

HISTORIC ENVIRONMENT DESK-BASED ASSESSMENT

Land at Dunballoch Farm, Beauly, Inverness

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EXECUTIVE SUMMARY

This assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of approximately 18.51ha of land proposed for a Battery Energy Storage System and associated development on land at Dunballoch Farm, Beauly, Inverness .

The assessment has been prepared in accordance with relevant policy and guidance and provides a description of the relevant cultural heritage baseline, identifies heritage assets that may be affected by the Proposed Development, assesses archaeological potential, and identifies the likely impacts of the Proposed Development upon heritage assets as a result of both its construction and operation.

There are no designated heritage assets in the Site.

A Zone of Theoretical Visibility (ZTV) model indicates that, with one exception, the Proposed Development will not be visible from designated assets in the surrounding area or affect views of them that contribute to their cultural significance. The exception is Lovat Bridge, a Category A Listed Building. Whilst there is potential for the Proposed Development to be glimpsed in views from this asset, the site visit established that this will constitute a barely perceptible change in the bridge's setting that has no potential to adversely affect it.

It is concluded that the Proposed Development will have no impact upon designated heritage assets.

No non-designated heritage assets have been identified previously within the Site.

The potential for unrecorded assets to be present is considered to be low in respect of the Post-Medieval and earlier periods, and negligible in respect of the Modern period.

In the absence of mitigation, any archaeology present within the construction footprint would be removed or disturbed. This potential impact will be addressed through a programme of archaeological work, if required.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This historic environment desk-based assessment has been prepared by Richard Conolly of RPS on behalf of Field (the 'Client'). It has been prepared to support a planning application for a proposed Battery Energy Storage System (BESS) of up to 100 M (W) with associated infrastructure, earthworks, drainage, accesses and ancillary works (including landscaping and biodiversity enhancement) (henceforth the 'Proposed Development') on land at Dunballoch Farm, Beauly, Inverness.
- 1.2 The land considered in this assessment (henceforth the 'Site') takes in improved pasture, totalling approximately 18.51ha centred on NGR 252400, 844200 (Figure 1). The Site is located approximately 1km to the south of Beauly. The Site is occupied by improved pasture, crossed by pylons, with farm buildings in its north-eastern corner. To the east it is bounded by woodland, to the south by the River Beauly and to the north and west by fields.
- 1.3 This assessment has been prepared in accordance with relevant policy and guidance and considers the potential effects of the Proposed Development upon heritage assets, both during its construction and operation. It draws upon the following data sources:
- Historic Environment Scotland (HES) designations downloads;
 - Highland Council Historic Environment Record (HER);
 - Maps held by the National Library of Scotland;
 - LiDAR data from Scottish Government;
 - Satellite imagery; and
 - Readily available published sources.
- 1.4 The desk-based work was augmented and verified through a walk-over survey.
- 1.5 The study provides an assessment of the archaeological potential of the Site and the significance of heritage assets within and around it, and considers the potential impacts of the Proposed Development upon these. The consideration of potential impacts upon designated heritage assets (see Figure 2) in the surrounding area has been undertaken in accordance with the guidance provided in *Managing Change in the Historic Environment: Setting* (HES 2020), which advocates the use of a three-stage process:
- Stage 1: Identify the historic assets that may be affected by the Proposed Development.
 - Stage 2: define and analyse the setting by establishing how the surroundings contribute to the ways in which the historic asset or place is understood, appreciated and experienced.
 - Stage 3: evaluate the potential impact of the proposed changes on the setting, and the extent to which any negative impacts can be mitigated.
- 1.6 Stage 1 has been informed by a site visit and Zones of Theoretical Visibility (ZTVs) provided by the client. The ZTVs are based on heights of 8m for the substation and 3.2m for the battery units. The ZTV presented within the current report (Figure 2) takes account of the screening effect of vegetation and buildings data. The landform data was taken from Photography Derived 2m Digital Surface Model (gridded height data at 2m intervals).

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

Legislation

- 2.1 The Ancient Monuments and Archaeological Areas Act 1979 and the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 provide the legislative basis for the protection of the historic environment. These were amended by the Historic Environment (Amendment) (Scotland) Act 2011.

National Planning Policy

- 2.2 Policy 7 of the current National Planning Framework (NPF4) deals with historic assets and places in the planning system. It is intended 'to protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places.' It specifies that 'development proposals with a potentially significant impact on historic assets will be accompanied by an assessment of the impact based on their cultural significance.' In summary, development proposals will only be supported where they preserve the character, special architectural or historic interest of Listed Buildings, the character and appearance of Conservation Areas, and avoid direct impacts on scheduled monuments and significant adverse impacts upon the integrity of their setting or where exceptional circumstances have been demonstrated to justify such impacts and where these have been minimised. Development proposals affecting nationally important Gardens and Designed Landscapes and Historic Battlefields will be supported where they protect their cultural significance. Those affecting a World Heritage Site will only be supported where they protect and preserve its Outstanding Universal Value. Non-designated heritage assets should be protected and preserved in situ wherever feasible. Where impacts are unavoidable, they should be assessed and minimised.

- 2.3 The glossary attached to NPF4 contains the following definitions that are relevant in the current context.

Cultural significance means aesthetic, historic, scientific or social value for past, present or future generations. Cultural significance can be embodied in a place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.

Historic environment: The historic environment is 'the physical evidence for human activity that connects people with place, linked with the associations we can see, feel and understand'.

Historic environment asset: An asset (or 'historic asset' or 'heritage asset') is a physical element of the historic environment – a building, monument, site, place, area or landscape identified as having cultural significance.

Setting: Setting is more than the immediate surroundings of a site or building, and may be related to the function or use of a place, or how it was intended to fit into the landscape or townscape, the view from it or how it is seen from areas round about, or areas that are important to the protection of the place, site or building.

'Setting' is the way the surroundings of a historic asset or place contribute to how it is understood, appreciated and experienced.

- 2.4 In July 2011, the government published the Planning Advice Note PAN 2/2011: Planning and Archaeology. It provides advice and technical information alongside SPP, HEPS and the Managing Change in the Historic Environment Guidance Notes, which together set out the Scottish Ministers' policies and guidance for planning and the historic environment.

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- 2.5 Sections 4-9 of the PAN, entitled Archaeology and Planning provides guidance for planning authorities, property owners, developers and others on the policy of the Scottish Government relating to archaeological sites and monuments. Overall, the guidance can be summarised:
- Policy is to protect and preserve sites and monuments and their settings in situ where feasible. Where this is not possible planning authorities should consider applying conditions to consents to ensure that an appropriate level of excavation, recording, analysis, publication and archiving is carried out before and/or during development.
 - In consideration of applications, planning authorities should take into account the relative importance of archaeological sites. Not all sites and monuments are of equal importance. In determining planning applications that may impact on archaeological features or their setting, planning authorities may balance the benefits of development against the importance of archaeological features.
- 2.6 Section 12 of the PAN notes that when determining a planning application, the desirability of preserving a monument (whether scheduled or not) and its setting is a material consideration. It reiterates that preservation in situ should be the objective but where not possible an alternative approach is recording and/or excavation followed by analysis and publication of the results.
- 2.7 Sections 13 and 14 note that prospective developers should undertake assessment to determine whether a property or area contains, or is likely to contain, archaeological remains as part of their pre-planning application research into development potential. Where it is known, or there is good reason to believe, that significant remains exist developers should be open to modifying their plans in order to preserve remains.
- 2.8 Section 17 notes that in many cases a desk-based assessment (this document) may be sufficient to allow authorities to make a planning decision. Where the judgement of the authority's archaeological advisor indicates that significant remains may exist, it is reasonable for the planning authority to request an archaeological evaluation before the application is determined. Planning authorities should require only the information necessary for them to make an informed decision on the proposal, and this should be proportionate to the importance of the potential resource. Section 19 notes that developers should supply the results of desk-based assessments and evaluations as part of their planning applications.

Local Planning Policy

- 2.9 Local planning policy is provided in Highland Council's Highland-wide Local Development Plan (adopted 2012). This contains the following policies relating to the historic environment:

Policy 57 Natural, Built and Cultural Heritage

21.2.1 All development proposals will be assessed taking into account the level of importance and type of heritage features, the form and scale of the development, and any impact on the feature and its setting, in the context of the policy framework detailed in Appendix 2. The following criteria will also apply:

- 1. For features of local/regional importance we will allow developments if it can be satisfactorily demonstrated that they will not have an unacceptable impact on the natural environment, amenity and heritage resource.*
- 2. For features of national importance we will allow developments that can be shown not to compromise the natural environment, amenity and heritage resource. Where there may be any significant adverse effects, these must be clearly outweighed by social or economic benefits of national importance. It must also be shown that the development will support*

communities in fragile areas who are having difficulties in keeping their population and services.

3. *For features of international importance developments likely to have a significant effect on a site, either alone or in combination with other plans or projects, and which are not directly connected with or necessary to the management of the site for nature conservation will be subject to an appropriate assessment. Where we are unable to ascertain that a proposal will not adversely affect the integrity of a site, we will only allow development if there is no alternative solution and there are imperative reasons of overriding public interest, including those of a social or economic nature. Where a priority habitat or species (as defined in Annex 1 of the Habitats Directive) would be affected, development in such circumstances will only be allowed if the reasons for overriding public interest relate to human health, public safety, beneficial consequences of primary importance for the environment, or other reasons subject to the opinion of the European Commission (via Scottish Ministers). Where we are unable to ascertain that a proposal will not adversely affect the integrity of a site, the proposal will not be in accordance with the development plan within the meaning of Section 25(1) of the Town and Country Planning (Scotland) Act 1997.*

Note: Whilst Appendix 2 groups features under the headings international, national and local/regional importance, this does not suggest that the relevant policy framework will be any less rigorously applied. This policy should also be read in conjunction with the Proposal Map.

[...]

In due course the Council also intends to adopt the Supplementary Guidance on the Highland Historic Environment Strategy. The main principles of this guidance will ensure that:

- Future developments take account of the historic environment and that they are of a design and quality to enhance the historic environment bringing both economic and social benefits;*
- It sets a proactive, consistent approach to the protection of the historic environment.*

2.10 Appendix 2 of the plan defines the importance of assets as follows:

- National importance
 - Scheduled Monuments;
 - Category A Listed Buildings;
 - Inventoried Gardens and Designed Landscapes (IGDLs)
- Local/Regional Importance
 - Category B and C(S) Listed Buildings *Advice is that B listed buildings are considered to be of regional or more than local importance and C(S) listed buildings are of local importance.*
 - Sites and Monuments Record [HER] Archaeological Sites *The importance of such sites in terms of protection or professional recording prior to disturbance is advised on a case-by-case basis. The integrity of the site and its setting will be considered.*
 - Archaeological Heritage Areas
 - Conservation Areas

2.11 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the site's archaeological potential and the likely significance of that potential and the need or otherwise for additional mitigation measures.

3 GEOLOGY AND TOPOGRAPHY

- 3.1 The Site is underlain by mudstone, sandstone and limestone of the Braemore Mudstone Formation. Superficial deposits comprise raised marine beach deposits of sand and gravel.
- 3.2 The Site is broadly flat and lies at the eastern limit of the Beaully Carse at approximately 10m AOD. Immediately to the east of the Site the ground rises, reaching a height of approximately 50m AOD approximately 500m from the Site. To the west of the Site is a hollow, marking the former course of the meandering River Beaully. The normal tidal limit is nearby.
- 3.3 Numerous braided palaeochannels are visible as cropmarks around the river, providing an indication of the widespread wetland conditions that formerly characterised the carse.
- 3.4 Work at Barnyards, approximately 2.5km to the north of the Site, has provided evidence of fluctuations in sea level since the early Holocene¹. These fluctuations include transgressions when sea level reached 7.6m OD (9600 BP) and 9.5m OD (6500 BP). After the latter relative sea level then fell to its present level via intermediate shorelines at 7.5 m, 5.9 m, 4.9 m and 3.1 m OD. These findings indicate that the Site is likely to have lain at the fringe of the intertidal zone in early prehistory and is likely to have later been saltmarsh before becoming freshwater marsh before ultimately becoming dry ground.

¹ https://geoguide.scottishgeologytrust.org/p/gcr/gcr06/gcr06_barnyards

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report

Prehistoric

Palaeolithic	450,000 -	10,000 BC
Mesolithic	10,000 -	4,000 BC
Neolithic	4,000 -	1,800 BC
Bronze Age	1,800 -	600 BC
Iron Age and Roman Iron Age	600 -	AD 410

Historic

Early Medieval	AD 410 -	1100
Medieval	AD 1100 -	1560
Post Medieval	AD 1560 -	1745
Modern	AD 1745 -	Present

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPF4, considers the potential for any as yet to be discovered archaeological evidence on the study site.
- 4.2 What follows comprises a review of designated heritage assets and entries in the Highland Council Historic Environment Record (HER) for a study area extending 2km radius of the study site (Figures 2 and 3), historic mapping (Figure 4), satellite imagery (Figure 5) and LiDAR data (Figure 6). The was considered sufficient given the height of the Proposed Development and the surrounding topography. The desk-based work was verified and augmented through a site visit.
- 4.3 Section 5 subsequently considers the site conditions and whether the Proposed Development will impact the theoretical archaeological potential identified below.

Designated Heritage Assets

- 4.4 There are no designated heritage assets in the Site.
- 4.5 Within the study area (Figure 2) there are:
- Four Scheduled Monuments:
 - Phoineas Hill, enclosure 900m ESE of Phoineas House (SM4729) – approximately 1.7km to the south-east of the Site;
 - Corff House, fort SW of (SM3195) – approximately 900m to the west of the Site;
 - Dun Mor, fort, Ballindoun (SM2423) – approximately 1.5 km to the south-east of the Site;
 - Beauly Priory, priory and burial ground (SM90031) – approximately 1.8km to the north of the Site.

- One IGDL – Beaufort Castle (GDL00052) – approximately 580m to the south-west of the Site
- Two Category A Listed Buildings, comprising Lovat Bridge over River Beaully (LB8083) and Beaufort Castle (LB8086) , respectively 600m to the east and 2km to the south-west of the Site,
- 12 Category B and 36 Category C Listed Buildings. It should be noted that these are composed of 28 individual listings.
- One Conservation Area – Beaully – approximately 1.6km to the north of the Site.

- 4.6 The Scheduled Monuments are a minimum of 900m from the Site. The three closest (SM2423 3195 & SM4729) are surrounded by trees and under current conditions there is no potential for the Proposed Development to be visible from them or otherwise affect their setting. For this to change multiple areas of woodland would need to be felled. The fourth (SM90031) is located in Beaully and there is likewise no potential for its setting to be affected in any way. It is concluded that there is no potential for the Proposed Development to affect any Scheduled Monuments and they are not considered further.
- 4.7 The Beaufort Castle IGDL is approximately 580m to the south of the Site. The ZTV, supported by the site visit, demonstrates that there is no potential for the Proposed Development to appear in views from or of the IGDL owing to extensive areas of woodland including areas associated with the IGDL itself. It is considered that there is no potential for the Proposed Development to affect the IGDL and it is not considered further.
- 4.8 The ZTV, supported by the site visit, demonstrates that there is no potential for the Proposed Development to appear in views from or of any Listed Buildings, with the exception of Lovat Bridge (LB8083, 850m northwest of the Site). The Proposed Development will be visible from the bridge and it has therefore been taken through to assessment. The bridge, its significance and setting are detailed in the assessment (Chapter 5).
- 4.9 Beaully Conservation Area is approximately 1.6km to the north of the Site. It is surrounded by modern housing and consequently there is no potential for the Proposed Development to be visible from it or otherwise affect its setting. It is not considered further.

Non-Designated Heritage Assets

- 4.10 No non-designated heritage assets have been recorded previously within the Site.
- 4.11 HER entries for the surrounding area (Figure 3) are discussed below where appropriate. Most relate to late 18th century or later buildings and have little relevance to the current assessment.

Previous Archaeological Work

- 4.12 No archaeological fieldwork has been undertaken in or adjacent to the Site previously.
- 4.13 Some fieldwork has been undertaken in the study area (Figure 3). The intrusive work has for the most part been concentrated in Balblair Wood, where trial trenching and strip and record excavations have been undertaken in advance of quarrying or the construction of a large substation (including EH3477, EH3791 & EH5528). This encountered extensive prehistoric remains, including chambered cairns and hut circles. Many of these features had been recorded previously by walkover survey, having been protected from agricultural improvement by the woodland planted in the 18th century. These walkover surveys included works undertaken in connection with the proposed developments and unrelated surveys undertaken by the North of Scotland Archaeological Society (NoSAS) and the Inverness Field Club. It is evident from HER entries that the latter have also undertaken survey of other woodland areas in the study area, including that adjacent to the Site, but the extents of this work are not recorded in the HER.

4.14 Intrusive fieldwork away from Balblair Wood has largely produced negative results.

Prehistoric

4.15 The HER holds no records relating to the Prehistoric period for the Site.

4.16 There is extensive recorded evidence of Prehistoric activity in the study area, including:

- Phoineas Hill, enclosure 900m ESE of Phoineas House (SM4729);
- Corff House, fort SW of (SM3195);
- Dun Mor, fort, Ballindoun (SM2423);
- Hut circle Brockies Corner Wood (MHG62992);
- Hut circles, Longwood (MHG14546 & MHG24777);
- Chambered cairns, hut circles and related features at Balblair Wood, approximately 2km to the west of the Site (MHG3211, MHG26680, MHG29177, MHG27977, MHG29178;

4.17 A small number of chance finds have also been made including a Early Bronze Age halberd and flat axehead found near Balchraggan (MHG59067 & MHG59074, not illustrated), approximately 1.2km to the south-east of the Site.

4.18 Most of the above features are some distance from the Site. The exception being a hut circle recorded approximately 70m to the east of the Site (MHG62992). This was recorded as an upstanding feature in an area of woodland. This was also the case with those recorded in Longwood and Balblair Wood. Outside the woodlands recorded features are restricted to cropmarks. The closest of these to the Site is approximately 600m to its west (MHG47476) and is a possible ring ditch. This is incomplete and vague. Further examples have been recorded to the north-west (MHG3341 & MHG22762). None have been verified through intrusive works.

4.19 There is a strong bias in the above records towards features that have been recorded as a result of field survey in areas of woodland planted in the 18th century. Outside these areas, in farm (L)and that has seen extensive improvement, far fewer features have been recorded. It is clear that the area saw relatively intensive activity during the Prehistoric periods, but that the recorded distribution of archaeology is likely to be greatly skewed by visibility on the surface. However, the former wetland environment of the carse means that the paucity of evidence recorded in the improved lands alongside the river is likely to genuinely reflect an absence of archaeological remains; intensive activity is likely to have been concentrated on slightly higher ground. However, it is also likely to reflect the actual pattern of settlement, which is likely to have been situated on the slightly higher raised terraces. Activity on the carse where the Site lies is likely to have been of lower intensity, with small pockets of more intensive activity. Consequently, it is concluded that the potential for hitherto unrecorded archaeology of Prehistoric date within the Site is low.

Early Medieval

4.20 The HER holds no records relating to the Early Medieval period for the Site and evidence in the study area is sparse. This includes a Pictish symbol stone (MHG3345) and various sites possibly dating to this period. The closest of the latter to the site is a possible chapel (MHG26675) approximately 230m east of the Site. A second chapel is thought to have been sited approximately 300m to the north of the Site (MHG3412).

4.21 The carse is likely to have remained relatively wet in character but may have seen some agricultural activity. It is considered that the Site has low potential to contain previously unrecorded archaeology of Early Medieval date.

Medieval and Post-Medieval

- 4.22 The HER holds no records relating to the Medieval or Post-Medieval periods for the Site.
- 4.23 The area in which the Site lies can be broadly identified on Roy's Military Survey (1747-52), but it is not possible to do so with great precision. The map shows *Dumballoch* as a house within a rectangular enclosure defined by trees². The land to the west, north and north-east is depicted as cultivated, that to the south as uncultivated. The current house at Dunballoch (LB7811) dates to c. 1820, but there are records of a church (MHG3412) at Dumballoch/Dunballoch in the early 13th century³ and a house in the 17th century⁴. The site of both is positively located by 19th century mapping. Although Roy's map dates to the mid-18th century and hence the tailend of the Post-Medieval period, it is likely that the situation depicted here is broadly the situation in the Medieval period. This would place the Site at the fringe of the cultivated haughlands.
- 4.24 It is concluded that the potential for hitherto unrecorded features of archaeological interest dating to these periods is low.

Modern

- 4.25 The HER holds no records relating to the Modern period for the Site.
- 4.26 As discussed above, Roy's map (1747-52) shows the area in which the Site lies as being at the fringe of cultivated land. An estate map⁵ dating to 1824 confirms this. The field in which the Site lies is annotated 'Improved', whilst the land immediately to the east is annotated 'Uncultivate Ground'. This plan shows the E-shaped block of buildings that still stands in the north-east part of the Site and the site of the original Dunballoch House, which is shown a short distance to the west of the present house. It also shows a small building with a rectangular enclosure approximately 60m to the north-west of the Site. This does not appear on subsequent maps.
- 4.27 The 1876 Ordnance Survey map (Figure 4) shows the Site and surrounding area largely in its current situation. It is shown as a single large field with plantation immediately to the east. The boundary wall is a high quality estate wall. The E-shaped building is annotated 'Offices'.
- 4.28 Subsequent maps show little change, with the exception of pylons crossing the site, depicted on maps from 1961 onwards..
- 4.29 It is concluded that through the Modern period the Site lay in farm (L) and that the Site has negligible potential for features of archaeological interest of Modern date.

² <https://maps.nls.uk/geo/explore/#zoom=14.6&lat=57.46346&lon=-4.46230&layers=3&b=18&o=100>

³ https://www.cushnieent.com/new_moray_churches/inverness_deanery/dunballoch.htm (L)

⁴ <https://archive.org/details/historyoffrasers00mackuoft/page/n7/mode/2up?q=dunballoch> & <https://www.ambaile.org.uk/coo/user/assets/162/48325.pdf>

⁵ Boulton, J 1824 Plan of the Farm of Beulyside, Phoenas and Part of Kirkhill: [View map: Boulton, John \(1830-1874\), Plan of the Farm of Beulyside, Phoenas and Part of Kirkhill - Estate Maps of Scotland, 1750s-1960s \(nls.uk\)](#)

Assessment of Significance

4.30 No heritage assets have been recorded within the Site.

4.31 As identified by desk-based work, archaeological potential by period and the likely importance of any archaeological remains if present is summarised in table form below.

Period:	Identified Archaeological Potential	Identified Archaeological Importance
Prehistoric	Low	If present most probably of local importance
Early Medieval	Low	If present most probably of local importance
Medieval	Low	If present most probably of local importance
Post Medieval	Low	If present most probably of local importance
Modern	Negligible	If present most probably of local importance

5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON HERITAGE ASSETS

Site Conditions

- 5.1 The Site was visited on 10th July 2024. Conditions were good (Plates 1-6). The Site was given occupied by improved pasture, grazed by sheep.

Proposed Development

- 5.2 The Proposed Development comprises a Battery Energy Storage System (BESS) of up to 100 MW with associated infrastructure, earthworks, drainage, accesses and ancillary works (including landscaping and biodiversity enhancement). The elements of the Proposed Development are set out below.

Development Component	Dimensions
Battery Storage Units (up to 792 comprising of 44No. Strings of 18 units)	String dimensions 13.92 m (L) x 3.25 m (W) x 2.99 m (H)
MV Skid (up to 22) which includes: 44 Power Conversion Systems (PCS) and 22 medium voltage (MV) transformers	12.19 m (L) x 2.44 (W) m x 3.6 m (H)
Transmission Operator (TO) Substation building	11.23 m (W) x 15.75 m (L) x 4.33 m (H)
132 kV High voltage transformer	4.41 m (W) x 7.56 m (L) x 2 m (H)
Substation building; including office, welfare and SCADA	15 m (W) x 29.9 m (L) x 4.82 m (H)
Standby Generator	3.8 m (L) x 2.4 m (W) x 2.6 m (H)
Site Access	5 m (W)
Internal Access Tracks	5 m (W)
Security Fencing	Palisade fencing at 3 m (H)
Acoustic Fencing	Acoustic fencing 4 m (H)
Construction Compound	0.13 ha
LV cabinet	2.6 m (W) x 15.53 m (L) x 2.050 m (H)
Lighting Columns (15)	5 m (H)

Development Component	Dimensions
Car Parking (up to 4)	5 m (L) x 10 m (W)

5.3 A buried cable will connect the facility to the existing infrastructure. The cable connection is the subject of a separate application.

Embedded Mitigation

5.4 The Proposed Development incorporates mitigation measures in its design. These comprise:

- The Site has been chosen to minimise visibility from the surrounding area;
- Battery units will be painted subdued colours to minimise visibility from the surrounding landscape; and
- Landscape planting to provide screening/minimise visibility.

Review of Potential Development Impacts on Designated Heritage Assets

5.5 Potential impacts have been identified in respect of one designated heritage assets:

- Lovat Bridge over River Beaully (LB8083).

Description

5.6 Lovat Bridge was built in 1810 by the Commission for Highland Roads and Bridges to a design by Thomas Telford. It is a symmetrical five-span bridge. It replaced the historic ford over the river to the north.

5.7 A full description of the asset's components and development is presented in Appendix 1.

Setting

5.8 The banks of the River Beaully are wooded and consequently the bridge is not widely visible from beyond its immediate surroundings and views from the bridge are limited to glimpses between the trees to farmland and woodland beyond and along the river.

Significance and Contribution of Setting

5.9 The cultural significance of the bridge resides primarily in its historic interest as an example of the work of noted engineer Thomas Telford, illustrating the early 19th century improvement of communications infrastructure in the Highlands. It has a degree of aesthetic value owing to its design quality and the interplay between this and the River Beaully.

Impact Assessment

5.10 The ZTV (Figure 2) indicates that there will be minimal intervisibility between the bridge and the Proposed Development. This is a result of the screening effect of the trees fringing the River Beaully and an area of woodland between it and the Site. The site visit confirmed that under current conditions, the Proposed Development will be visible from a small area at the bridge's western end (Plate 5), but that from the greater part of the bridge there is no potential for the Proposed Development to be visible (Plate 6). From here it may be possible to see the upper parts

of the Proposed Development between trees on the eastern bank and above woodland between the bridge and the Site. The Proposed Development will therefore result in a very slight change in views from a small part of the bridge, that will not affect the appreciation of the bridge's design, in either technical or aesthetic terms, or its historic interest.

5.11 As the screening planting takes effect this change will be reduced further.

5.12 It is concluded that the Proposed Development will constitute a barely perceptible neutral change in the setting of the bridge and will have no impact upon its cultural significance.

Review of Potential Development Impacts on Non-Designated Assets

5.13 It is considered that there is low potential for hitherto unrecorded archaeology to be present. Construction of the Proposed Development is likely to remove any archaeology present within the Site.

6 SUMMARY AND CONCLUSIONS

- 6.1 This assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of approximately 18.51ha of land proposed for a Battery Energy Storage System and associated development on land at Dunballoch Farm, Beauly, Inverness .
- 6.2 The assessment has been prepared in accordance with relevant policy and guidance and provides a description of the relevant cultural heritage baseline, identifies heritage assets that may be affected by the Proposed Development, assesses archaeological potential and identifies the likely impacts of the Proposed Development upon heritage assets as a result of both its construction and operation.
- 6.3 There are no designated heritage assets in the Site.
- 6.4 A Zone of Theoretical Visibility (ZTV) model indicates that, with one exception, the Proposed Development will not be visible from designated assets in the surrounding area or affect views of them that contribute to their cultural significance. The exception is Lovat Bridge, a Category A Listed Building. Whilst there is potential for the Proposed Development to be glimpsed in views from this asset, the site visit established that this will constitute a barely perceptible change in the bridge's setting that has no potential to adversely affect it.
- 6.5 It is concluded that the Proposed Development will have no impact upon designated heritage assets.
- 6.6 No other, non-designated, heritage assets have been identified previously within the Site.
- 6.7 The potential for unrecorded assets to be present is considered to be low in respect of the Post-Medieval and earlier periods and negligible in respect of the Modern period.
- 6.8 In the absence of mitigation, any archaeology present within the construction footprint would be removed or disturbed. This potential will be addressed through a programme of archaeological work, if required.

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FIGURES