish Highlands (Highland Council HER, 2025.; Historic Environment Scotland, 2025.)

7.4.7 There are 14 chambered cairns within the baseline, consisting of Clachan Corrach (SM2466; A7), Preas Mairi (SM2397; A9), Brahan Wood (SM3839; A10), Balvaird Wood (SM4741; A14), Drumrunie (SM4565; A17), Muir of Conon (SM4652; A18), Cairn Irenan (SM3122; A20), Carn Glas (SM3213; A21), Balvaird (SM3635; A22), Kilcoy North (SM4606; A25), Kilcoy South (SM4650, A26), Belladrum (SM2435; A50), Belladrum Home Farm (SM3194; A54), and Auchvaich (SM4744, A58) providing substantial evidence of Neolithic funerary practices. These monuments were often placed in elevated or prominent landscape positions and are closely associated with ancestral veneration and territorial identity. The cairns are primarily located on the valley floor between the rivers Beauly and Conon, to the northeast of the proposed development.

7.4.8 Complementing these are henge monuments consisting of Achilty (SM1667; A4), Conon Bridge (SM1666; A11), Dugary (SM3403; A16), and Castle Hill (SM1665; A29) which are believed to have served ceremonial or astronomical functions, further underscoring the spiritual significance of the area during the Neolithic.

7.4.9 A series of standing stones at Windhill (SM3127; A31, SM3128; A32), as well as the barrow at Urchany (SM13523; A38), also likely played roles in ritual activity, land demarcation, or seasonal observation, consistent with wider patterns of symbolic landscape use in prehistoric Scotland.

7.4.10 In addition to the Neolithic chambered cairns and henge monuments, the study area also contains evidence of continued funerary practices into the Bronze Age, demonstrating a sustained ritual use of the landscape. Notably, three round cairns or barrows, (A10, A17 and A38) are attributed to the Bronze Age. These burial monuments represent a shift from the communal burial practices of the Neolithic chambered cairns to more individual or small-group burials typical of the Bronze Age, while still maintaining continuity in the use of prominent or symbolically significant locations, evidence by these monuments being located close to the earlier neolithic cairns.

7.4.11 The presence of these Bronze Age barrows, along with Neolithic standing stones and henge monuments, many of which likely remained visible and culturally important, supports the interpretation of a long-lived ritual landscape. This continuity helps bridge the narrative between Neolithic ceremonial activity and the later emergence of Iron Age fortified settlements, showing an enduring relationship between people, place, and ancestry across millennia.

7.4.12 The Iron Age period saw increasing social complexity, reflected in the emergence of forts, duns, and brochs. Within the study area there are forts at Knock Farril (SM1672; A2), Carn Na Buaile (SM11056; A5), Dun Mor, near Dunmore (SM3107; A33), Dun Fhamhair (SM5212; A34), Dun Garbhlaich (SM2422; A35), Dun a Chliabhain (SM2424; A37), Dun Mor, near Breakachy Burn (SM4979; A39), Corff House (SM3195; A41), and Dun Mor, Ballindoun (SM2423; A46). There is also a broch at Castle Spynie (SM4653; A51), located approximately 10km from the proposed development, and the dun at Erchless Castle (SM5004; A59), is located approximately 650m from the proposed development.

7.4.13 These structures typically occupy high ground, suggesting a strategic approach to defence, social control, and visibility, often overlooking routes and resources in the surrounding valleys. Their construction and location point to hierarchical societies that placed increasing importance on land control and territorial defence.

7.4.14 Settlement activity is further evidenced by enclosures, such as the one at Phoineas Hill (SM4729; A47), located 9km to the southeast of the proposed development, which may represent domestic, pastoral, or ceremonial enclosures used in later prehistory.

7.4.15 The presence of multiple heritage assets with overlapping periods of use, such as Loch Kinellan crannog (SM3987; A3), located approximately 9km to the north of the proposed development, used in both prehistoric and modern times, illustrates the longevity and adaptability of key locations within the landscape.

7.4.16 Collectively, this network of prehistoric heritage assets illustrates how the area around the proposed development functioned as an active and important hub of human activity. The distribution and variety of heritage assets highlight changing economic strategies, spiritual beliefs, and social organization over millennia. The presence of forts, cairns, standing stones, and ritual enclosures in close proximity to the proposed development underscores the area's continued regional significance throughout prehistory.

7.4.17 While all of the heritage assets described above are located within the wider study area, there are no known prehistoric heritage assets recorded within the boundaries of the proposed development itself. However, based on its topographic setting comprising gently sloping, south-facing ground within a broader landscape rich in prehistoric remains it is likely that the lower lying areas of the proposed development area was utilised during prehistory for low intensity agricultural or pastoral activity. Such use would have supported the subsistence strategies of nearby settlements and may have involved seasonal grazing, crop cultivation, or woodland clearance.

7.4.17.1 Pictish Period (CE 300 – CE 800)

7.4.18 From around CE 300 to CE 800, the area around the proposed development was within the territory of the Picts, a Celtic-speaking people known for their distinctive symbol stones and fortified settlements (Wainwright, 1975). Pictish communities lived in small farmsteads and villages, continuing to clear and manage woodland for agriculture and animal husbandry, while relying on forest resources for fuel and materials (Henderson & Henderson, 2004). Fortified hilltop sites were common in the Highlands, serving defensive and territorial functions near strategic forested and riverine landscapes (Armit, 2013). The Picts are famed for their carved stones, decorated with abstract symbols, animals, and mythological scenes, reflecting complex religious and social systems (Laing, 2006).

7.4.19 Although the wider region was part of Pictish territory during this period, there are no known Pictish heritage assets within the proposed development boundary. Based on current archaeological evidence and the character of surrounding landscapes, it is likely that the lower lying areas of the proposed development was used during this period for low-intensity agricultural activity or seasonal grazing, potentially associated with small, dispersed settlements.

7.4.19.1 Medieval Period (CE 800 – CE 1614)

7.4.20 The medieval landscape surrounding the proposed development demonstrates a transition from prehistoric lifeways to increasingly complex and organized Christian and feudal societies. The collection of medieval heritage assets includes ecclesiastical, defensive, agrarian, and ceremonial sites, reflecting diverse aspects of life during this period.

7.4.21 At the core of ecclesiastical development are heritage assets such as Beauly Priory (SM90031; A36), located within Beauly approximately 7km to the east of the proposed development. Beauly Priory was a significant religious centre founded in the early 13th century by the Valliscaulian order. This extensive priory and burial ground formed part of a broader monastic network across the Highlands and had substantial spiritual, cultural, and economic influence across the region during the medieval and post-medieval periods. Nearby, Kiltarlity Old Parish Church (SM5570; A43), located approximately 5km to the southeast of the proposed development and Gilchrist, Old Church of Kilchrist (SM1682; A30), located approximately 8km to the east of the proposed development, reflect the later medieval consolidation of Christian parish structures, marking the deepening religious and administrative control over rural communities.

7.4.22 Defensive and domestic elements from the medieval period are represented by heritage assets such as David's Fort, Balavil Wood (SM2500; A13) a homestead moat located approximately 10km to the northwest of the proposed development, that likely served as a moated farmstead or minor fortified residence, possibly occupied by a local landholder during the 12th–14th centuries. Similarly, the earthwork at Achnasoul (SM13629; A24), located approximately 5km to the northwest of the proposed development, represents another medieval defensive or domestic site, strategically located with visibility over its surroundings, consistent with rural lordship or agricultural control.

7.4.23 Corff House fort (SM3195; A41), while initially a prehistoric site, likely experienced reoccupation or modification during the medieval period, illustrating how older monuments continued to play a role in the spatial strategies of later societies either reused for defence or invested with cultural significance. The fort is located on high ground overlooking the River Beauly, approximately 6km to the east of the proposed development.

7.4.24 The stepped mound at Tom na Croiseige (SM3196; A56), located approximately 8km east of the proposed development, may relate to medieval ceremonial or judicial activity, possibly functioning as a moot hill or symbolic gathering place. Such mounds were commonly associated with early local assemblies, proclamations, or legal customs under the evolving feudal framework.

7.4.25 Although fewer in number than the prehistoric remains, these medieval heritage assets suggest a structured and hierarchical landscape, rooted in landholding, religious practice, and seasonal agrarian cycles. The shift from dispersed ritual landscapes of prehistory to fixed centres of power, worship, and administration is evident in both the spatial and typological characteristics of these sites.

7.4.26 Within the proposed development, seasonal pastoral activity may have been the dominant land use during the medieval period, continuing into and expanding throughout, the later post-medieval period.

7.4.26.1 Post-medieval Period (CE 1624 – CE 1900)

7.4.27 The post-medieval landscape within and surrounding the proposed development reflects a period of significant transformation, driven by shifts in landownership, infrastructure, estate development, and early industrial activity. The distribution and character of the heritage assets from this period point to the region's integration into wider social, economic, and architectural changes unfolding across the Highlands from the 16th to 19th centuries.

7.4.28 Prominent among these are the designed landscapes and elite residences that emerged during the post-medieval period, a reflection of the subdivision of land into private estates. The heritage assets of Castle Leod (GDL00094; A1), Brahan (GDL00068; A12), Fairburn (GDL00174; A15), Beaufort Castle (GDL00052; A45), and Belladrum (GDL00415; A60), are all recorded as Gardens and Designed Landscapes (GDLs), demonstrating the fashion for estate improvement and formal landscape design from the 17th century onwards. These properties often formed the heart of extensive estates, incorporating ornamental planting, woodland management, and productive farmland, and typically centred around Category A listed houses such as Coul House (LB1769; A8), located approximately 8km to the north of the proposed development and Fairburn Tower (LB14030; A19), located approximately 4km to the north of the proposed development; the latter an exceptional surviving example of a 16th-century tower house. While these lie within the wider study area, the landscape around the proposed development area would have been influenced by the estate policies and land use practices developed at these centres.

7.4.29 Evidence of pastoralism and seasonal transhumance in the Highlands during the post-medieval period, and possibly earlier, is captured in the shieling huts at Gleann Goibhre

(A61), Rie Fask in dune (A64) and Allt na Creagach, Kilmorack (A62). These temporary summer dwellings reflect a land-use pattern where people moved livestock to upland pastures during warmer months, a practice deeply embedded in Highland culture and economy across multiple periods.

7.4.30 It is also possible that some of these features or similar structures in the surrounding area date to later periods and may relate to the depopulation of the Highlands during the 18th and 19th centuries, particularly during the Highland Clearances. During this time, many tenant communities were evicted by estate owners to make way for more profitable sheep grazing. The reuse or adaptation of upland landscapes for extensive grazing would have continued the visibility of pastoral structures even after traditional transhumance systems had declined.

7.4.31 The former township located on the access track to the proposed development area may provide physical evidence of this process. Its abandonment may reflect the widespread displacement of rural populations and transformation of land use patterns typical of the Clearance period.

7.4.32 The Beaufort Castle estate (LB8068; A44, GDL00052; A45) exemplifies these broader Highland estate trends, blending military origins with later architectural refinements, and framed by structured parklands. Its proximity to the study area demonstrates the political and economic influences shaping land management near the proposed development, reflecting the role of the Clan Fraser and later proprietors in shaping the local post-medieval environment.

7.4.33 Infrastructure development is represented by a series of bridges that facilitated movement across the region's rivers and glens. Old Bridge, Contin (LB1789; A6), located approximately 9km to the north of the proposed development, Orrin Bridge (LB14020; A27), located approximately 3.5km to the north of the proposed development and Lovat Bridge (LB8083; A40), located approximately 6km to the east of the proposed development, are all within the study area, with Lovat Bridge being of particular note as being Category A listed for its engineering and historical significance. These structures supported the increasing mobility of people and goods during the 18th and 19th centuries, especially as the military and drove road networks were expanded to integrate the Highlands with the rest of Scotland.

7.4.34 Smaller scale but still historically valuable are estate cottages and domestic buildings, including Druim Cottage (LB7127; A48), Smithy Cottage (LB49020; A49), and the Lodge and main house at Aigas (LB7126; A53, LB7125; A55). These Category B and C listed buildings, all located approximately 4km to the southeast of the proposed development, represent the expansion of estate-based housing, often built to serve estate workers, gamekeepers, or as part of agricultural improvement efforts.

7.4.35 Lastly, Kilmorack Manse (LB7124; A42), located approximately 4.5km to the southeast of the proposed development, a Category B listed former clerical residence, underscores the enduring influence of ecclesiastical landholding and religious authority in the post-Reformation period. Its architecture and siting near established parishes link it to earlier religious institutions while marking a new phase of Protestant clerical presence in the region.

7.4.36 Together, these heritage assets portray a post-medieval environment shaped by estate consolidation, architectural refinement, expanding infrastructure, and evolving land-use practices. The proposed development did not remain entirely isolated but would have been focussed on rural, pastoral activity that captures the changes in the Highland way of life.

7.4.36.1 Modern (CE 1900 – Present)

7.4.37 The modern period in the area surrounding the proposed development reflects ongoing social change, religious transformation, rural adaptation, and the preservation or re-use of earlier heritage assets.

7.4.38 The only new, modern development in the study area is the Orrin Dam (LB51708; A28), introducing modern infrastructure and early hydro-electric development, reflecting 20th-century industrial interventions into the post-medieval landscape.

7.4.39 Loch Kinellan crannog (SM3987; A3), originally constructed during prehistory, was reportedly used as a hunting seat by the Earls of Ross in the medieval period and later functioned as a kitchen garden in the 19th century. Its dual designation (Prehistoric/Modern) suggests long-term continuity of interest in the artificial island, including possible 18th or 19th century reinterpretations in line with antiquarian or estate landscaping trends.

7.4.40 Although the modern period is underrepresented in terms of wholly new designated heritage assets, it is nonetheless visible through the adaptation of earlier structures, the ongoing use of traditional land-use systems, and the emergence of heritage consciousness, which began to take shape during the Victorian period and continued into the 20th century. These factors contribute to the composite historical character of the study area, where past and present remain visibly intertwined.

7.4.41 Archaeological Potential

7.4.42 This section discusses the archaeological potential of the proposed development area to contain currently unknown archaeological remains. The archaeological potential is assessed for each chronological period, based on the archaeological and historical background of the area, its geology and topography, the likelihood for evidence of past activity, and considering past disturbance which may have affected survival. For example, the proposed development area may have high potential for the presence of an activity of a particular period, but with low survival. This section also includes professional opinion on the likely cultural significance of such remains, where there is low to high potential for such to be present. For each chronological period where the potential is assessed as negligible, this implies that remains from the period are not anticipated to be present within the proposed development, and an assessment of cultural significance is not made. The assessment of archaeological potential has also been informed by a site visit which included a walkover of the access route and accessible turbine locations.

7.4.42.1 Prehistoric Period

7.4.43 The proposed development has low potential to contain previously unknown prehistoric archaeology. The only known heritage assets within the proposed development are of post-medieval origin and are still upstanding, with no evidence of features having been ploughed out. The proposed development area itself is situated on steep, boggy ground, with poor drainage and challenging topography. These environmental factors would have made the location unsuitable for permanent prehistoric settlement or cultivation. The more level sections of the access track may present slightly greater archaeological potential, as would the area around the Urchany Barrow (SM13523, A38) but overall, the landscape characteristics of the development area suggest low potential for prehistoric remains. No features of archaeological interest were noted within the access route during the site walkover. Accordingly, any prehistoric archaeological remains within the proposed development area would be unexpected and are likely to be isolated archaeological remains related to transient activity, and of low value.

7.4.43.1 Pictish Period

7.4.44 The proposed development has negligible potential to contain Pictish archaeological remains. There is no known evidence of Pictish activity within the study area, and the proposed development is located on the margins of earlier prehistoric and later medieval and post-medieval activity. While Pictish remains elsewhere in the Highlands are typically represented by symbol stones, carved monuments, or settlement near prominent prehistoric features or key routeways, none of these indicators are present within or immediately adjacent to the proposed development.

7.4.44.1 Medieval Period

7.4.45 The proposed development has low potential to contain medieval archaeological remains. The only potential heritage assets from this period are shieling huts, which are still upstanding and have already been recorded. Given the steep, boggy terrain and remote upland setting, the area was unlikely to have supported permanent settlement or significant agricultural activity during the medieval period. The potential for discovering previously unrecorded medieval remains within the proposed development would be confined to additional shielings, field boundaries, or other agricultural remains. These would likely be of negligible to low archaeological value due to their ubiquity and relatively recent origin within the medieval to post-medieval transition.

7.4.45.1 Post-medieval Period

7.4.46 The proposed development has low potential to contain post-medieval archaeological remains. Within the proposed development, the archaeological potential for unknown post-medieval remains is limited and primarily associated with pastoral agricultural use. The topography and geology of the proposed development as steep, upland, and boggy in places, would not have supported intensive or permanent settlement. It is therefore anticipated that any surviving archaeological remains would relate to seasonal or low-intensity land use, such as grazing. Any additional archaeological remains encountered are likely to be small-scale, of vernacular construction, and of limited extent. These would generally be of negligible to low value depending on their preservation and context,

primarily contributing to our understanding of historical pastoral land management in upland Highland landscapes.

7.4.46.1 Modern Period

7.4.47 The proposed development has negligible potential to contain modern archaeological remains. All modern structures, features, and land use changes in the area are already recorded through existing mapping and aerial survey data. No previously unrecorded modern heritage assets were identified during desk-based assessment or the site visit, and given the openness of the landscape and lack of disturbance, it is unlikely that any such features remain undiscovered.

7.5 References

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Cultural Heritage Gazetteer

Table 1.1. Cultural Heritage Gazetteer

Heritage Asset no.	Ref no.	National Grid Ref		Heritage Asset name/ Type	Designation	Description	Period
		Easting	Northing				
A1	GDL00094	248626	859329	Castle Leod	Garden & Designed Landscape	This heritage asset consists of a medieval castle which has a landscape which was mainly developed from the 17th to mid-19th century.	Medieval
A2	SM1672; NRHE 12782; MHG7152	250496	858527	Knock Farril, fort, Knockfarrel, Fodderty	Scheduled Monument	This heritage asset consists of a vitrified hillfort on a ridge that overlooks Loch Ussie from the north. It is sub-rectangular in plan measuring 116m northeast to southwest by 30m northwest to southeast and the wall averages 4.5m in width.	Prehistoric
A3	SM3987; NRHE 12467; MHG43472, and MHG6285	247111	857588	Loch Kinellan, crannog	Scheduled Monument	This heritage asset consists of a crannog, measuring 76m east to west and 36m north to south, rising about 0.6m above the water. It is overgrown with bushes, with only a small section of walling visible at the	Prehistoric/Modern

Heritage Asset no.	Ref no.	National Grid Ref		Heritage Asset name/ Type	Designation	Description	Period
		Easting	Northing				
						west end and becomes accessible from the mainland when the water level is low. Historically, it served as a hunting seat of the Earls of Ross, one of whom hosted Robert the Bruce, and was the departure point for Kenneth MacKenzie's campaign against the Macdonalds between 1485 and 1488. In the 19th century, it was used as a kitchen garden.	
A4	SM1667; NRHE12470; MHG7792	244112	856925	Achilty, henge 180m NE of The Croft	Scheduled Monument	This heritage asset consists of the remains of a Late Neolithic or Early Bronze Age henge. It measures about 9.5m in diameter within a ditch and external bank. The ditch is about 6m broad and broken by an entrance causeway on the east-southeast while the surrounding bank is continuous with no entrance gap.	Prehistoric

Heritage Asset no.	Ref no.	National Grid Ref		Heritage Asset name/ Type	Designation	Description	Period
		Easting	Northing				
A5	SM11056; NRHE12474; MHG7789	241151	856689	Carn Na Buaile fort, 780m NNW of Comrie	Scheduled Monument	This heritage asset consists of a prehistoric fort, visible as a tumbled stone wall defining an oval shape enclosure. It measures approximately 28m by 16m.	Prehistoric
A6	LB1789; NRHE12457; MHG6295	245403	856672	Old Bridge, Contin	Category A Listed Building	This heritage asset consists of a Thomas Telford (1812/3) high arched bridge. It has three wide segmental headed arch rings decreasing slightly in height and span from east to west, triangular cutwaters carried up to parapets height as shallow pilasters.	Post-medieval
A7	SM2466; NRHE12414; MHG7888	248840	856544	Clachan Corrach, chambered cairn 375m E of Beallach Farm	Scheduled Monument	This heritage asset consists of the remains of a chambered cairn. The cairn is polygonal measuring 4m by 3m. There is a pair of low jamb stones on the east, three low side slabs and a pair of portal stones marking as a passage, with one lintel in position.	Prehistoric

Heritage Asset no.	Ref no.	National Grid Ref		Heritage Asset name/ Type	Designation	Description	Period
		Easting	Northing				
A8	LB1769; NRHE105490; MHG14110	246249	856404	Coul House	Category A Listed Building	This heritage asset consists of an 1821 unusual villa, which is centred on two octagons. This building was extended in 1860 in an identical masonry style now 2-storeys in varying heights.	Post-medieval
A9	SM2397; NRHE12409; MHG6308, and MHG7893	246084	855847	Preas Mairi, chambered cairn	Scheduled Monument	This heritage asset consists of an Orkney Cromarty rectangular chambered cairn with only two portal stones surviving.	Prehistoric
A10	SM3839; NRHE12792; MHG7142	250465	855215	Brahan Wood, chambered cairn 835m NW of Brahan House	Scheduled Monument	This heritage asset consists of megalithic remains at Brahan Wood, featuring several stones with only three still erect, each about 0.76m. The site, once an Orkney-Cromarty round cairn with two polygonal chambers, is now heavily robbed, leaving only parts of a two-compartment chamber visible.	Prehistoric

Heritage Asset no.	Ref no.	National Grid Ref		Heritage Asset name/ Type	Designation	Description	Period
		Easting	Northing				
A11	SM1666; NRHE12781; MHG9059	254293	855071	Conon Bridge, henge 230m NE of Riverford	Scheduled Monument	This heritage asset consists of a well-preserved henge. The height is approximately 26m in diameter and consists of a flat oval area surrounded by a 2.7m wide ditch. The outer bank is 3.6m wide. An entry causeway is located through the ditch to the southeast but no break through the ditch.	Prehistoric
A12	GDL00068	251863	854891	Brahan	Garden & Designed Landscape	This heritage asset features a 17th-century designed landscape enhanced by 18th- and 19th-century improvements, showcasing an exceptional collection of specimen trees. Closely associated with the Earls of Seaforth, the landscape includes parkland, woodland, and gardens, and plays a significant role in shaping the character of the surrounding scenery.	Post-medieval

Heritage Asset no.	Ref no.	National Grid Ref		Heritage Asset name/ Type	Designation	Description	Period
		Easting	Northing				
A13	SM2500; NRHE12866; MHG8986	253941	853288	David's Fort, homestead moat, Balavil Wood	Scheduled Monument	This heritage asset consists of David's Fort, a trapezoid-shaped homestead moat with a deep wet ditch and surrounding bank. It features a circular depression inside and is still partially water-filled, originally fed by a nearby artificial pond. Some areas show signs of original entrances and natural changes over time.	Medieval
A14	SM4741; NRHE12863; MHG8989	254128	852797	Balvaird Wood, chambered cairn 450m NNE of East End	Scheduled Monument	This heritage asset consists of an Orkney-Cromarty, polygonal, round chambered cairn, truncated by a field wall, with almost all cairn material removed. Nine stones remain of the chamber, with an entrance in the east, and the main chamber was once oval, measuring approximately 3m by 2m.	Prehistoric (Neolithic)

Heritage Asset no.	Ref no.	National Grid Ref		Heritage Asset name/ Type	Designation	Description	Period
		Easting	Northing				
A15	GDL00174	246349	852719	Fairburn	Garden & Designed Landscape	This heritage asset consists of a late 18th to early 19th century designed landscape featuring a harmonious blend of gardens, woodlands, and architectural elements, creating a striking impression on the surrounding scenery. Fairburn is particularly renowned for its trees, notably the conifers planted by John Stirling in the 1870s.	Post-medieval
A16	SM3403; NRHE12843; MHG9008	252323	852672	Dugary, henge 425m SE of	Scheduled Monument	This heritage asset consists of a circular earthwork located in a cultivated field on the southeast side of a small hillock. The earthwork features a bank visible in the north and southeast quadrants, enclosing a level circular platform 20m in diameter with a ditch approximately 10m wide and 0.7 m deep.	Prehistoric
A17	SM4565; NRHE12838;	255004	852597	Drumrunie, chambered cairn 170m WNW of Drumrunie Cottage	Scheduled Monument	This heritage asset consists of a completely ruined round cairn spread	Prehistoric

Heritage Asset no.	Ref no.	National Grid Ref		Heritage Asset name/ Type	Designation	Description	Period
		Easting	Northing				
	MHG9013					over an area with a diameter of 21 m. The central region features a single upright slab, likely the back slab of an Orkney-Cromarty type chamber, protruding from the debris.	
A18	SM4652; NRHE12871	254611	852498	Muir of Conon, chambered cairn 630m ENE of East End	Scheduled Monument	This heritage asset consists of a ruined chambered cairn with a diameter of approximately 20m, featuring a passage leading to a chamber divided into two compartments. The site, covered in whin and standing 1.5m high, has eight slabs forming the burial chamber, with the entrance positioned at the east northeast.	Prehistoric
A19	LB14030	246952	852356	Fairburn Tower	Category A Listed Building	This heritage asset consists of a 16th century tower house with early 17th century additions and was restored in 2020-22. The tower comprises 4 storeys and an attic, the walls	Post-medieval

Heritage Asset no.	Ref no.	National Grid Ref		Heritage Asset name/ Type	Designation	Description	Period
		Easting	Northing				
						are lime pointed and harled rubbled.	
A20	SM3122; NRHE12824; MHG9027	256661	852296	Cairn Irenan, chambered cairn	Scheduled Monument	This heritage asset consists of nine boulders arranged in a circle around a cairn, but only four remain standing in their original positions. It is located within a private garden.	Prehistoric
A21	SM3213; NRHE12837; MHG14136	257840	852071	Carn Glas, chambered cairn, 275m SSE of Ross Hill	Scheduled Monument	This heritage asset consists of a chambered cairn of Camster type, significantly reduced due to stone removal. Excavated in 1955, it measures approximately 21m in diameter with a bi-partite chamber containing Neolithic and Beaker pottery, and arrowheads, indicating two successive periods of burial.	Prehistoric
A22	SM3635; NRHE12842; MHG9009	253944	851931	Balvaird, chambered cairn 250m E of Balvaird House	Scheduled Monument	This heritage asset consists of a chambered cairn located at Balvaird, which has been significantly reduced due to stone removal.	Prehistoric

Heritage Asset no.	Ref no.	National Grid Ref		Heritage Asset name/ Type	Designation	Description	Period
		Easting	Northing				
						The cairn is 1m high and contains 10 stones, each with a maximum height of 1m, forming a burial chamber with two visible compartments on top. Additionally, there is a third compartment on the east edge, formed by much smaller stones	
A23	SM3123; NRHE12836; MHG9015	257745	851887	Cairns, 430m S of Ross Hill, Kilcoy	Scheduled Monument	This heritage asset consists of a cairn which is about 13m diameter and 2.5m high. The cairn is virtually cut into two halves by Woodhams excavation trench running approximately east to west. Boulders and clay have rolled into the trench and there is no sign of the alleged cist.	Prehistoric
A24	SM13629; NRHE274702; MHG29192	248808	851821	Achnasoul, medieval earthwork 440m SSE of	Scheduled Monument	This heritage asset consists of a moated enclosure, visible as a ditch and concentric internal and external banks which encloses a sub circular area measuring around 43m northwest to	Medieval

Heritage Asset no.	Ref no.	National Grid Ref		Heritage Asset name/ Type	Designation	Description	Period
		Easting	Northing				
						southeast by 39m northeast to southwest.	
A25	SM4606; NRHE12833; MHG9018	257039	851738	Kilcoy North, chambered cairn 750m NW of Kilcoy Castle	Scheduled Monument	This heritage asset consists of a considerably denuded Orkney-Cromarty type polygonal round chambered cairn, standing 1m high with a diameter of 18m. It features a bipartite chamber with an entrance in the east, though it has been damaged by stone clearance, excavation, and a water tank in the eastern segment.	Prehistoric
A26	SM4650; NRHE12834; MHG9017	257021	851605	Kilcoy South, chambered cairn 700m NW of Kilcoy Castle	Scheduled Monument	This heritage asset consists of an Orkney-Cromarty type polygonal, short horned cairn measuring approximately 15m by 18m long. It features a passage leading to a main polygonal compartment and a circular cell, with remains including pottery sherds, a	Prehistoric

Heritage Asset no.	Ref no.	National Grid Ref		Heritage Asset name/ Type	Designation	Description	Period
		Easting	Northing				
						saddle quern, white quartz, and burnt bones.	
A27	LB14020; NRHE228846	247642	851570	Orrin Bridge, Aultgowrie	Category B Listed Building	This heritage asset consists of a mid-19th century high single span bridge coursed rubble, dressed rubble arch ring and ashlar coped parapet with shaped terminals, splayed approached; and shallow end buttresses.	Post-medieval
A28	LB51708; NRHE288754	240269	850365	Orrin Dam With Integrated Fish Pass, Conon Valley Hydro Electric Scheme	Category B Listed Building	This heritage asset consists of an Orrin Dam, which is a large-scale mass gravity dam, dominating the upper reaches of the Glen Orrin and providing storage capacity and flow regulation for the power station which forms part of the Conon Valley hydroelectric scheme	Modern
A29	SM1665; NRHE12670; MHG9108	252728	849716	Castle Hill, henge	Scheduled Monument	This heritage asset consists of a class 11 henge, with extreme diameters from crest to crest between 30m to 32m. The use of the henge is as a green	Prehistoric

Heritage Asset no.	Ref no.	National Grid Ref		Heritage Asset name/ Type	Designation	Description	Period
		Easting	Northing				
						on Muir of Ord golf course and a short stretch of northwest arc of ditch has been filled in.	
A30	SM1682; LB14037; NRHE12672; MHG9106, and MHG31406	253890	849214	Gilchrist, Old Church of Kilchrist	Scheduled Monument	This heritage asset consists of a roofed redundant chapel with an old kirkyard. Restored in 1870 and now used as a mausoleum.	Medieval
A31	SM3127; NRHE12704; MHG9079	253273	848342	Windhill, standing stone NNE of	Scheduled Monument	This heritage asset consists of a standing stone at a height of 2.3m and about 0.55m square. Located 6.4m to the southwest is stone protruding through the turf and measuring 0.8m by 0.5m by 0.5m high, which may possibly be the remains of a second standing stone.	Prehistoric
A32	SM3128; NRHE12668;	253096	848323	Windhill, standing stone N of	Scheduled Monument	This heritage asset consists of a standing stone 1.7m high by 0.9m broad and 0.3m thick, facing	Prehistoric

Heritage Asset no.	Ref no.	National Grid Ref		Heritage Asset name/ Type	Designation	Description	Period
		Easting	Northing				
	MHG9110					northwest to southeast and tilted to the northwest.	
A33	SM3107; NRHE12671; MHG9107	251268	847195	Dun Mor, fort	Scheduled Monument	This heritage asset consists of a roughly circular dun and outworks. The dun is severely mutilated but its outworks, comprising double ramparts and ditch are well preserved. There is a stone lying on the north arch of the inner rampart bearing a single cup mark.	Prehistoric
A34	SM5212; NRHE12377; MHG2652	248416	847068	Dun Fhamhair, fort	Scheduled Monument	This heritage asset consists of a fort situated on a prominent shoulder with an easy approach from the northeast. The fort is oval, measuring approximately 43m by 35m, with a tumbled wall and visible outer face stones. It features a surrounding modern wall, an outer rampart, and a ditch.	Prehistoric
A35	SM2422;	246605	846572	Dun Garbhlaich, fort, Kilmorack	Scheduled Monument	This heritage asset consists of a fort	Prehistoric

Heritage Asset no.	Ref no.	National Grid Ref		Heritage Asset name/ Type	Designation	Description	Period
		Easting	Northing				
	NRHE12375; MHG2654					situated on a rocky summit. The shape is roughly D shaped and measures 35m east to west by 28m transversely with a drystone wall which has completely tumbled.	
A36	SM90031; NRHE12700; MHG3336, and MHG31423	252755	846473	Beauly Priory, priory and burial ground	Scheduled Monument	This heritage asset consists of the roofless remains of a 13th-century Valliscaulian priory founded by Sir John Bisset. Notable features include a cruciform church with rare 13th-century trefoil windows, a 15th-century east window, and tombs of notable figures such as Sir Kenneth Mackenzie. Remnants of monastic buildings lie south of the church.	Medieval/Post-medieval/Modern
A37	SM2424; NRHE12376; MHG2653	247701	846069	Dun a Chliabhain, fort	Scheduled Monument	This heritage asset consists of an oval dun which measures about 21.5m by 11m within a wall about 3.6m thick with an entrance on the east. The outer wall does not seem to form part	Prehistoric

Heritage Asset no.	Ref no.	National Grid Ref		Heritage Asset name/ Type	Designation	Description	Period
		Easting	Northing				
						of a defence. There is an additional wall outside the bank and the purpose is unknown.	
A38	SM13523; NRHE345775; MHG23302, and MHG56050	244268	845507	Urchany, barrow 595m SW of	Scheduled Monument	This heritage asset consists of a prehistoric burial monument dating to the Bronze Age. A circular grass mound with stone visible, measuring approximately 9m in diameter by 3.5m wide and stands up to 0.9m high.	Prehistoric
A39	SM4979; NRHE12378; MHG2651	245737	845150	Dun Mor, fort	Scheduled Monument	This heritage asset consists of a sub-oval fort on an isolated crag, measuring 24.2m north northeast to south southwest by 16m within a tumbled wall, with a wall thickness of 4.5 to 5.9m. It features an outer wall around the east and south sides, and a further wall to the south enclosing the crag's shoulder	Prehistoric (Iron age)
A40	LB8083; NRHE12741;	251615	844964	Lovat Bridge	Category A Listed Building	This heritage asset consists of a Thomas	Post-medieval

Heritage Asset no.	Ref no.	National Grid Ref		Heritage Asset name/ Type	Designation	Description	Period
		Easting	Northing				
	MHG3405					Telford, five span bridge built 1810.	
A41	SM3195; NRHE12745; MHG3401	251382	844787	Corff House, fort SW of	Scheduled Monument	This heritage asset consists of a fort, which features a double ditch enclosing an area and is believed to be either a fort from the Early Iron Age to Pictish period or a motte from the medieval period	Prehistoric/medieval
A42	LB7124; NRHE228924; MHG15766, and MHG43552	249282	844363	Kilmorack Manse	Category B Listed Building	This heritage asset consist of a later 18th century house which doubled in size in mid-19th century.	Post-medieval
A43	SM5570; NRHE12381; MHG2649, and MHG31353	249744	843928	Kiltarlity Old Parish Church	Scheduled Monument	This heritage asset consists of a roofless church built of roughly coursed masonry with rubble infill, measuring 17.6m by 7m. Its gables stand to full height with paired windows, while side walls reach up to 2.5m. The interior holds burial monuments, and the	Medieval

Heritage Asset no.	Ref no.	National Grid Ref		Heritage Asset name/ Type	Designation	Description	Period
		Easting	Northing				
						surrounding graveyard remains in use.	
A44	LB8068; NRHE12746; MHG45242, and MHG3400	250673	843006	Beaufort Castle	Category A Listed Building	This heritage asset consists of a large baronial mansion mainly 3 storeys and attic.	Post-medieval
A45	GDL00052; NRHE12746; MHG45242, and MHG3400	250734	842925	Beaufort Castle	Garden & Designed Landscape	This heritage asset consists of an extensive designed landscape of high scenic importance in the Aird and Beauly Firth, comprising 19th century landscape park and pleasure grounds, incorporating an earlier designed landscape associated with an earlier castle.	Post-medieval
A46	SM2423; NRHE12734; MHG3411	253441	842904	Dun Mor, fort, Ballindoun	Scheduled Monument	This heritage asset consists of a fort on Phoineas Hill. It appears to comprise of a citadel which encloses a ruinous stone wall and several vitrified masses.	Prehistoric

Heritage Asset no.	Ref no.	National Grid Ref		Heritage Asset name/ Type	Designation	Description	Period
		Easting	Northing				
A47	SM4729; NRHE12735; MHG3410	253353	842554	Phoineas Hill, enclosure 900m ESE of Phoineas House	Scheduled Monument	This heritage asset consists of an enclosure, featuring a stone wall across the southwest approach to a rocky hill summit, isolating an area of 120m northeast to southwest by 80m. The wall, averaging 3m wide, has remnants of outer and inner faces, with a 3.5m wide entrance on the southwest side and another possible entrance in the west corner.	Prehistoric
A48	LB7127; NRHE228901; MHG15733, and MHG38678	246770	842341	Druim Cottage, Crask Of Aigas	Category C Listed Building	This heritage asset consists of a later 19th century single storey, 3 bay cottage set at a right angle forming a T plan. It includes centre doors with gabletted porches supported by rustic wooden columns with decorative barge boards and pendants.	Post-medieval
A49	LB49020; NRHE228899;	246740	842263	Smithy Cottage, Crask Of Aigas	Category C Listed Building	This heritage asset consists of a later 19th century single storey rectangular cottage with 3 bays. Later	Post-medieval

Heritage Asset no.	Ref no.	National Grid Ref		Heritage Asset name/ Type	Designation	Description	Period
		Easting	Northing				
	MHG31422, and MHG38677					additions added to create an L-shaped plan, the porch is supported by rustic timber columns and decorative barge boarding to all gables including dorm heads (expect rear elevations).	
A50	SM2435; NRHE12748	251417	842120	Belladrum, chambered cairns 250m NNE of Brockie's Lodge	Scheduled Monument	This heritage asset consists of a chambered cairn comprising of irregular heavy boulders with the tallest being 1.06m. There is no structure present in the centre of the cairn and no sign of monoliths.	Prehistoric
A51	SM4653; NRHE12751; MHG3395	254173	842053	Castle Spynie, broch	Scheduled Monument	This heritage asset consists of a probable broch (or dun), situated on a rocky knoll with steep sides to the north and shallower approaches to the south and west. It features an entrance on the southwest, visible outer and inner wall faces, and traces of outer fortifications.	Prehistoric

Heritage Asset no.	Ref no.	National Grid Ref		Heritage Asset name/ Type	Designation	Description	Period
		Easting	Northing				
A52	SM2425; NRHE12397; MHG2733	249180	841810	Couriering cairn & stone circle	Scheduled Monument	This heritage asset consists of a ring cairn in a group of trees beside the public road. The cairn comprises of rounded boulders and the kerb is large irregular boulders. There is a modern wall around the kerb on the southwest side. There are eight monoliths recorded.	Prehistoric
A53	LB7126; NRHE228898; MHG38676, and MHG15634	246146	841631	Lodge, Aigas House	Category C Listed Building	This heritage asset consists of a later 19th century single storey L-plan gate lodge; harled with ashlar dressings.	Post-medieval
A54	SM3194; NRHE12750; MHG3396	251610	841580	Belladrum Home Farm, chambered cairn WNW of	Scheduled Monument	This heritage asset consists of five upright standing stones forming part of a circle 2.4m in diameter. The field has been ploughed up to the bases of the stones and there is no sign of any other structure.	Prehistoric

Heritage Asset no.	Ref no.	National Grid Ref		Heritage Asset name/ Type	Designation	Description	Period
		Easting	Northing				
A55	LB7125; NRHE104079; MHG15448	245973	841451	Aigas House	Category B Listed Building	This heritage asset consists of a baronial mansion fronting and partially encasing early 19th century house.	Post-medieval
A56	SM3196; NRHE12749; MHG3397	251269	841346	Tom na Croiseige, stepped mound	Scheduled Monument	This heritage asset consists of the burial ground of Tomnacross, which includes the 'Seat of Judgement', an ancient circular mound with a smaller one on top, known for the 'Hanging Tree'. The structure is a grass-covered mound in the form of a truncated cone, measuring 3m in height with a surface diameter of 12m and a basal diameter of about 21m, likely a motte.	Medieval
A57	SM5004; NRHE12398; MHG2732	240440	841036	Erchless Castle, dun 650m WNW of	Scheduled Monument	This heritage asset consists of a sub-circular dun on a low knoll, measuring 12.3m northeast to southwest by 13m transversely within a tumbled wall. The entrance is in the southeast arc, with	Prehistoric

Heritage Asset no.	Ref no.	National Grid Ref		Heritage Asset name/ Type	Designation	Description	Period
		Easting	Northing				
						fragmentary remains of a breastwork outside the south and east arcs.	
A58	SM4744; NRHE12736	252362	840392	Auchvaich, chambered cairn 650m W of	Scheduled Monument	This heritage asset consists of the remains of a Neolithic chambered cairn with a two-compartment burial chamber, now surviving as four upright stones and nine fallen stones with an entrance from the east. The cairn material has been reduced to a rubble scatter, suggesting an original diameter of about 16m.	Prehistoric
A59	GDL00415	252607	841736	Belladrum	Garden & Designed Landscape	This heritage asset consists of the Belladrum estate, located 15km west of Inverness and 4km south of Beauly, on northwest-facing slopes in the Aird—a landscape of rolling glens and ridges above farmed plains. The estate's designed landscape saw sustained development	Post-medieval

Heritage Asset no.	Ref no.	National Grid Ref		Heritage Asset name/ Type	Designation	Description	Period
		Easting	Northing				
						beginning in the late 18th century.	
A60	MHG59521	240607	848203	Building or shieling hut, Allt na Creagach, Kilmorack	Non-designated	This heritage asset consists of a possible building or shieling hut with rectangular stone footings (5m by 2m, north to south aligned) was noted on the east edge of boggy ground at Allt na Creagach.	Post-medieval
A61	NRHE354824 MHG59460, MHG59463, MHG59464, MHG59465, MHG59466, MHG59470, MHG59471, MHG59473, MHG59474, MHG59475, MHG59476, MHG59479, MHG59480, MHG59481, MHG59482, MHG59483, MHG59484,	240250	848000	Shieling Hut(S), Gleann Goibhre	Non-designated	This heritage asset consists of 34 structures and possibly enclosing bank. Due to a pipeline with parallel track which traverse the south part of the site, and its construction may have destroyed some of the features.	Medieval/Modern

Heritage Asset no.	Ref no.	National Grid Ref		Heritage Asset name/ Type	Designation	Description	Period
		Easting	Northing				
	MHG59485, MHG59486, MHG59487, MHG59488, MHG59489, MHG59490, MHG59491, MHG59492, MHG59493, MHG59494, MHG59495, MHG59496, MHG59515, MHG59516, MHG59517, and MHG59518						
A62	MHG59519, MHG59520	241285 241288	847980 847950	Shieling huts, Allt na Creagach, Kilmorack	Non-designated	This heritage asset consists of a pair of shieling huts. The main structure is a sub-rectangular building measuring approximately 6.9 metres by 5.4 metres overall. Nearby, a turf mound likely marks the site of a smaller hut associated with the shieling complex.	Post-medieval

Heritage Asset no.	Ref no.	National Grid Ref		Heritage Asset name/ Type	Designation	Description	Period
		Easting	Northing				
A63	MHG59523	239995	847941	Building/Pony shed, Kilmorack	Non-designated	This heritage asset consists of a possible building or shieling hut at Allt na Creagach (5m by 2m, north to south aligned, on boggy ground), and a possible building or pony shed (c.4m by 2m, northeast to southwest aligned), recessed into a north-facing slope with 1m high earth banks and a 1m wide entrance to the west. It lies beside a former fenced enclosure and both are depicted on the OS map.	Post-medieval
A64	MHG62718	243719	846797	Rie Fask in dune' shieling - Coulnabottach	Non-designated	This heritage asset consists of a subtle shieling platform called Rie Fask or Rie Faskindun, located northwest of Coulnabottach near Urchany. It measures about 3.5m by 2m, lies just south of a small burn, and is marked by a few stones along its east and west edges.	Post-medieval

Heritage Asset no.	Ref no.	National Grid Ref		Heritage Asset name/ Type	Designation	Description	Period
		Easting	Northing				
A65	MHG63929-MHG63939	245327 245310	846662 846600	Cairns - Coul-na-bottach	Non-designated	This heritage asset comprises a group of 10 cairns, all situated within close proximity to each other. These cairns are accessible within a short distance, forming a cohesive cluster.	Post-medieval
A66	MHG63928	245095	846473	Cairn or clearance cairn - Coul-na-bottach	Non-designated	This heritage asset consists of a probable cairn measuring roughly 2.5m by 1.5m. This feature may be a clearance cairn, created through the collection and piling of stones cleared from nearby ground, likely during agricultural activity. Its elevated position overlooking the gully suggests it may also have been intended to mark territory or aid in navigation.	Post-medieval
A67	MHG63927	245088	846459	Still bothy - Coul-na-bottach	Non-designated	This heritage asset consists of remains of a still bothy, a small, makeshift structure likely used for illicit whisky distillation. These rudimentary shelters were often built in remote	Post-medieval

Heritage Asset no.	Ref no.	National Grid Ref		Heritage Asset name/ Type	Designation	Description	Period
		Easting	Northing				
						locations to avoid detection, and the site's secluded position near a water source would have made it ideal for such clandestine activity.	
A68	MHG63926, and MHG63928	245060	846473	Hut circle - Coul-na-bottach	Non-designated	This heritage asset consists of a hut circle situated on a prominent mound to the east of the upper reaches of the Allt na Criche. Measuring approximately 4m by 4m, it consists of a low stone circle with scattered stones at its centre. Its position and construction suggest it may have once been a simple domestic or seasonal structure, potentially re-used in later periods.	Prehistoric

Heritage Asset no.	Ref no.	National Grid Ref		Heritage Asset name/ Type	Designation	Description	Period
		Easting	Northing				
A69	MHG23302, MHG62196 (Still house), MHG62183 (Building), MHG62184 (Building), and MHG62194 (Probable Limekiln)	243987	845427	Township - Claiginn, Urchany	Non-designated	This heritage asset consists of a township with nine unroofed buildings appearing on the 1st edition OS map (1876–81), with only three unroofed buildings, an enclosure, and field walls shown on the 1992 OS map. An archaeological survey by NoSAS in 2015 identified a possible illicit still (Site B177) north of Claiginn Township, marked by a low stone wall on a burn-side platform.	Post-medieval
A70	MHG63081	243477	844884	Possible shieling - Beinn a Chlaonaidh	Non-designated	This heritage asset consists of a possible shieling located on the southern slopes of Beinn a Chlaonaidh, featuring a flattened area approximately 100m by 50m. On a prominent knoll within this platform lies a raised rectangular structure, about 2.5m by 1.5m, with faint walls around 0.15m high, oriented east to west, lacking an obvious entrance,	Post-medieval

Heritage Asset no.	Ref no.	National Grid Ref		Heritage Asset name/ Type	Designation	Description	Period
		Easting	Northing				
						and with a deficient east wall.	
A71	NRHE 109987; MHG22963	241400	841300	Enclosure, Erchless Forest Cottage	Non-designated	This heritage asset consists of an enclosure which is depicted on the 1st edition of the OS 6inch map (Inverness-shire 1876-81) but is not on the current map. It is represented as rectangular in shape and appears similar in form to surrounding buildings on the historic map. A well is associated with the building, suggesting a domestic or functional use.	Post-medieval

Ballach Wind Farm

Environmental Impact Assessment Report
Volume 4
Appendix 7.2: Cultural Heritage Assessment

July 2025

7 INTRODUCTION

7.1 This Appendix provides assessments of impacts on heritage assets from the operation phases of the proposed development. Predicted impact magnitude is Negligible Adverse or No Change, resulting in effects which are **Slight Adverse** or **Neutral** (not significant), while the impact magnitude is respectively.

7.2 Any construction phase effects on the setting of heritage assets within the study area have been scoped out of this assessment due to their temporary nature, as detailed within the main chapter.

Operational Phase Impacts

7.3 Any potential impacts to cultural heritage assets during the operation of the proposed development would relate to changes within the setting of heritage assets due to the addition of modern infrastructure within the existing landscape. As part of the assessment of potential impacts, the designated heritage assets are shown alongside a bare earth Zone of Theoretical Visibility (ZTV) on Figure 7.1: Designated Heritage Assets and ZTV. The ZTV displays theoretical visibility from the proposed turbines and was used in the initial assessment to determine the potential for significant effects.

Simple Assessment

7.4 There are 33 Scheduled Monuments, four Gardens and Designed Landscapes (GDLs), five Category A Listed Buildings, four Category B Listed Buildings, and three Category C Listed Buildings that have had a 'simple assessment' undertaken due to one, or a combination of the following factors;

- No visibility of the proposed development according to the ZTV;
- Wide landscape views from the heritage asset not contributing to the cultural significance of the heritage asset;
- The area containing the proposed development not forming a key element of the setting of the heritage asset; and,
- Views of the proposed development not being possible due to intervening screening such as woodland or buildings etc.

7.5 The relevant assessments are discussed in more detail below.

7.6 Castle Leod designed landscape (GDL00094, A1)centred on a medieval castle, is located approximately 12km from the proposed development. The ZTV indicates that the proposed development is not visible from much of the south and north of the GDL, with some areas having visibility of 1 to 15 turbines. The significance of the GDL is derived from its Horticultural, Historical, Architectural, Archaeological and Scenic interests within the boundaries of the designed landscape. Views southwards include modern development within Strathpeffer village, and wider landscape views beyond this are not an important element of the GDL's cultural significance. Despite there being some views of the

proposed development, the magnitude of impact would be No Change to the setting of a heritage asset of High cultural significance, resulting in a significance of effect of **Neutral** (not significant).

7.7 Knock Farril, fort, Knockfarrel, Fodderly (SM1672, A2) is located approximately 12km from the proposed development. As a hill fort, wide landscape views would form part of its cultural significance, but at this distance and direction, the area containing the proposed development would not form a key element of the setting of the heritage asset, and there would be no change to any key views or relationships the monument has with its localised setting. The magnitude of impact would be Negligible Adverse to the setting of a heritage asset of High cultural significance, resulting in a significance of effect of **Slight Adverse** (not significant).

7.8 Loch Kinellan, crannog (SM3987, A3) is located approximately 10km from the proposed development, and the ZTV indicates that between 16 to 20 turbines would be theoretically visible from the monument. The monument sits on a small island within Loch Kinellan, and key elements of the setting of the monument are localised to this loch and the immediate vicinity, with wider landscape views available to the west, south and east, making a minor contribution towards the cultural significance of the monument. The distant views towards the area containing the proposed development do not form a key element of the setting of the heritage asset. As there would be limited visibility, at distance, of the proposed development, which is interrupted by intervening vegetation and topography, the magnitude of impact would be negligible to the setting of a heritage asset of High cultural significance, resulting in a significance of effect of **Slight Adverse** (not significant).

7.9 Achilty, henge 180m NE of The Croft (SM1667, A4) is located approximately 8km from the proposed development, and has no visibility on the ZTV. As such there would be no impacts on this monument. The magnitude of impact would be No Change to the setting of a heritage asset of High cultural significance, resulting in a significance of effect of **Neutral** (not significant).

7.10 Carn Na Buaile Fort, 780m NNW of Comrie (SM11056, A5) is located approximately 9km from the Proposed Development, and has low visibility on the ZTV, with 1 to 5 turbines being visible. Wide landscape views from the fort form part of its cultural significance but the area containing the proposed development would not form a key element of the setting of the heritage asset due to its distance from the fort. The magnitude of impact would be Negligible Adverse to the setting of a heritage asset of High cultural significance, resulting in a significance of effect of **Slight Adverse** (not significant).

7.11 Contin Bridge over river Black Water (LB1789, A6) is a category A Listed Building located approximately 9km from the proposed development. The ZTV indicates that between 1 to 5 turbines would be visible from the bridge. The bridge is surrounded by woodland that screens any wider landscape views towards the proposed development, and as such there would be no unobstructed views of the proposed development from the bridge. Also, wide landscape views do not form an important element of the bridge's cultural significance. The magnitude of impact would be No Change to the setting of a heritage asset of High cultural significance, resulting in a significance of effect of **Neutral** (not significant).

7.12 Clachan Corrach, chambered cairn 375m E of Beallach Farm (SM2466, A7) is located approximately 10km from the proposed development, with the ZTV indicating that between 16 to 20 turbines would be visible from the monument. The cairn is part of a group of chambered cairns around the Cromarty Firth, and the setting of the monument is tied to the landscape in which these monuments sit, and their intervisibility. Wide landscape views from the monument are not an important element of its cultural significance. The area containing the proposed development would not form a key element of the setting of the heritage asset, and it would not intrude on the local setting or block any potential views between these monuments. The magnitude of impact would be No Change to the setting of a heritage asset of High cultural significance, resulting in a significance of effect of **Neutral** (not significant).

7.13 Coul House Hotel Formerly Coul House (LB1769, A8) is a category A Listed Building located approximately 9km from the proposed development. The ZTV indicates that between 6 to 10 turbines would be visible from the Listed Building. Views looking south to the proposed development are screened by woodland that surrounds the Listed Building. Additionally, the mansion fronts to the east and west, meaning views south, and in particular, wide landscape views towards the area containing the proposed development would not form part of its cultural significance. The magnitude of impact would be No Change to the setting of a heritage asset of High cultural significance, resulting in a significance of effect of **Neutral** (not significant).

7.14 Preas Mairi, chambered cairn (SM2397, A9) is located approximately 8km from the proposed development and is situated within an area of mature woodland, which restricts wider landscape views and means that the setting of the monument is closely contained to its immediate surroundings (and there is no turbine visibility according to the ZTV). As views of the proposed development would be screened from the cairn by the woodland, there would be no changes to the cultural significance of this monument. The magnitude of impact would be No Change to the setting of a heritage asset of High cultural significance, resulting in a significance of effect of **Neutral** (not significant).

7.15 Brahan Wood, chambered cairn 835m NW of Brahan House (SM3839, A10) is located approximately 9.5km from the proposed development, and the ZTV indicates that between 16 to 20 turbines would be visible from the monument. Key elements of its setting include localised views along the River Conan and towards the contemporary monuments in the local area. Wide landscape views may form an important element of the monument's cultural significance, but the area containing the proposed development does not form a key element of the setting of the heritage asset. The magnitude of impact would be Negligible to the setting of a heritage asset of High cultural significance, resulting in a significance of effect of **Slight Adverse** (not significant).

7.16 Conon Bridge, henge 230m NE of Riverford (SM1666, A11) has low visibility on the latest ZTV with only 1 to 5 turbines being visible. The monument is located approximately 8km from the proposed development. The position of the monument within a modern housing development, partially screens longer views and has separated the monument from its wider landscape, such that wide views no longer contribute towards the cultural significance of the monument. The magnitude of impact would be No Change to the setting of a heritage asset of High cultural significance, resulting in a significance of effect of **Neutral** (not significant).

7.17 David's Fort, homestead moat, Balavil Wood (SM2500, A13) is located approximately 12km from the proposed development with the ZTV indicating that between 16 to 20 turbines would be visible from the monument. The key elements of the setting of the monument are the localised views within the flood plains where the rivers Orrin and Conon meet. A modern road and railway line sit approximately 100m to the west of the fort. Due to the dominance of the road and railway line adjacent to the monument, which disconnects the monument from its wider setting, wide landscape views would not form an important element of the heritage assets cultural significance. The magnitude of impact would be No Change to the setting of a heritage asset of High cultural significance, resulting in a significance of effect of **Neutral** (not significant).

7.18 Balvaird Wood, chambered cairn 450m NNE of East End (SM4741, A14) is located approximately 10.5km from the proposed development, and the ZTV indicates that between 16 to 20 turbines would be visible from the monument. The key elements of the setting of the monument are localised views within the immediate landscape which contains other similar monuments. The wider landscape does not form an important element of the monuments cultural significance and distant views towards the proposed development are not an important element of the cultural significance of the monument. Despite there being some theoretical visibility of the proposed development, the magnitude of impact would be No Change to the setting of a heritage asset of High cultural significance, resulting in a significance of effect of **Neutral** (not significant).

7.19 Fairburn (GDL00174, A15) is located approximately 4.5km from the proposed development. The ZTV indicates that the proposed development is not visible from many areas within the GDL, with certain areas having visibility of 1 to 10 turbines. Mature woodland along the banks of River Orrin on the south border of the GDL would also screen longer views southwards towards the proposed development. The significance of the GDL primarily derives from its Horticultural, Scenic and Architectural interests within the designed landscape itself, and wider landscape views to the south are not an important element of the GDLs cultural significance given the level of screening from the bordering woodland. Despite there being some theoretical views to the proposed development, the magnitude of impact would be No Change to the setting of a heritage asset of High cultural significance, resulting in a significance of effect of **Neutral** (not significant).

7.20 Dugary, henge 425m SE of (SM3403, A16) is located approximately 9km from the proposed development, and the ZTV indicates that between 11 to 15 turbines would be theoretically visible from the monument. Wide landscape views form an important element of the monument's cultural significance, but the views towards the proposed development are dominated by existing electrical infrastructure and would not be key to its cultural significance, with views to the east and south more important aspects. Despite there being some visibility of the proposed development, the magnitude of impact would be No Change to the setting of a heritage asset of High cultural significance, resulting in a significance of effect of **Neutral** (not significant).

7.21 Drumrunie, chambered cairn 170m WNW of Drumrunie Cottage (SM4565, A17) is located approximately 11km from the proposed development and the ZTV indicates that between 16 to 20 turbines would be theoretically visible from the monument. The key elements of the setting of the monument are the more localised views within its immediate landscape which contains other similar monuments (and their intervisibility). Distant landscape views

towards the proposed development are not an important element of the cultural significance of the monument. Despite there being some theoretical visibility of the proposed development, the magnitude of impact would be No Change to the setting of a heritage asset of High cultural significance, resulting in a significance of effect of **Neutral** (not significant).

7.22 Muir of Conon, chambered cairn 630m ENE of East End (SM4652, A18) is located approximately 11km from the proposed development and the ZTV indicates that between 16 to 20 turbines would be theoretically visible from the monument. The key elements of the setting of the monument are localised views within the immediate landscape which contains other similar monuments. The wider landscape does not form an important element of the monuments cultural significance, and views towards the proposed development are not an important element of the cultural significance of the monument. Despite there being some visibility of the proposed development, the magnitude of impact would be No Change to the setting of a heritage asset of High cultural significance, resulting in a significance of effect of **Neutral** (not significant).

7.23 Fairburn Tower (LB14030, A19) is a category A Listed Building located within Fairburn GDL approximately 4.3km from the proposed development. The ZTV indicates that no turbines would be visible from the tower, and this was confirmed by a wireline produced from the tower (Visualisation 12.2). The magnitude of impact has been assessed as No Change. There are no views of the proposed development from Fairburn Tower due to intervening topography, as a result there would be no impacts on the setting of this asset. As a heritage asset of high cultural significance, the significance of effect would be **Neutral** (not significant).

7.24 Cairn Irenan, chambered cairn (SM3122, A20) is located approximately 12.5km from the proposed development, and the ZTV indicates that between 16 to 20 turbines would be theoretically visible from the monument. The monument is part of a group of cairns located in the immediate vicinity, and the setting of the monument is tied to the landscape in which these monuments sit. The intervisibility between the cairns would form a key element of the monuments setting, and wide landscape views beyond this are not an important element of the monuments cultural significance. Views towards the area containing the proposed development are not an important element of the monument's cultural significance. The magnitude of impact would be No Change to the setting of a heritage asset of High cultural significance, resulting in a significance of effect of **Neutral** (not significant).

7.25 Carn Glas, chambered cairn, 275m SSE of Ross Hill (SM3213, A21) is located approximately 14km from the proposed development and the ZTV indicates that between 16 to 20 turbines would be theoretically visible from the monument. The monument is part of a group of prehistoric heritage assets located in the immediate vicinity, and the setting of the monument is tied to the landscape in which these monuments sit. The intervisibility between the cairns would form a key element of the monuments setting, and wide landscape views beyond this are not an important element of the monuments cultural significance. Views in the direction of the proposed development do not form an important element of the monument's cultural significance. The magnitude of impact would be No Change to the setting of a heritage asset of High cultural significance, resulting in a significance of effect of **Neutral** (not significant).

7.26 Balvaird, chambered cairn 250m E of Balvaird House (SM3635, A22) is located approximately 10km from the proposed development and the ZTV indicates that between 16 to 20 turbines would be theoretically visible from the monument. The setting of the monument is dominated by the modern building at its northern edge, and there are other farms and houses in all directions from the cairn. Wide landscape views may still form an element of the monument's cultural significance but the area containing the proposed development does not form a key element of the setting of the heritage asset. the magnitude of impact would be No Change to the setting of a heritage asset of High cultural significance, resulting in a significance of effect of **Neutral** (not significant).

7.27 Cairns, 430m S of Ross Hill, Kilcoy (SM3123, A23) are located approximately 14km from the proposed development and the ZTV indicates that between 16 to 20 turbines would be theoretically visible from the monument. The monument is part of a group of cairns located in the immediate vicinity, and the setting of the monument is tied to the landscape in which these monuments sit. The intervisibility between the cairns would form a key element of the monuments setting, and wide landscape views beyond this are not an important element of the monument's cultural significance. Views towards the area containing the proposed development are not an important element of the monument's cultural significance. Despite there being some visibility of the proposed development, the magnitude of impact would be No Change to the setting of a heritage asset of High cultural significance, resulting in a significance of effect of **Neutral** (not significant).

7.28 Achnasoul, medieval earthwork 440m SSE of (SM13629, A24) is located approximately 6km from the proposed development. The ZTV indicates that there is theoretical visibility of 11 to 15 turbines. Wide landscape views do not form part of its cultural significance, with key views or relationships with other monuments being more localised. For example, views towards Fairburn Tower would not be interrupted by the proposed development. Despite there being some visibility of the proposed development, the magnitude of impact would be No Change to the setting of a heritage asset of High cultural significance, resulting in a significance of effect of **Neutral** (not significant).

7.29 Kilcoy North, chambered cairn 750m NW of Kilcoy Castle (SM4606, A25), and Kilcoy South, chambered cairn 700m NW of Kilcoy Castle (SM4650, A26), are located approximately 13km from the proposed development and the ZTV indicates that between 16 to 20 turbines would be theoretically visible from these monuments. There is no potential for impacts on key views or relationships the monument has with other similar monuments in the immediate vicinity. The key elements of the setting of the monument are localised views within the immediate landscape which contains other similar monuments, and the wide landscape views do not form an important element of its cultural significance. Distant landscape views towards the proposed development do not make a contribution to the cultural significance of the monument. Despite there being some views of the proposed development, the magnitude of impact would be No Change to the setting of a heritage asset of High cultural significance, resulting in a significance of effect of **Neutral** (not significant).

7.30 Orrin Bridge (LB14020, A27) is a Category B Listed Building situated over the River Orrin, located approximately 5km from the proposed development. The bridge has no visibility of the proposed development according to the ZTV. The magnitude of impact would be

No Change to the setting of a heritage asset of High cultural significance, resulting a significance of effect of **Neutral** (not significant).

7.31 Conon Valley Hydroelectric Scheme, Orrin Dam with Integrated Fish Pass (LB61708, A28) is a category B Listed Building located approximately 2km from the proposed development. The ZTV indicates that between 16 to 20 turbines would be theoretically visible from the dam. The views towards the area containing the proposed development are not a key element in the dam's cultural significance and the introduction of the proposed development into the wider landscape would not impact on the important elements of the Listed Building's cultural significance. The magnitude of impact would be No Change to a heritage asset of High cultural significance, resulting a significance of effect of **Neutral** (not significant).

7.32 Castle Hill, henge (SM1665, A29) has low theoretical visibility on the ZTV with only 1 to 5 turbines being theoretically visible. The monument is located approximately 8km from the proposed development. Wide landscape views and intervisibility with contemporary monuments in the valley within which it sits would be an important aspect of its cultural significance, but views towards the area containing the proposed development would not form a key element of the setting of the heritage asset. As the monument is in use as a green for a golf course, its relationship with its historic landscape appears much diminished. The magnitude of impact would be No Change to the setting of a heritage asset of High cultural significance, resulting in a significance of effect of **Neutral** (not significant).

7.33 Gilchrist, Old Church of Kilchrist (SM1682, A30) has low theoretical visibility on the ZTV with only 1 to 5 turbines being theoretically visible. The monument is located approximately 9km from the proposed development. The setting of the monument is defined by the church grounds in which it sits, the nearby agricultural buildings and the surrounding fields. Wide landscape views are not an important element of its cultural significance, and therefore the proposed development would not impact upon it. The magnitude of impact would be No Change to the setting of a heritage asset of High cultural significance, resulting in a significance of effect of **Neutral** (not significant).

7.34 Windhill, standing stone NNE of (SM3127; A31) and Windhill, standing stone N of (SM3128, A32) are located approximately 8.5km from the proposed development and have no visibility on the ZTV. As a result, there would be no impacts on these monuments. The magnitude of impact would be No Change to the setting of heritage assets of High cultural significance, resulting in a significance of effect of **Neutral** (not significant).

7.35 Dun Mor, fort (SM3107, A33) is located approximately 6km from the proposed development and has low visibility on the ZTV, with only 1 to 5 turbines being theoretically visible. Wider landscape views would form part of its cultural significance but the area containing the proposed development would not form a key element of the setting of the heritage asset, as key aspects would be views to the south and east and across the River Beauly. The magnitude of impact would be Negligible to the setting of a heritage asset of High cultural significance, resulting in a significance of effect of **Slight Adverse** (not significant).

7.36 Beauly Priory, priory and burial ground (SM90031, A36) is located approximately 8km from the proposed development with wider landscape views being blocked by surrounding woodland and housing, such that there are no views to the proposed development. Longer reaching views are not possible from most locations around the priory, and do not contribute towards its cultural significance, which is primarily derived from its standing remains, below ground remains, and its localised setting within Beauly. The magnitude of impact would be No Change to the setting of a heritage asset of High cultural significance, resulting in a significance of effect of **Neutral** (not significant).

7.37 Lovat Bridge over river Beauly (LB8083, A40) is a category A Listed Building located approximately 7km from the proposed development. The ZTV shows that the proposed development would not be visible from much of the span of the bridge, with only the east and west banks having theoretical visibility of between 1 to 15 turbines. Mature trees surrounding the bridge on both banks also screen wider landscape views, meaning that the proposed development is not visible from the bridge. The magnitude of impact would be No Change to the setting of a heritage asset of High cultural significance, resulting in a significance of effect of **Neutral** (not significant).

7.38 Corff House, fort SW of (SM3195, A41) is located approximately 6.7km from the proposed development, and the ZTV indicates that between 11 to 15 turbines would be theoretically visible from the monument. Views in the direction of the proposed development already contain an electrical substation and sand and gravel quarry and would not be key to the setting of the fort. Despite the visibility of the proposed development, the magnitude of impact would be No Change to the setting of a heritage asset of High cultural significance, resulting in a significance of effect of **Neutral** (not significant).

7.39 Kilmorack Manse and Steading (LB7124, A42) is a Category B Listed Building located close to the River Beauly. The proposed development would sit approximately 4.5km to the northwest of the Listed Building, with the closest turbine being 5km to the northwest. The ZTV indicates that between 6 to 10 turbines would be theoretically visible from the Listed Building. The Listed Building is screened from long ranging views by mature trees that border the grounds of the manse, though glimpsed views of the development are likely possible. The setting of the building seems contained to the grounds in which it sits and the immediate landscape bordering the River Beauly, with wide landscape views not being an important element of the building's cultural significance. The magnitude of impact has been assessed as No Change to the setting of a heritage asset of high cultural significance, resulting in a significance of effect of **Neutral** (not significant).

7.40 Kiltarlity Old Parish Church (SM5570, A43) is located approximately 5.5km from the proposed development, with wider landscape views being blocked by surrounding mature woodland. Therefore, the proposed development would not interrupt or change any key view of relationships, so there is a no potential for impacts to occur. The magnitude of impact would be No Change to the setting of a heritage asset of High cultural significance, resulting in a significance of effect of **Neutral** (not significant).

7.41 Beaufort Castle (LB8068, A44) is a category A Listed Building located approximately 7km from the proposed development. The ZTV indicates that between 16 to 20 turbines would be theoretically visible from the Listed Building. Key views between the castle and Home Farm would not be interrupted by the proposed development, and wider ranging views

towards the area containing the proposed development are not key elements to the cultural significance of the Castle, which primarily derives its interest from its architectural form, and views to the north over the River Beauly. Additionally, views looking northwest towards the proposed development are screened by mature woodland unless viewed from the roof. The magnitude of impact would be No Change to the setting of a heritage asset of High cultural significance, resulting in a significance of effect of **Neutral** (not significant).

7.42 Beaufort Castle (GDL00052, A45) is located approximately 5.6km from the proposed development, and the ZTV indicates that there is theoretical visibility of 1 to 20 turbines from most areas within the GDL. Woodland within the GDL and along its borders, screens views of the proposed development from most areas, key views between the castle and Home Farm would also not be affected. Wider landscape views are not an important element of the GDLs cultural significance, with its setting being contained to the river valley in which it sits. Despite there being some views of the proposed development, the magnitude of impact would be No Change to the setting of a heritage asset of High cultural significance, resulting in a significance of effect of **Neutral** (not significant).

7.43 Dun Mor, fort, Ballindoun (SM2423, A46) is located approximately 9km from the proposed development, with the ZTV indicating that between 16 to 20 turbines are theoretically visible from the monument. Key views would be down towards the River Beauly valley to the north, with the proposed development a peripheral and background area. Wide landscape views form part of its cultural significance, but at this distance and direction, the area containing the proposed development would not form a key element of the setting of the heritage asset. The magnitude of impact would be Negligible Adverse to the setting of a heritage asset of High cultural significance, resulting in a significance of effect of **Slight Adverse** (not significant).

7.44 Phoineas Hill, enclosure 900m ESE of Phoineas House (SM4729, A47) is located approximately 9km from the proposed development, with the ZTV indicating that between 16 to 20 turbines are theoretically visible from the monument. Wide landscape views form part of its cultural significance, but at this distance and direction, the area containing the proposed development do not form a key element of the setting of the heritage asset. As there are views of the proposed development, the magnitude of impact would be Negligible Adverse to the setting of a heritage asset of High cultural significance, resulting in a significance of effect of **Slight Adverse** (not significant).

7.45 Crask of Aigas, Druim Cottage (LB7127, A48), and Crask of Aigas, Smithy Cottage (LB49020, A50) are Category C Listed Buildings located approximately 5km from the proposed development. The Listed Buildings have no visibility on the ZTV due to the surrounding topography. As a result, there would be no impacts on these heritage assets. The magnitude of impact would be No Change to the setting of heritage assets of Medium cultural significance, resulting a significance of effect of **Neutral** (not significant).

7.46 Belladrum, chambered cairns 250m NNE of Brockie's Lodge (SM2435, A50) is located approximately 8km from the proposed development and is situated within an area of mature woodland. The woodland restricts wider landscape views to the north, northeast and northwest, meaning that the proposed development would not be visible from the monument. The magnitude of impact would be No Change to the setting of a heritage

asset of High cultural significance, resulting in a significance of effect of **Neutral** (not significant).

7.47 Culburnie, ring cairn & stone circle (SM2425, A52) is located approximately 6.6km from the proposed development, and the ZTV indicates there is theoretical visibility of 11 to 15 turbines. However, the cairn is dominated by the modern buildings and gardens of the adjacent buildings, with mature woodland also restricting wider landscape views, meaning there would likely be no views of the proposed development. The magnitude of impact would be No Change to the setting of a heritage asset of High cultural significance, resulting in a significance of effect of **Neutral** (not significant).

7.48 Belladrum Home Farm, chambered cairn WNW of (SM3194, A54) is located approximately 8.5km from the proposed development and the ZTV indicates that between 16 to 20 turbines would be theoretically visible from the monument. The setting of the monument relates to views along the Dounie Burn to the south and north, rather than any long ranging views to the northwest containing the proposed development. The area containing the proposed development does not form a key element of the setting of the asset. Despite there being some visibility of the proposed development, the magnitude of impact would be Negligible Adverse to the setting of a heritage asset of High cultural significance, resulting in a significance of effect of **Slight Adverse** (not significant).

7.49 Aigas House (LB7125, A55) is a Category B Listed Building, and Aigas House Gate Lodge (LB7126, A54) is a Category C Listed Building, both located approximately 5km from the proposed development. The Listed Buildings have no visibility on the ZTV due to the surrounding topography. As a result there would be no impacts on these heritage assets. The magnitude of impact would be No Change to the setting of heritage assets of High and Medium cultural significance, resulting a significance of effect of **Neutral** (not significant).

7.50 Tom na Croiseige, stepped mound (SM3196, A56) is located approximately 8km from the proposed development. The ZTV indicates that between 16 to 20 turbines would be theoretically visible from the monument. Wide landscape views are not part of the important elements of the monument's cultural significance. The monument has a localised setting due to its use as a moot hill, which would not be impacted by the proposed development. The magnitude of impact would be No Change to the setting of a heritage asset of High cultural significance, resulting in a significance of effect of **Neutral** (not significant).

7.51 Auchvaich, chambered cairn 650m W of (SM4744, A58) is located approximately 11km from the proposed development, and is surrounded by mature woodland that restricts wider landscape views, meaning that the proposed development is not visible from the monument. The magnitude of impact would be No Change to the setting of a heritage asset of High cultural significance, resulting in a significance of effect of **Neutral** (not significant).

7.52 Belladrum (GDL00415, A59) is located approximately 8km from the proposed development. The ZTV indicates that between 16 to 20 turbines would be theoretically visible from within the GDL, and the wireline (Visualisation 12.14) shows that 20 turbines are at least partially visible from the highest point within Belladrum. However, wider landscape

views looking west would be screened by woodland both within the GDL and along its western border and key views are more localised and relate to Beaufort Castle and the landscape of the Beauly valley. The wider landscape views are not considered to be an important element of the GDLs cultural significance. Despite there being views of the proposed development, the magnitude of impact would be No Change to the setting of a heritage asset of High cultural significance, resulting in a significance of effect of **Neutral** (not significant).

Detailed Assessment

7.53 The remaining nine designated heritage assets within the baseline had a detailed assessment undertaken due to the potential for impacts to result in a significant effect. These were determined following an initial assessment, or as a recommendation from HES. The results of the detailed assessment concluded that the following two designated heritage assets would have a magnitude of impact of negligible adverse and no change respectively. The assessment of the remaining seven designated assets is provided within Chapter 12: Cultural Heritage.

Castle Spynie, broch (SM4653, A51)

7.54 The monument is the remains of a broch dating to the Iron Age, comprising a thick stone wall which stands to 1m in height with an entrance in the southwest. Below the broch and to the northeast is an outer defence consisting of a line of boulders, a rampart and a ditch. Another ditch to the southwest provides added defence. The monument is situated on high ground above the Aird where it would have been visible from, and be provided with extensive views of the Beauly Firth to the north-northeast and inland toward Strathglass.

7.55 The site is of national importance as a well-preserved example of an Iron Age broch. The broch is of particular interest because of the survival of outer defensive works, which utilise natural rock outcrops. The monument has the potential to considerably enhance our understanding of Iron Age settlement and the development of brochs. The setting of the monument is an important aspect of the monument's cultural significance. Key aspects relate to the relationship the monument has with other prehistoric defensive sites within the wider landscape, including the nearby Phoineas Hill (SM4729, A48) and Dun Mor fort, Ballindoun (SM2423, A47). There are also extensive views from the monument over the Beauly Firth to the north and northeast, and east toward Strathglass.

7.56 The proposed development would sit approximately 10km west northwest of the monument. The ZTV indicates that 16-20 turbines would be theoretically visible from the monument, while the wireline (Visualisation 12.12) shows that eighteen turbines could be visible from the monument, with seven turbines being partially visible in theory, behind the crest of the hill. The existing windfarms Fairburn and Auchmore are visible further in the distance to the north of the proposed development, and appear in far-reaching views towards Phoineas Hill enclosure (SM4729; A48). The proposed development would be to the west of the distant views over the Phioneas Hill enclosure (SM4729; A48), and would not impact on any of the other key views towards the Beauly Firth and Strathglass.

7.57 The magnitude of impact has been assessed as Negligible Adverse due to very minor changes within the setting of the broch. The 10km distance of the proposed development

is such that the setting of the monument would not be significantly changed by the introduction of the turbines. The proposed development does not interrupt any key views or relationships the monument has with the nearby Phoineas Hill, enclosure 900m ESE of Phoineas House (SM4729, A48) and Dun Mor, Ballindoun (SM2423, A47), with the development only being in the distant background. There would be no changes that the monument has to the northeast across the Beauly firth or inland towards Strathglass.

7.58 As a heritage asset of high cultural significance, the significance of effect would be **Slight Adverse** (not significant).

Erchless Castle, dun 650m WNW of (SM5004, A57)

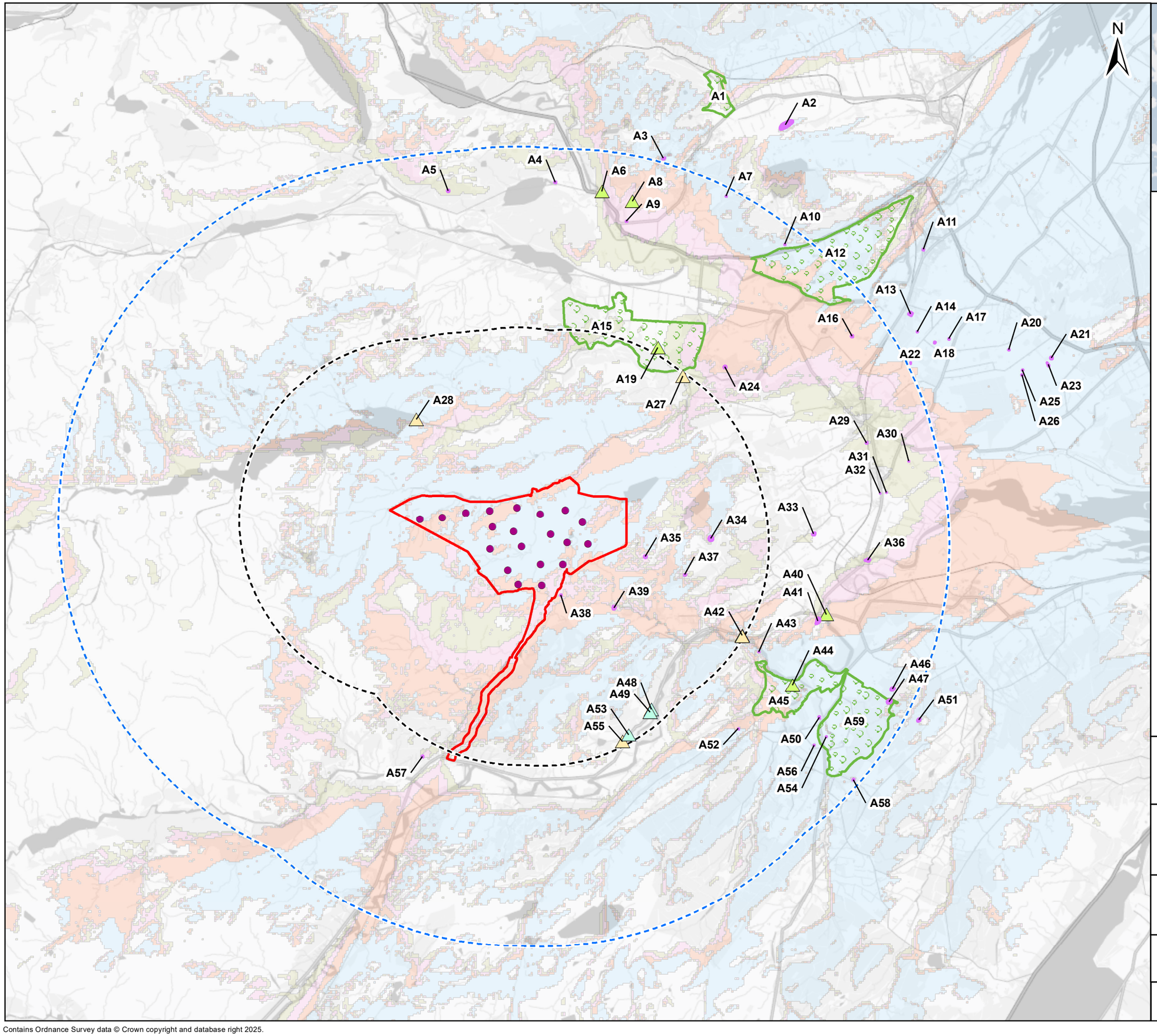
7.59 Erchless Castle comprises the remains of a sub-circular dun dated to the Iron Age. The dun is defined by a tumbled wall whose inner and outer faces are occasionally visible, with an entrance in the southeast. The footings of an outer wall can be seen to the south and east of the dun wall.

7.60 The monument is of national importance as a well-preserved dun which has the potential to considerably enhance our understanding of Iron Age settlement and defensive structures. The setting of the monument is an important element of the fort's cultural significance, with the position of the dun in the landscape and its relationships with other duns in the area, able to inform on how people viewed and interacted with the landscape. Reciprocal views between this and other forts, as well as contemporary settlement, are also likely to have been equally important in demonstrating the status and control of the fort's occupants. Key views to other duns in the area and long reaching views south along the base of the valley are key to our understanding of this monument. The entrance to the south-east suggests the approach was from this direction, and is a key view looking towards the fort.

7.61 The proposed development would sit approximately 700m to the east of the monument at the south end of the access track. The closest turbine is located approximately 5.4km to the north. The ZTV indicates that 1 to 5 turbines would be theoretically visible from the monument, while the wireline (Visualisation 12.13) shows that no turbines are visible on approach to the dun from the A831 at Struy Bridge.

7.62 The magnitude of impact has been assessed as No Change, as the proposed development will not impact on any key views, and visibility from the castle is minimal, with no impacts to the views on approach either. As a heritage asset of high cultural significance, the significance of effect would be **Neutral** (not significant).

Date Saved: 7/9/2025





Key

- Proposed Development
- Turbine points
- Study Area (5km)
- Study Area (10km)
- Scheduled Monuments
- Category A Listed Buildings
- Category B Listed Buildings
- Category C Listed Buildings
- Registered Parks and Gardens

Blade tip visibility

- 16 to 20 turbines
- 11 to 15 turbines
- 6 to 10 turbines
- 1 to 5 turbines

0 2 4 6

Kilometres

Client: EnergieKontor

Project: Ballach Wind Farm

Title: Figure 7.1 - Designated Heritage Assets and ZTV

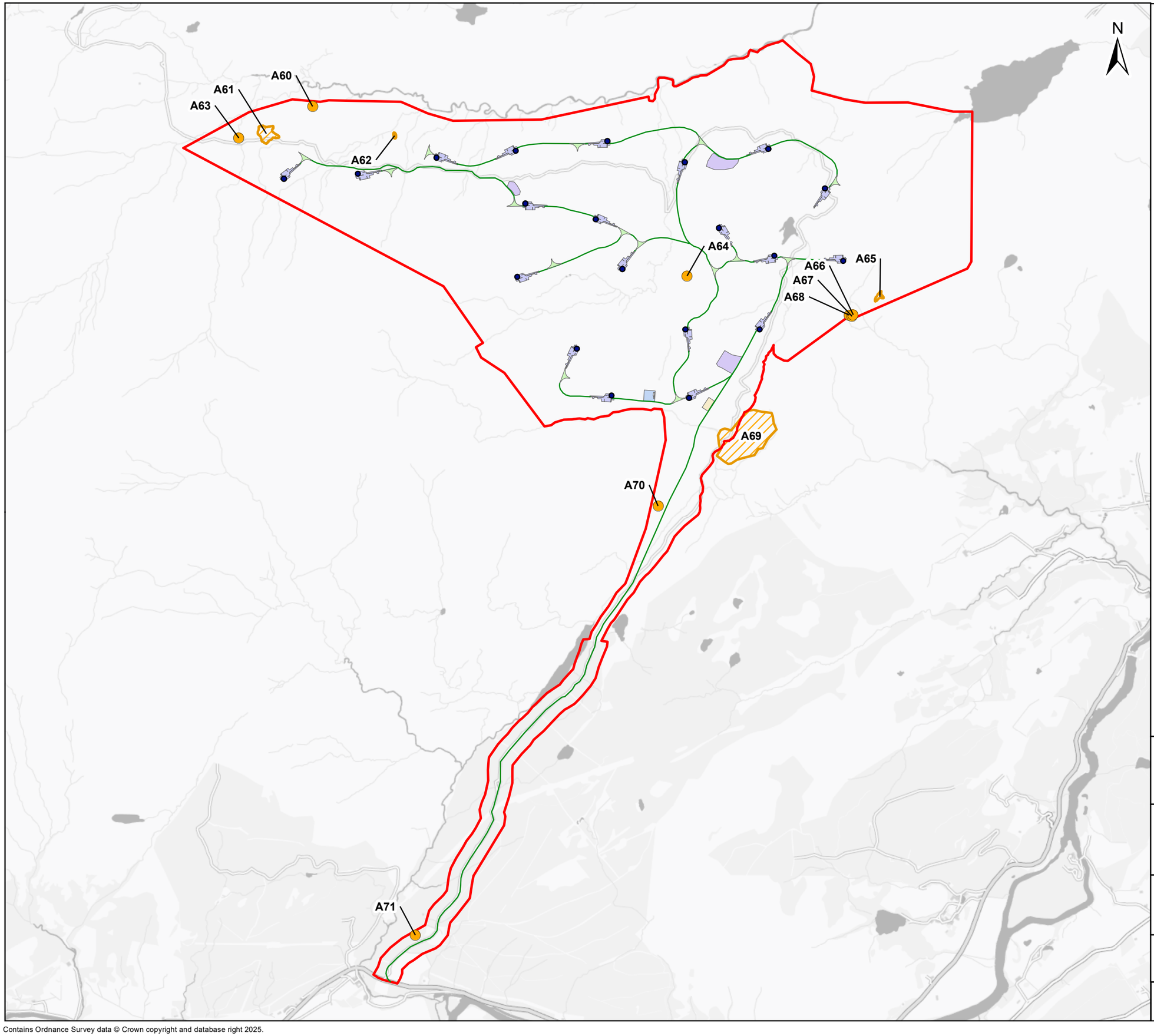
Date: 7/11/2025 Scale: 100,000 @ A3

Drawn: UT Checked: KE Approved: KP

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Date Saved: 7/9/2025



Key

- Proposed Development
- Turbine Locations
- Turning Heads
- Site Access
- Crane Pads
- Construction Compound
- Borrow Pits
- Substation
- Archaeological feature/findspots (Points)
- Archaeological fetaure/findspots (Polygons)

0 500 1,000 1,500

Metres

Client: EnergieKontor

Project: Ballach Wind Farm

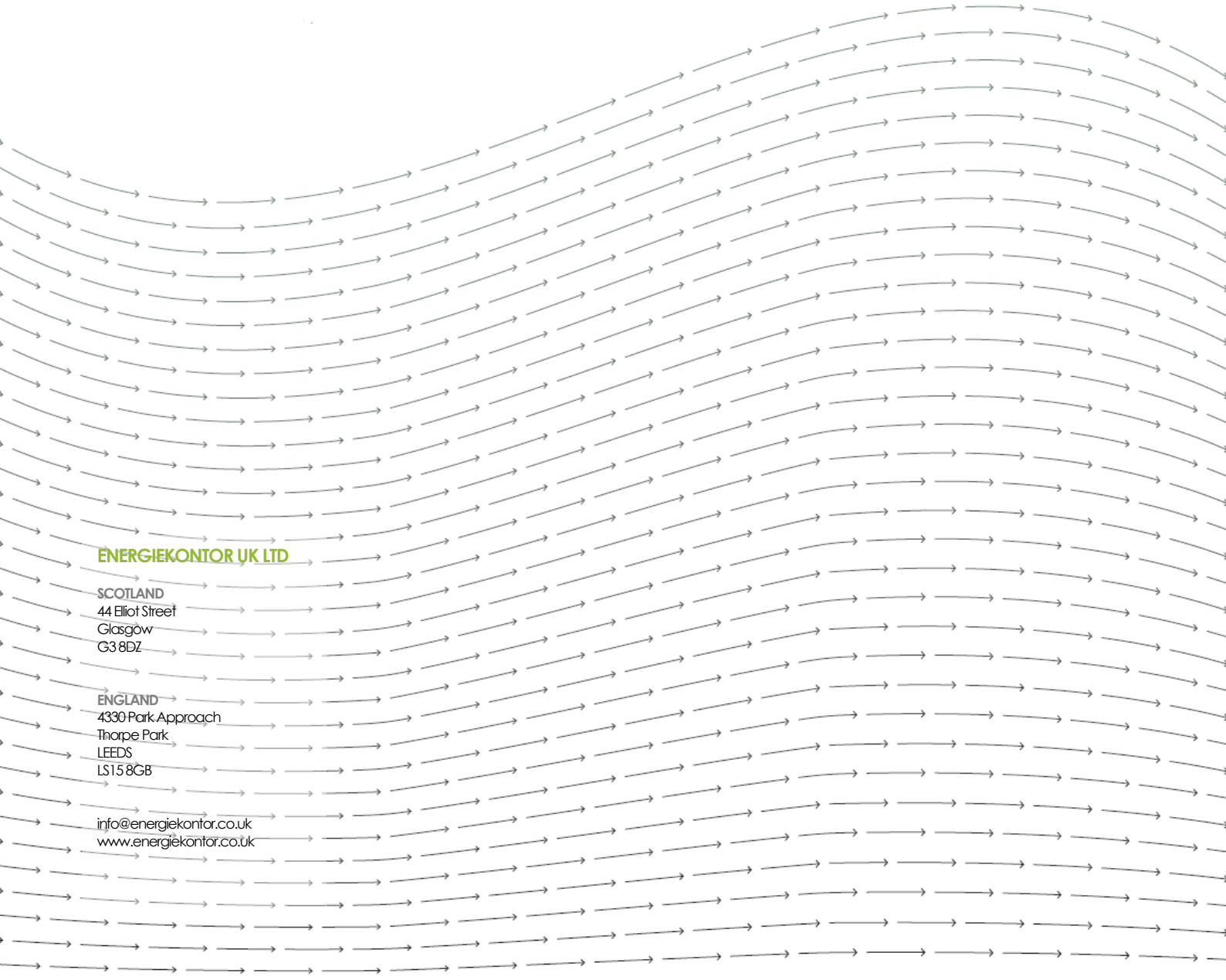
Title: Figure 7.2 - Non-designated Heritage Assets within the site

Date: 7/11/2025 Scale: 30,000 @ A3

Drawn: UT Checked: KE Approved: KP

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