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10. CULTURAL HERITAGE

10.1 Introduction

10.1.1 This chapter reports the outcome of the assessment of likely significant environmental effects arising from the Proposed Development upon the historic environment. This chapter (and its associated figure and appendices) is not intended to be read as a standalone assessment and reference should be made to the introductory chapters of this EIA Report (Volume 2, Chapter 1 to 7).

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

10.1.3 The specific objectives of this chapter are to:

- describe the assessment methodology and significance criteria used in the assessment;
- describe the cultural heritage baseline;
- assess the potential significant effects, 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.

10.1.4 Additional information which supports this chapter is presented in the following figures and technical appendices (see Volume 3: Figures and Volume 4: Technical Appendices, respectively):

- Volume 3, Figure 10.1: Designated and Non-Designated Heritage Assets;
- Volume 4, Technical Appendix 10.1: Cultural Heritage Background and Gazetteer;
- Volume 4, Technical Appendix 10.2: Cultural Heritage Assessment; and
- Volume 4, Technical Appendix 10.3: Netherton Hub Programme of Archaeological Work.

10.1.5 Refer to Volume 4, Technical Appendix 1.1: EIA Team for details on the competent experts who undertook the assessment.

10.2 Legislative Framework, Policy, and Guidance

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

- Scotland National Planning Framework 4 (2023)¹³⁴;
- Planning Advice Note (PAN) 2/2011: Planning and Archaeology (2011)¹³⁵;
- Town and Country Planning (Scotland) Act 1997¹³⁶;
- The Historic Environment Scotland Act 2014¹³⁷;
- Historic Environment Policy for Scotland (HEPS)¹³⁸;
- Ancient Monuments and Archaeological Areas Act 1979¹³⁹; and
- Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997¹⁴⁰.

¹³⁴ Scottish Government, (2023). National Planning Framework 4. Available at: <https://www.gov.scot/publications/national-planning-framework-4/pages/3/>.

¹³⁵ Scottish Government, (2011). Planning Advice Note (PAN) 2/2011: Planning and Archaeology.

¹³⁶ UK Government, (2017). The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017.

¹³⁷ Scottish Government, (2014). The Historic Environment Scotland Act 2014.

¹³⁸ Historic Environment Scotland, (2019). Historic Environment Policy for Scotland.

¹³⁹ UK Government, (1979). The Ancient Monuments and Archaeological Areas Act 1979.

¹⁴⁰ UK Government, (1997). Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

10.2.2 The following local planning policy relevant to archaeology and cultural heritage that has been considered as part of the assessment includes:

- Aberdeenshire Council Local Development Plan¹⁴¹; and
- Aberdeenshire Council Local Development Plan – Appendix B: Settlement Statements, Buchan¹⁴².

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

- Environmental Impact Assessment Handbook¹⁴³;
- Designation Policy and Selection Guidance¹⁴⁴;
- Managing Change in the Historic Environment: Setting¹⁴⁵;
- Standard and guidance for historic environment desk-based assessment¹⁴⁶; and
- Standards and guidance for commissioning work or providing consultancy advice on archaeology and the historic environment¹⁴⁷.

10.3 Assessment Methodology and Significance Criteria

Scope of the Assessment

10.3.1 The scope of this assessment has been established through a scoping process. Further information can be found in Volume 2, Chapter 6: Scope and Consultation. The scope of the assessment is to define the known heritage assets within the study areas surrounding the Site and identify the potential for the Site to contain unknown archaeological remains. This chapter will present the assessment of the impacts of the Proposed Development on the cultural heritage resource, during construction and operation.

10.3.2 The non-designated heritage assets within the Site have the potential to be physically impacted upon during construction. These impacts may result in significant effects during construction and have therefore been scoped in.

10.3.3 The settings of heritage assets have the potential to be impacted during the operation of the Proposed Development. These impacts may result in significant effects during operation and have therefore been scoped in.

10.3.4 Heritage assets that will experience impacts during operation that do not constitute a significant effect (Slight Adverse or lower) have been assessed in Volume 4, Technical Appendix 10.2: Cultural Heritage Assessment.

Issues Scoped Out

10.3.5 Table 10-1 presents the elements not considered to give rise to likely significant effects as a result of the Proposed Development and have therefore not been considered further within this assessment.

Table 10-1 Elements scoped out of the cultural heritage assessment

Element Scoped Out	Justification
Assessment of World Heritage Sites, Scheduled Monuments, Gardens and Designed Landscapes, Conservation Areas, and Inventory Battlefields.	None of these designated heritage asset types are present within the study area, and where they have visibility of the Proposed Development, the impacts from changes within their setting is not anticipated to be significant.
Temporary construction phase impacts on the setting of heritage assets.	Any construction phase impacts on the setting of heritage assets will be temporary in nature and would not result in significant effects.

¹⁴¹ Aberdeenshire Council, (2023). Aberdeenshire Local Development Plan. Available at: <https://www.aberdeenshire.gov.uk/planning/plans-and-policies/ldp-2023>.

¹⁴² Aberdeenshire Council, (2023). Local Development Plan – Appendix B: Settlement Statements, Buchan.

¹⁴³ Scottish Natural Heritage and Historic Environment Scotland, (2018). Environmental Impact Assessment Handbook.

¹⁴⁴ Historic Environment Scotland, (2019). Designation Policy and Selection Guidance.

¹⁴⁵ Historic Environment Scotland, (2020). Managing Change in the Historic Environment: Setting. Available at: <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationid=80b7c0a0-584b-4625-b1fd-a60b009c254>.

¹⁴⁶ Chartered Institute for Archaeologists, (2020). Standard and guidance for historic environment desk-based assessment.

¹⁴⁷ Chartered Institute for Archaeologists, (2020). Standards and guidance for commissioning work or providing consultancy advice on archaeology and the historic environment.

Element Scoped Out	Justification
Indirect impacts on heritage assets.	It is not anticipated that there will be any indirect impacts from the construction or operation of the Proposed Development, therefore the assessment of indirect impacts on heritage assets has been scoped out.

Extent of the Study Area

- 10.3.6 The nature and extent of the cultural heritage resource has been examined to determine the potential direct impacts of the Proposed Development on heritage assets within an Inner Study Area and a wider Outer Study Area.
- 10.3.7 The Inner Study Area is set at 500 m from the boundary of the Site. It forms the basis for the identification of non-designated heritage assets within the Site that could receive direct physical impacts arising from the construction of the Proposed Development. The study of the heritage assets in the surrounding landscape establishes the local archaeological and historical context, providing a broader understanding of the historic development of the area and the potential for as-yet unidentified archaeological remains within the Site. The study area has been increased from the 250 m study area proposed at the scoping stage in order to ascertain a better understanding of the archaeological potential and include non-designated farmsteads whose settings were assessed as being important in their significance.
- 10.3.8 The Outer Study Area equates to a 1 km area extending from the boundary of the Site. This Outer Study Area has been used for the identification of designated heritage assets whose setting is significant enough to be affected by the Proposed Development (including cumulative effects). A 1 km Outer Study Area was chosen due to the lack of potential for significant effects to arise from impacts on designated heritage assets beyond this study area, following initial assessments undertaken at the site selection stage and in response to consultee responses. A further two Listed Buildings just outside the Outer Study Area have also been included in the assessment following consultee advice (see details of consultation in Table 10-2). These two Listed Buildings are the Churchyard Gateway/Lych Gate (LB9412, HA3) and Old Parish Church of Longside (LB9410, HA4), both of which are Category A Listed Buildings.

Consultation Undertaken To Date

- 10.3.9 Table 10-2 provides a summary of the consultation activities undertaken in support of the preparation of this assessment.

Table 10-2 Summary of consultation undertaken relevant to cultural heritage

Body / Organisation	Type of Consultation/ Date Received	Summary of outcome of discussions	How the comments have been considered
Historic Environment Scotland (HES)	Site Selection – Stage 1: Initial Site Screening 20 February 2023	HES noted that the site option was in relative proximity to the Category A Listed Building Old Parish Church of Longside (LB9410). HES stated that it was likely that significant adverse effects on the setting of the church could be avoided, however, an initial assessment should be undertaken to determine whether effects are likely.	The Old Parish Church is outside of the 1 km study area but following consultation with HES, an initial assessment has been undertaken within the EIA report (Volume 4, Technical Appendix 10.2: Cultural Heritage Assessment).
Aberdeenshire Council Archaeology Service (ACAS)	Pre-Application advice (ENQ/2023/0426) 25 April 2023	<p>The Archaeology team from Aberdeenshire Council acknowledged that there are no archaeological finds or features recorded within the Site itself, but a background scatter of cropmark sites in the surrounding landscape suggests there is some potential for previously unrecorded archaeological features to survive within the development site. Should the application be brought forward, the Aberdeenshire Council archaeology team request that an archaeological trial trenching evaluation be carried out in advance of development works. This could be carried out pre-application, pre-determination, or post-determination as a condition of consent, and should be undertaken by a suitable archaeological contractor in line with the following condition:</p> <p>Programme of Archaeological Works</p> <p>No works in connection with the development hereby approved shall commence unless an archaeological written scheme of investigation (WSI) has been submitted to and approved in writing by the planning authority and a programme of archaeological works has been carried out in accordance with the approved WSI. The WSI shall include details of how the recording and recovery of archaeological resources found within the application site shall be undertaken, and how any updates, if required, to the written scheme of investigation will be provided throughout the implementation of the programme of archaeological works. Should the archaeological works reveal the need for post excavation analysis the development hereby approved shall not be brought into use unless a post-excavation research design (PERD) for the analysis, publication and dissemination of results and archive deposition has been submitted to and approved in writing by the planning</p>	Response noted. The WSI for the evaluation works has been produced and approved by the Aberdeenshire Council Archaeological Advisor.

Body / Organisation	Type of Consultation/ Date Received	Summary of outcome of discussions	How the comments have been considered
		<p>authority. The PERD shall be carried out in complete accordance with the approved details.</p> <p>Reason: To safeguard and the record the archaeological potential of the area.</p>	
Aberdeenshire Council – Built Heritage	Pre-Application advice (ENQ/2023/0426) 01 May 2023	The initial assessment of the Built Heritage team suggests that the development within the site selected would not undermine the setting of any Listed Building or designed landscape within the immediate vicinity. Elevation drawings are requested to evaluate the potential impact on St John’s Episcopal Church and other Listed Buildings within Longside.	Response noted. Volume 4, Technical Appendix 10.2: Cultural Heritage Assessment includes a detailed assessment of the potential impacts on St. John’s Episcopal Church (LB9419) and other listed buildings within the Outer Study Area. The elevations for the Proposed Development have been submitted with the planning application and can be found under the following Site Cross Section drawing references: LT000052-SLR-CIV-DET-015-01, LT000052-SLR-CIV-DET-015-03, LT000052-SLR-CIV-DET-015-04.
Aberdeenshire Council	Archaeology response for EIA Scoping Opinion (ENQ/2023/1465) 31 October 2023	Aberdeenshire Council Archaeology Service stated that, after reviewing the submitted information within the EIA Scoping Report, that they agreed with the proposed scope of the assessment and the issues scoped out as outlined in Section 7 (Cultural Heritage) of the EIA Scoping Report.	Response noted.
Historic Environment Scotland (HES)	Response for the EIA Scoping Opinion (ENQ/2023/1465) 22 November 2023	<p>HES welcome that the potential cultural heritage effects are scoped into the EIA.</p> <p>HES stated that the proposed scope of assessment is not sufficient for their needs and recommended that any EIA undertaken in support of the proposals should include a full assessment of impacts on designated cultural heritage assets. In response, WSP stated that the scope includes impacts on Listed Buildings within 1 km of the Proposed Scheme. The nearest designated heritage assets, other than Listed Buildings, are Easterton of Lenabo, Airship Station 750m ESE of (SM13679), approximately 3.3 km to the southwest, and Cairn Catto long cairn (SM3276) approximately 3.5 km to the south. The setting of the airship station was not considered at site selection stage as it was deemed that the setting is not an important element in its significance. In relation to Cairn Catto long cairn, the initial assessment of the site option stated</p>	In response to the request for photomontages, WSP has deemed the request as not proportionate to the likelihood of significant effects anticipated from the Proposed Development. An initial assessment involved a site visit to the churchyard with photographs taken towards the Proposed Development. The assessment highlighted that views toward the Proposed Development would be in the far distance and would be screened by buildings, vegetation, and landform. The Cairn Catto long cairn (SM3276) was also assessed at site selection stage, and it was concluded that there is the potential that the Proposed Development will be visible from Cairn Catto (SM3276) which is located on an elevated location set in an active agricultural landscape.

Body / Organisation	Type of Consultation/ Date Received	Summary of outcome of discussions	How the comments have been considered
		<p>that any visual impacts are likely to be on the periphery of views and unlikely to be significant.</p> <p>The use of a 1 km study area for designated heritage assets was questioned as it was deemed arbitrary by HES. The study area was not specifically set within the EIA Scoping Report submitted but a 1 km study area has been chosen due to the results from previous site selection work and responses from consultees, although the baseline includes the Category A-Listed Old Parish Church of Longside (LB9410) as requested in the HES response 20 February 2023.</p> <p>HES also recommended that a photomontage should be produced providing views from Cairn Catto, long cairn (SM3276) in order to highlight any changes in key views. A photomontage was also requested from the churchyard of Old Parish Church of Longside (LB9410), looking towards the Proposed Development.</p>	<p>However, due to significant distance, any visual impacts are likely to be on the periphery of views and would not be significant.</p> <p>See below for further HES consultation and resolution.</p>
Aberdeenshire Council	<p>Built Heritage response for the EIA Scoping Opinion (ENQ/2023/1465) 04 January 2024</p>	<p>The Built Heritage Team stated in their initial assessment that the development of the identified site should not undermine the setting of any Listed Building, conservation area, or designed landscape within the immediate vicinity of the site. This was based on the evaluation of the surrounding landform along with the distance of the development site from nearby historic assets. They stated that the proposal does not raise immediate concerns with respect to impact on the historic built environment, but it would be beneficial to obtain indicative elevation drawings outlining the scale of the proposed structures to evaluate their potential impact on listed buildings.</p>	<p>Response noted. Volume 4, Technical Appendix 10.2: Cultural Heritage Assessment includes a detailed assessment of the potential impacts on St. John's Episcopal Church (LB9419) and other listed buildings within the Outer Study Area. The elevations for the Proposed Development have been submitted with the planning application and can be found under the following Site Cross Section drawing references: LT000052-SLR-CIV-DET-015-01, LT000052-SLR-CIV-DET-015-03, LT000052-SLR-CIV-DET-015-04.</p>
Historic Environment Scotland (HES)	<p>Response to additional information provided in response to HES's EIA Scoping Response 21 March 2024</p>	<p>HES were content with the additional information provided in relation to views from Cairn Catto long cairn (SM3276) and the rationale for scoping out Easterton of Lenabo Airship Station 750m ESE of (SM13679). They stated that they no longer require a detailed assessment in relation to the cairn. Therefore, the assessment of Scheduled Monuments has been scoped out, as per the EIA Scoping Report.</p> <p>HES were not content with the additional information provided in relation to possible effects on the Old Parish Church of Longside (LB9410) and suggested providing models without vegetation to allow</p>	<p>In response, 3D model renders (without vegetation) have been provided to HES alongside further photography from the churchyard that demonstrate views in this direction are dominated by modern housing that surrounds the churchyard. The full assessment of the effects on the church is provided in Volume 4, Technical Appendix 10.2: Cultural Heritage Assessment.</p>

Body / Organisation	Type of Consultation/ Date Received	Summary of outcome of discussions	How the comments have been considered
		for a clearer view from the churchyard towards the Proposed Development.	
Historic Environment Scotland (HES)	Response to additional information provided 21 May 2024	<p>HES stated that they had previously requested further information relating to potential impacts of the Proposed Development on the setting of the Category A listed Old Parish Church of Longside (LB9410).</p> <p>They welcomed the updated information provided to them in relation to the church, including additional photographs and 3D visualisations provided by letter, dated 01 May 2024.</p> <p>They concluded that based on the updated information and the assessment provided within the letter, they are now content that the Proposed Development is unlikely to have a significant adverse impact on the setting of the church.</p>	The response from HES is welcomed and the assessment provided is included within Volume 4, Technical Appendix 10.2: Cultural Heritage Assessment.

Method of Baseline Data Collation

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

- Geographic Information System (GIS) data on World Heritage Sites, Scheduled Monuments, Listed Buildings, GDLS, Battlefields, and Conservation Areas obtained from HES;
- GIS data on other non-designated heritage assets obtained from the Scottish National Record of the Historic Environment (SNRHE) which is maintained by HES;
- information from Aberdeenshire Council 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 maps of the Site, available online from the National Library of Scotland (NLS);
- first and subsequent editions of the Ordnance Survey (OS) maps of the Site, examined via the NLS;
- Light Detection and Ranging (LIDAR) datasets of the general area through NLS;
- the solid and drift geology for the Site based on that recorded by the British Geological Survey/Geological Survey of Great Britain maps;
- a targeted walkover survey of the accessible areas within the Site was carried out on 29 November 2023 by heritage professionals;
- The data structure report for archaeological monitoring of the Geotechnical Investigations¹⁴⁸; and
- a Written Scheme of Investigation (WSI) prepared by CFA Archaeology (Volume 4, Technical Appendix 10.3: Netherton Hub Programme of Archaeological Work).

Determining Heritage Asset Value and Magnitude of Impact

10.3.11 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 Guidance¹⁴⁹ and the Historic Environment Policy for Scotland¹⁵⁰. The criteria used for the determination are presented in Table 10-3.

Table 10-3 Criteria for assessing the value of heritage assets

Value	Criteria
Very High	<ul style="list-style-type: none"> • World Heritage Sites (including nominated sites); and • Heritage assets of acknowledged international importance.
High	<ul style="list-style-type: none"> • Scheduled Monuments (including proposed sites); • Listed Buildings (Category A and B); • Battlefields included within the inventory; • Marine Protected Areas; • Gardens and Designed Landscapes; • Conservation Areas containing nationally important buildings; • Non-designated heritage assets of scheduled quality and importance; and • Heritage assets of national importance.
Medium	<ul style="list-style-type: none"> • Listed Buildings (Category C); • Conservation Areas containing buildings that contribute significantly to its historic character; and • Heritage assets of regional importance.
Low	<ul style="list-style-type: none"> • Heritage assets of local importance;

¹⁴⁸ GUARD, (2023). Peterhead substation Ground Investigations Data Structure Report.

¹⁴⁹ Historic Environment Scotland, (2019). Designation Policy and Selection Guidance.

¹⁵⁰ Historic Environment Scotland (HES), (2019). Historic Environment Policy for Scotland. Available at: <https://www.historicenvironment.scot/archives-and-research/publications/publication/?publicationId=1bcfa7b1-28fb-4d4b-b1e6-aa2500f942e7>.

Value	Criteria
	<ul style="list-style-type: none"> Heritage assets compromised by poor preservation and/or poor survival of contextual associations; and Buildings of modest quality in their fabric or historical association.
Negligible	<ul style="list-style-type: none"> 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); and Poorly preserved examples of particular types of minor historic landscape features (e.g., quarries and gravel pits, dilapidated sheepfolds, etc).

10.3.12 The criteria for assessing the magnitude of impact from the Proposed Development on heritage assets is shown in Table 10-4.

Table 10-4 Criteria for assessing the magnitude of impact on heritage assets

Magnitude	Adverse Criteria	Beneficial Criteria
Major	<p>Loss of most or all key archaeological materials or key historic building elements such that the significance of the heritage asset is totally altered.</p> <p>Comprehensive changes to setting such as extreme visual effects, gross change of noise or change to sound quality, or fundamental changes to use or access.</p>	<p>Preservation of a heritage asset in situ where it would otherwise be completely or almost lost.</p> <p>Changes that appreciably enhance the cultural significance of a heritage asset and how it is understood, appreciated, and experienced.</p>
Moderate	<p>Changes to many key archaeological materials or key historic building elements, such that the significance of the heritage asset is clearly modified.</p> <p>Considerable changes to 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.</p>	<p>Changes to important elements of a heritage asset's fabric or setting, resulting in its cultural significance being preserved (where this would otherwise be lost) or restored.</p> <p>Changes that improve the way in which the heritage asset is understood, appreciated, and experienced.</p>
Minor	<p>Changes to key archaeological materials or key historic building elements, such that the significance of the heritage asset is slightly altered.</p> <p>Slight changes to 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.</p>	<p>Changes that result in elements of a heritage asset's fabric or setting detracting from its cultural significance being removed.</p> <p>Changes that result in a slight improvement in the way a heritage asset is understood, appreciated, and experienced.</p>
Negligible	<p>Changes to archaeological materials or historic buildings elements such that alterations to the significance of the heritage asset are very minor.</p> <p>Very minor changes to setting such as virtually unchanged visual effects, very slight changes in noise levels or sound quality, or very slight changes to use or access.</p>	<p>Very minor changes that result in elements of a heritage asset's fabric or setting detracting from its cultural significance being removed.</p> <p>Very minor changes that result in a slight improvement in the way a heritage asset is understood, appreciated, and experienced.</p>
No Change	Changes to fabric or setting that leave significance unchanged.	

10.3.13 The terms shown in the matrix below 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 the justification for choosing one level of effect over another.

10.3.14 For the purpose of this assessment, significance of effects of Moderate or greater are potentially significant in the context of the EIA Regulations¹⁵¹ and are highlighted in bold in Table 10-5.

Table 10-5 Significance of effect

		Magnitude of Impact				
		Major	Moderate	Minor	Negligible	No Change
Value	Very High	Very Large	Large or Very Large	Moderate or Large	Slight	Neutral
	High	Large or Very Large	Moderate or Large	Moderate or Slight	Slight	Neutral
	Medium	Moderate or Large	Moderate	Slight	Neutral or Slight	Neutral
	Low	Slight or Moderate	Slight	Neutral or Slight	Neutral or Slight	Neutral
	Negligible	Slight	Neutral or Slight	Neutral or Slight	Neutral	Neutral

Limitations and Assumptions

10.3.15 The desk-based data and the walkover survey 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. It has been assumed that the information obtained from data sources listed in paragraph 10.3.10 are accurate and up to date at the time of assessment.

10.4 Baseline Conditions

10.4.1 The descriptions of the heritage assets that form the baseline for the cultural heritage assessment are provided in Volume 4, Technical Appendix 10.1: Cultural Heritage Background and Gazetteer and the locations are shown in Volume 3, Figure 10.1 Designated and Non-Designated Heritage Assets.

Baseline Summary

10.4.2 There are 34 identified heritage assets noted within the Inner and Outer Study Areas (shown on Volume 3, Figure 10.1 Designated and Non-Designated Heritage Assets). The Category A Listed Old Parish Church of Longside (LB9410; HA3) and the Churchyard Gateway/Lych Gate (LB9412; HA4) are within the village of Longside and outside the 1 km Outer Study Area. They have been included in the assessment following initial consultation with HES at site selection stage, providing a detailed assessment to alleviate concerns of potential impacts resulting from changes within their setting.

10.4.3 There are eight non-designated heritage assets within the Site boundary. Each asset has been assigned a unique Heritage Asset (HA) number for the purpose of this report, as well as a unique identifying number provided by Aberdeenshire Historic Environment Record (HER) and/or Canmore. Assets identified by the WSP Cultural Heritage and Archaeology team have also been assigned a unique number (e.g. WSP001). The non-designated assets consist of:

- Tiffery Farmstead (HA20; NK04NW0118);
- Netherton Farmstead (HA22; NK04NE0084);
- Inverveddie Farmstead (HA25; NK04NE0108);
- Dry-stone wall (HA32; WSP001);
- Dry-stone wall (HA33; WSP002);

¹⁵¹ UK Government. The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017. Available at <https://www.legislation.gov.uk/ssi/2017/102/contents/made>.

- Hydraulic Ram (HA34; WSP003);
- Two structures (HA35; WSP004); and
- Redlums Cottage (HA36; WSP005).

10.4.4 There are a further 24 non-designated heritage assets within the Inner Study Area, comprising nine farmsteads, four cropmarks of unknown date, three crofts, two quarries, two prehistoric cropmarks, two cottages, one former manor house, and one former golf course.

10.4.5 The Outer Study Area of 1 km contains an additional two designated heritage assets, consisting of:

- Cairngall House and Garden Walls, Category C listed building (LB9420; HA2); and
- St John's Episcopal Church (LB9419; HA6).

Archaeological Potential

10.4.6 The Site has low potential to contain archaeological remains from the prehistoric, Pictish, medieval, and modern periods. This is due to a lack of archaeological evidence dating from these periods within the Site and the Inner Study Area. There is moderate potential for post-medieval remains to be present within the Site boundary. There are three farms, a cottage, a hydraulic ram, and two dry-stone walls dating to the post-medieval period located within the Site boundary, with the possibility of archaeological remains associated with post-medieval agricultural activities, comprising rig-and-furrow, to be present.

Future Baseline

10.4.7 The future baseline in relation to cultural heritage is expected to be the same as the present. The heritage assets within the baseline are a static resource, which have reached equilibrium with their environment and do not change (i.e., decay or grow) unless their environment changes as a result of human or natural intervention. For upstanding heritage assets, there may be some decay over time in the absence of the Proposed Development, and for sub-surface heritage assets, continued agricultural activity could cause disturbance.

10.5 **Assessment of Effects, Mitigation and Residual Effects**

10.5.1 The detailed assessment of heritage assets within the baseline is presented within Volume 4, Technical Appendix 10.2: Cultural Heritage Assessment. The following section focusses only on those heritage assets where significant effects of Moderate Adverse or above are expected prior to mitigation. There are no significant effects anticipated during the operation phase, with effects to heritage assets during operation assessed as Slight Adverse or below. A full assessment of these heritage assets with effects of Slight Adverse or below is also presented within Volume 4, Technical Appendix 10.2: Cultural Heritage Assessment.

Mitigation by Design

10.5.2 Throughout the site selection and design of the Proposed Development, potential impacts to heritage assets have been considered and consultation undertaken with HES and Aberdeenshire Council to avoid impacts as much as possible. This includes avoidance of known heritage assets and consideration of potential impacts through changes within the setting of heritage assets. The design of the Proposed Development has included the creation of earth bunds and landscaping to minimise visual impacts on heritage assets and other (non-heritage) visual receptors within the surrounding area.

Construction Phase

Design Solutions and Assumptions

10.5.3 As a worst-case scenario, it has been assumed that all areas within the Site will be subject to ground breaking works during construction, and that any known heritage assets or currently unknown sub-surface archaeological remains will be physically impacted by these works and wholly removed.

Description of Effects

10.5.4 All ground breaking activities associated with the construction of the Proposed Development have the potential to directly impact upon heritage assets. Such activities include, but are not limited to groundworks, topsoil stripping, ground

compaction, access, drainage, stockpiling, and storage. These construction related activities could lead to the following impacts:

- permanent complete or partial loss of a heritage asset as a result of ground excavation;
- permanent or temporary loss of the physical integrity of a heritage asset;
- damage to a heritage asset as a result of ground excavation;
- damage to a heritage asset due to compaction, desiccation, or waterlogging; and
- damage to a heritage asset as a result of ground vibration caused by construction.

- 10.5.5 There are eight non-designated heritage assets within the Site, seven of which consist of upstanding buildings or structures. These heritage assets include Tiffery Farmstead (HA20), Netherton Farmstead (HA22), two dry-stone walls (HA32 and HA33), a hydraulic ram (HA34), two structures (HA35) and Redlums Cottage (HA36). Inverveddie Farmstead (HA25) is within the Site, but the 19th century building has been demolished and replaced with a modern farmhouse, so there will be no change to this heritage asset. Tiffery Farmstead (HA20) is only partly within the Site but it has been assumed for the purposes of this assessment that all elements of the farmstead will be demolished and removed as part of the Proposed Development. As the remaining six heritage assets lie fully within the Site, the physical impacts are expected to constitute the full demolition of the heritage assets.
- 10.5.6 The magnitude of impact on the seven heritage assets during construction has been assessed as Major Adverse. The value of the two farmsteads, the hydraulic ram, the structures and the cottage has been assessed as Low due to their local importance, containing elements of early 19th century farm buildings and machinery. The value of the drystone walls has been assessed as Negligible as they are minor historic landscape features with little historic interest. The significance of effect on the seven heritage assets is presented in Table 10-6.

Table 10-6 Construction phase impacts and effects

HA Ref.	Name	Type	Value	Magnitude of Impacts	Significance of Effects
HA20	Tiffery Farmstead	Non-designated	Low	Major	Moderate Adverse
HA22	Netherton Farmstead	Non-designated	Low	Major	Moderate Adverse
HA32	Dry-stone wall	Non-designated	Negligible	Major	Slight Adverse
HA33	Dry-stone wall	Non-designated	Negligible	Major	Slight Adverse
HA34	Hydraulic ram	Non-designated	Low	Major	Moderate Adverse
HA35	Two structures	Non-designated	Low	Major	Moderate Adverse
HA36	Redlums Cottage	Non-designated	Low	Major	Moderate Adverse

Mitigation during Construction

- 10.5.7 Where the assessment has identified the potential for physical impacts on heritage assets within the construction areas that cannot be preserved in situ, a programme of archaeological recording will be required to preserve the heritage assets by record, prior to direct impacts. In keeping with policies contained within NPF4, and the requirements of Aberdeenshire Council, as the potential for archaeological remains to exist within the Site is moderate, an archaeological evaluation is required to investigate the presence or absence of currently unknown archaeological remains within the Site.
- 10.5.8 Details of the recommended mitigation relating to heritage assets affected are provided in Table 10-7.

Table 10-7 Recommended Mitigation Measures

Reference	Description
CH01	<p>Historic Building Recording</p> <p>The non-designated heritage assets Tiffery Farmstead (HA20), Netherton Farmstead (HA22), two dry-stone walls (HA32 and HA33), a hydraulic ram (HA34), two structures (HA35), and Redlums Cottage (HA36) may be demolished prior to the construction of the Proposed Development. A programme of Historic Building Recording works would be required prior to any construction works, where the heritage assets would be demolished by the works. These works would be conducted, in order to record the buildings in their current state. The methodology of the works would be set out within a Project Design, to be agreed with Aberdeenshire Council Archaeology Service (ACAS). The works would be carried out to standards set by the Chartered Institute for Archaeologists (CifA), and would constitute Level 2 Building Recordings for the two upstanding farmsteads (HA20 and HA22) including photographic recording, detailed recording of elevations to be impacted, and recording of any internal elements, and a Level 1 Building Recording for the two dry-stone walls (HA32 and HA33), hydraulic ram (HA34), two structures (HA35), and Redlums cottage (HA36) including photographic recording, sketch drawings if circumstances allow, and a written account.</p>
CH02	<p>Archaeological Evaluation</p> <p>The Aberdeenshire Council Archaeology Service requested that an archaeological trial trenching evaluation of the total Site be carried out in advance of construction, undertaken by a suitable archaeological contractor. The methodology for the works is set out within a Written Scheme of Investigation that is approved by ACAS (Volume 4, Technical Appendix 10.3: Netherton Hub Programme of Archaeological Work).</p>

Residual Effects

10.5.9 During the construction of the Proposed Development, the implementation of the mitigation measures summarised in Table 10-7 would avoid or reduce the impact on any heritage assets within the Site. Once the proposed mitigation is considered, any residual effects arising from the construction of the Proposed Development would be no greater than Slight Adverse (not significant). A summary of the predicted effects before mitigation, the mitigation recommended, and the residual effects after mitigation for heritage assets with the potential to be directly impacted by the construction activities is shown in Table 10-8.

Table 10-8 Residual Effects Summary

Heritage Asset No.	Description of Effect	Impact and Effect Significance (Pre-Mitigation)		Additional Mitigation	Residual Effects and Significance (Post Mitigation)	
		Magnitude of Impact	Significance of Effect		Magnitude of Impact	Significance of Effect
HA20	Demolition of heritage asset	Major Adverse (Permanent)	Moderate Adverse (Permanent)	Preservation by Record through Historic Building Recording (CH01)	Moderate Adverse (Permanent)	Slight Adverse (Permanent, not significant)
HA22	Demolition of heritage asset	Major Adverse (Permanent)	Moderate Adverse (Permanent)	Preservation by Record through Historic Building Recording (CH01)	Moderate Adverse (Permanent)	Slight Adverse (Permanent, not significant)
HA32	Demolition of heritage asset	Major Adverse (Permanent)	Slight Adverse (Permanent)	Preservation by Record through Historic Building Recording (CH01)	Moderate Adverse (Permanent)	Negligible (Permanent, not significant)
HA33	Demolition of heritage asset	Major Adverse (Permanent)	Slight Adverse (Permanent)	Preservation by Record through	Moderate Adverse (Permanent)	Negligible (Permanent, not significant)

Heritage Asset No.	Description of Effect	Impact and Effect Significance (Pre-Mitigation)		Additional Mitigation	Residual Effects and Significance (Post Mitigation)	
		Magnitude of Impact	Significance of Effect		Magnitude of Impact	Significance of Effect
				Historic Building Recording (CH01)		
HA34	Demolition of heritage asset	Major Adverse (Permanent)	Moderate Adverse (Permanent)	Preservation by Record through Historic Building Recording (CH01)	Moderate Adverse (Permanent)	Slight Adverse (Permanent, not significant)
HA35	Demolition of heritage asset	Major Adverse (Permanent)	Moderate Adverse (Permanent)	Preservation by Record through Historic Building Recording (CH01)	Moderate Adverse (Permanent)	Slight Adverse (Permanent, not significant)
HA36	Demolition of heritage asset	Major Adverse (Permanent)	Moderate Adverse (Permanent)	Preservation by Record through Historic Building Recording (CH01)	Moderate Adverse (Permanent)	Slight Adverse (Permanent, not significant)

Operational Phase

Design Solutions and Assumptions

10.5.10 In order to provide adequate screening for the base of the Proposed Development structures and smaller structures, proposed new landform would be created to assist with the integration of the new buildings into the local landscape. The individual platform levels for the buildings have been designed so that the new buildings appear to sit into the landscape rather than at the existing ground levels.

Description of Effects

10.5.11 Impacts during the operation of the Proposed Development will relate to potential changes within the setting of designated heritage assets due to the addition of modern infrastructure within the existing landscape. A bare earth Zone of Theoretical Visibility (Volume 3, Figure 8.1 Zone of Theoretical Visibility and Viewpoint Location Plan) was used in the assessment of effects of changes within the setting of designated heritage assets.

10.5.12 The EIA Scoping Report highlighted the potential for significant effects on two designated heritage assets within the Outer Study Area: the Category C Listed Building Cairngall House and Garden Walls (LB9420, HA2), and the Category B Listed Building St John's Episcopal Chapel (LB9419, HA6). Two Category A Listed Buildings identified less than 100 m outside of the Outer Study Area within the village of Longside, were also highlighted as having the potential for significant effects: the Churchyard Gateway/Lych Gate (LB9412, HA3), and Old Parish Church of Longside (LB9410, HA4).

10.5.13 Impacts to settings are anticipated on all four of the heritage assets with the significance of effect expected to be no more than Slight Adverse (not significant). This is due to the undulating topography of the agricultural landscape, screening from modern buildings and mature planting, and the distance between the heritage assets and the Proposed Development.

10.5.14 A full assessment of these listed buildings and the significance of effects of the potential impacts has been detailed in Volume 4, Technical Appendix 10.2: Cultural Heritage Assessment.

Mitigation during Operation

10.5.15 As there are no effects of Moderate Adverse or higher anticipated in relation to operation phase impacts on changes within the setting of heritage assets, no mitigation measures other than the landscaping and planting already designed as part of the Proposed Development, are recommended.

Residual Effect

10.5.16 The residual effect on baseline heritage assets from impacts during the operation of the Proposed Development, is no greater than Slight Adverse (not significant).

Cumulative Effects

10.5.17 A review of the in-combination cumulative developments (see Volume 2, Chapter 5: EIA Process and Methodology, Table 5-2 Cumulative Developments) suggest that none have the potential, in-combination with the Proposed Development, to result in significant cumulative effects during construction and operation.

10.5.18 During construction of the in-combination cumulative developments, there would be no direct physical impacts to the baseline heritage assets within the Site, therefore no increase or decrease in the significance of effects stated.

10.5.19 During operation, the assessment has shown that there are no significant residual effects from the Proposed Development, as a result of no greater than Negligible Adverse magnitude of impacts. The in-combination cumulative developments are not anticipated to result in impacts of greater magnitude than Negligible Adverse on the heritage assets within the baseline, and therefore there would be no increase or decrease in the significance of effect stated.

10.6 Summary

10.6.1 A comprehensive desk-based review of existing information was undertaken, combined with a walkover survey, highlighting the presence of 36 heritage assets within the baseline, indicating some limited prehistoric activity and an abundance of post-medieval agricultural activity.

10.6.2 There are eight non-designated heritage assets within the Site, all of which relate to post-medieval buildings and structures that will be demolished during the construction phase of the Proposed Development. One of these seven assets (HA25) has been scoped out of the assessment as it has been demolished and replaced with a modern building. The assessment of these impacts has been assessed as Moderate Adverse, prior to mitigation, on two farmsteads, a hydraulic ram, and two structures, and Slight Adverse, prior to mitigation, on two sections of boundary wall. Mitigation measures to preserve the heritage assets by record will include historic building recording which will be undertaken in line with an appropriate Project Design, resulting in residual effects of no greater than Slight Adverse (not significant).

10.6.3 As the potential for archaeological remains to exist within the Site is moderate, and the assessment has identified the potential for physical impacts on any sub-surface remains during construction, a programme of archaeological recording will be required to preserve the heritage assets by record. The mitigation to allow for this will involve an archaeological evaluation to investigate the presence or absence of archaeological remains, with the investigation methodology set out within Volume 4, Technical Appendix 10.3: Netherton Hub Programme of Archaeological Work.

10.6.4 During the operational phase, the assessment has determined that the setting of a number of designated heritage assets may be impacted by the Proposed Development. These impacts resulting from changes within the setting of the heritage assets will result in no greater than Slight Adverse significance of effects (not significant).