

# Archaeology and Built Heritage Assessment

Land South of Eccles Substation, Coldstream, Scottish Borders

On behalf of Bishops Dal Energy Storage Limited

Date: 13/01/2025 | Pegasus Ref: P24-0160

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## Document Management.

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# 1. Introduction

- 1.1. Pegasus Group have been commissioned by Bishops Dal Energy Storage Limited to prepare an Archaeology and Built Heritage Assessment to consider the proposed battery energy storage system on land south of Eccles Substation, Coldstream, Scottish Borders, as shown on the Site Location Plan provided at Plate 1.

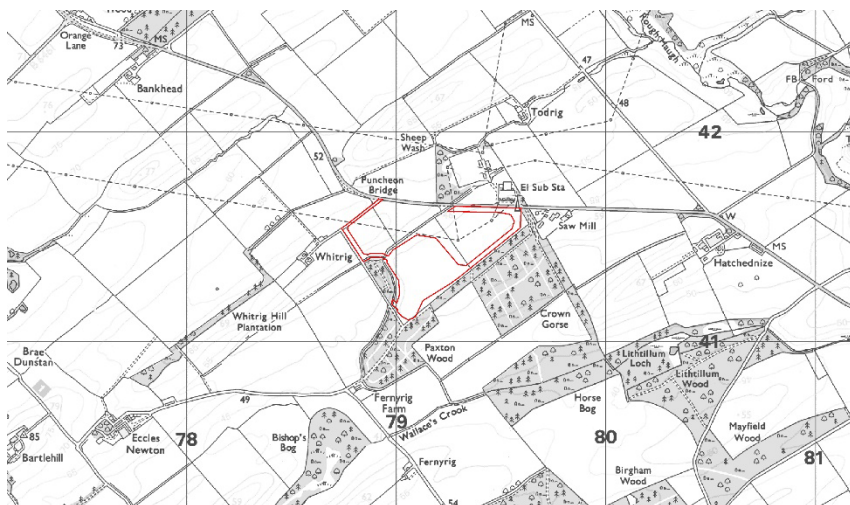


Plate 1: Site Location Plan (not to scale)

- 1.2. No heritage assets are recorded within the site, although a number are recorded in the wider vicinity.
- 1.3. This Assessment provides information with regards to the significance of the historic environment to fulfil the requirements of the Scottish Government's *National Planning Framework 4 (NPF4)* which requires:

***“Development proposals with a potentially significant impact on historic assets or places will be accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset and/or place”<sup>1</sup>***

- 1.4. In order to inform an assessment of the acceptability of the scheme in relation to impacts on the historic environment and archaeological resource, following Policy 7 of NPF4, any harm to the historic environment resulting from the proposed development is also described, including impacts on significance through changes to setting.

## Consultation

- 1.5. A pre-application response has been received from Scottish Borders Council (ref. 24/OO799/PREAPM). Comments received in relation to heritage and archaeology were as follows:

***“The Hirsell Garden and Designed Landscape lies to the east of the site. The impact of the development on the setting of the GDL should be considered. This could be included within an LVIA assessment.”***

- 1.6. Potential impacts to the setting of the Hirsell Garden and Designed Landscape are considered in Section 7 below.

<sup>1</sup> Scottish Government, *National Planning Framework 4 (NPF4)* (Edinburgh, February 2023), Policy 7 a), p.45.

## 2. Proposed Development

2.1. The application seeks consent to construct and operate a battery energy storage system (BESS) of up to 150 megawatts (MW). The site boundary for the Application allows for all development associated with the proposed development including access from the north of the site and connection to the substation to the north (Plate 2). The associated equipment would comprise:

- 2no. Substations and Substation Equipment, with some elements being in the region of 4.5m in height;
- 96 battery storage enclosures – battery units arranged in rows 6.1m in length, 2.4m wide, and 2.9m in height;
- 2no. LV Switchgear Rooms – 7.0m in length, 3.5m wide and 3m in height;
- Inverters and transformers local to the batteries will be around 2.4m in height;
- Landscaped bunds;
- Landscape features around the site will include trees and hedgerow planting;
- Site fencing, access gate and CCTV – up to 4m high acoustic fence with access gates, CCTV and light poles to be around 4m high; and,

- Cabling to existing substation.

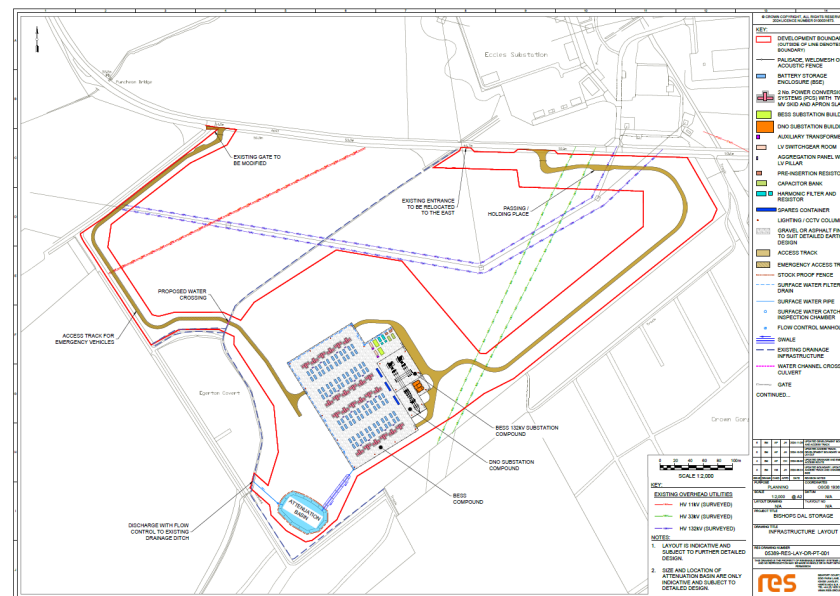


Plate 2: Indicative Site Layout



### 3. Site Description and Planning History

#### Site Description

- 3.1. The majority of the proposed site falls within a single, broadly level agricultural field, although a proposed emergency access track extends across an additional field to the northwest. The total site area measures approximately 13.2ha and is located on land south of Eccles Substation, Coldstream, TD12 4LX.



*Plate 3: Photograph taken from west of site, facing south east, across site.*

- 3.2. The site sits south of the A697 with Eccles Substation sitting to the north of the road. The site is bounded to the

south east and south west by mature woodlands. Pylons transect the site on a variety of alignments associated with the nearby substation.

- 3.3. The wider landscape is comprised of open agricultural land, arable in nature and divided by post and wire fences and hedgerows. Bands of woodland run across portions of the landscape, likely used for shooting. Farm steadings and associated buildings are dotted across the landscape, the closest of these being Hatchednize, located approximately 800m east of Site at its closest.

#### Planning History

- 3.4. An application for 30.5km of overhead lines, replacing the two existing lines between Eccles and Galashiels substation was granted on 14<sup>th</sup> June 2023 (ECU00004780), this application crosses the northern portion of the site, the desk-based assessment for this identified no heritage constraints within the site boundaries, this was late confirmed in the consultation response submitted by the planning archaeologist.
- 3.5. An application to rebuild overhead lines between Eccles transformer and Kelso (16/01002/S37) was granted on 30<sup>th</sup> September 2016. This application crossed the site north east to south west, the response from the archaeological officer raised no comment or objection to the portion of the scheme crossing the site.
- 3.6. In the land to the immediate south of the Site an application for a 49.9MW BESS scheme was granted on 6<sup>th</sup> February 2023 (ECU00004601). The response from

the archaeological officer highlighted that while screening may be of benefit to minimise visual impacts no impacts on heritage assets were anticipated.



## 4. Methodology

4.1. The aims of this Report are to assess the significance of the heritage resource within the site/study area, to assess any contribution that the site makes to the heritage significance of the identified heritage assets, and to identify any harm or benefit to them which may result from the implementation of the development proposals, along with the level of any harm caused, if relevant.

4.2. This assessment considers the archaeological resource and built heritage.

### Sources

4.3. The following key sources have been consulted as part of this assessment:

- The Scottish Borders Historic Environment Record (HER) for information on the recorded heritage resource within the vicinity of the site;
- Historic Environment Scotland's records of designated heritage assets;
- Historic maps available online;
- The National Library of Scotland's online catalogue and mapping; and
- Other online resources, including Ordnance Survey Open Source data; geological data available from the British Geological Survey; and, Google Earth satellite imagery.

4.4. For digital datasets, information was sourced for a 1km study area measured from the boundaries of the site. Information gathered is discussed within the text where it is of relevance to the potential heritage resource of the site. A gazetteer of recorded sites and findspots is included as **Appendix 1** and maps illustrating the resource and study area are included as **Appendix 2**.

4.5. Historic cartographic sources and aerial photographs were reviewed for the site, and beyond this where professional judgement deemed necessary.

4.6. Heritage assets in the wider area were assessed as deemed appropriate (see Section 6).

### Site Visit

4.7. A site visit was undertaken by a Principal Heritage Consultant from Pegasus Group on 20<sup>th</sup> February 2024, during which the site and its surrounds were assessed.

### Photographs

4.8. Photographs included in the body text of this Report are for illustrative purposes only to assist in the discussions of heritage assets, their settings, and views, where relevant. Unless explicitly stated, they are not accurate visual representations of the site or development proposals nor do they conform to any standard or guidance i.e., the Landscape Institute Technical Guidance Note 06/19. However, the photographs included are intended to be an honest representation and are taken

without the use of a zoom lens or edited, unless stated in the description or caption.

### Assessment Methodology

4.9. Full details of the assessment methodology used in the preparation of this Report are provided within **Appendix 3**. However, for clarity, this methodology has been informed by the following:

- ClfA's *Standard and Guidance for Historic Environment Desk-Based Assessment*;<sup>2</sup>
- *Historic Environment Scotland's Managing Change in the Historic Environment: Setting*;<sup>3</sup> and
- *Historic Environment Scotland's Managing Change in the Historic Environment: Asset Management*.<sup>4</sup>

### Consideration of Impacts

4.10. It is important to consider whether the proposals will impact historic assets or places. If they do, then one must consider whether this represents a "significant impact" or to the identified designated heritage assets, in the

context of Policy 7 a) of *NPF4*.<sup>5</sup> *NPF4* notes that where impacts cannot be avoided they should be minimised.<sup>6</sup>

4.11. The *Historic Environment Policy for Scotland (HEPS)* states that to understand the likely impact of proposed actions or decisions, it is important to:

- Assess and predict the likely level of the impact of proposals on the historic environment, context, asset or place.
- Make the level of impact clear so that it can inform decision-making.<sup>7</sup>

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<sup>2</sup> Chartered Institute for Archaeologists (ClfA), *Standard and Guidance for Historic Environment Desk-Based Assessment* (revised edition, October 2020).

<sup>3</sup> Historic Environment Scotland, 2016, *Managing Change in the Historic Environment: Setting*.

<sup>4</sup> Historic Environment Scotland, 2019, *Managing Change in the Historic Environment: Asset Management*

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<sup>5</sup> Scottish Government, 2023, *NPF4*, p.45.

<sup>6</sup> Scottish Government, 2023, *NPF4*, p.47.

<sup>7</sup> Historic Environment Scotland, 2019, *HEPS*, pp. 15

## 5. Policy Framework

### Legislation

- 5.1. Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997*, which provides statutory protection for Listed Buildings and their settings and Conservation Areas.<sup>8</sup>
- 5.2. Scheduled Monuments are protected by the provisions of the *Ancient Monuments and Archaeological Areas Act 1979* which relates to nationally important archaeological sites.<sup>9</sup> Whilst works to Scheduled Monuments are subject to a high level of protection, it is important to note that there is no duty within the 1979 Act to have regard to the desirability of preservation of the setting of a Scheduled Monument.
- 5.3. Full details of the relevant legislation are provided in **Appendix 4**.

### National Planning Policy

- 5.4. National Planning Policy guidance relating to the historic environment is provided within Part B, Section 7 of the Scottish Government's *National Planning Framework 4* (NPF4), which was published in February 2023.

- 5.5. Full details of the relevant national policy is provided within **Appendix 5**.

### National Planning Policy Guidance

- 5.6. The Historic Environment Policy for Scotland (HEPS) (2019) is a policy statement directing decision-making that affects the historic environment. HEPS sits alongside national policies addressing land use matters and decisions and should be used with them.
- 5.7. Full details of the relevant national policy guidance is provided within **Appendix 5**.

### The Development Plan

- 5.8. Applications for Planning Permission in the site area are currently considered against the policy and guidance set out within the Scottish Borders Local Development Plan 2 (LDP), adopted 22<sup>nd</sup> August 2024.
- 5.9. Details of the policy specific relevant to the application proposals are provided within **Appendix 6**.

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<sup>8</sup> UK Public General Acts, Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

<sup>9</sup> UK Public General Acts, *Ancient Monuments and Archaeological Areas Act 1979*.

## 6. The Historic Environment

- 6.1. This section provides a review of the recorded heritage resource within the site and its vicinity in order to identify any extant heritage assets within the site and to assess the potential for below-ground archaeological remains. It has been informed by draft chapters of the South East Scotland Archaeological Research Framework, where available, and by the National Framework, for periods not yet covered by the draft regional framework.
- 6.2. Designated heritage assets are referenced using their HES references, HER 'event' numbers have the prefix EEL and HER 'monument' numbers have the prefix MEL.
- 6.3. A gazetteer of relevant heritage data is included as Appendix 1. Designated heritage assets and HER records are illustrated on Figures 1–5 in Appendix 2.

### Previous Archaeological Works

- 6.4. No previous archaeological works are recorded as having been undertaken within the site, and only a single element of previous works is recorded in the vicinity.
- 6.5. This comprises a trial trench evaluation undertaken on land east of Eccles substation, c.50m east of the site (refs. 1071640 and 348102; CFA Archaeology 2013). An additional evaluation report was supplied by the HER from their backlog for data entry. The associated fieldwork was undertaken north of the substation, c.250m north of the site (Red River Archaeology 2022). No archaeological features or deposits were recorded during either programme of fieldwork, however a single worked flint was recovered from the topsoil in the latter.

### Topography and Geology

- 6.6. The proposed development site is broadly level, with a slight downwards slope from c.56m aOD in the east, to c.49m aOD in the west; the slope is more pronounced along the north-western extent of the site.
- 6.7. Bedrock geology across the majority of the site is mapped as Ballagan Formation – sandstone, siltstone and dolomitic limestone. This sedimentary bedrock formed between 358.9 and 344.5 million years ago during the Carboniferous period.
- 6.8. Superficial deposits across the majority of the site are mapped as Till, Devensian. These sedimentary superficial deposits formed between 116 and 11.8 thousand years ago during the Quaternary period. A band of Head – diamicton, gravel, sand and silt is mapped in the north-western extent of the site. This sedimentary superficial deposit formed between 2.588 million years ago and the present during the Quaternary period.<sup>10</sup>

### Designated Heritage Assets

- 6.9. No designated heritage assets are recorded within the site, although a number are recorded in the wider vicinity.

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<sup>10</sup> British Geological Survey, *Geology of Britain Viewer*, <https://www.bgs.ac.uk/map-viewers/geology-of-britain-viewer/>.

- 6.10. Designated heritage assets in the vicinity of the site are considered in further detail in the Setting Assessment Section below.

### **Archaeological Baseline**

#### Earlier prehistoric (Pre c.800BC)

- 6.11. There are no earlier prehistoric assets recorded either within the site or within the wider 1km study area by the HER. However, as noted above, a single piece of worked flint is noted as having been recovered from topsoil during fieldwork associated with the substation c.250m north of the site.
- 6.12. Palaeolithic and Mesolithic sites in the region appear to show a focus on riverine and coastal regions, in particular the Tweed valley, and Forth Littoral.<sup>11</sup> The site is not in close proximity to any river or watercourses.
- 6.13. Evidence for Neolithic settlement in the region is also sparse, although some monumental sites are identified from this period.<sup>12</sup> The Chalcolithic Period in Scotland appears to show a degree of continuity in terms of settlement from the Late Neolithic, although with the introduction of new technologies and artefacts, along with a possible shift in funerary tradition. This practice continues into the Earlier Bronze Age, with the construction of cists, often sited in or near pre-existing monuments. Evidence from this period is heavily biased

towards funerary site and artefactual finds, with little identified evidence of settlement activity or land-use.

- 6.14. Regionally, evidence for settlement and metalworking activities become more prominent from the Middle Bronze Age (c.1,700/1,600 BC), with an apparent greater intensity of settlement in lowland areas. In the Later Bronze Age and settlement appears to have become more focussed along the coast. Occupation in the upland areas appears to have declined by c.750 BC, with possible evidence of settlement contraction along the east coast, potentially due to a shift towards mixed pastoralism which characterised the Early Iron Age.<sup>13</sup>
- 6.15. No archaeology from these periods is recorded either within the Site, or its vicinity, and the Site is therefore considered to have low potential for significant archaeological remains from these periods. However, a single piece of worked flint is noted as having been recovered from topsoil during evaluative works c.250m north of the site, as noted above. The absence of recorded archaeology is in keeping with the site location and our general understanding of prehistoric activity in the region.

#### Iron Age (c.800BC– c.400AD) & Roman (c.AD 77 – c.AD 211)

- 6.16. No Iron Age or Romano-British archaeology is recorded within the site or within the 1km study area however the following HER assets have potential to be of Iron Age date but have not been archaeologically tested:

<sup>11</sup> SESARF, *Palaeolithic and Mesolithic* (draft chapter), accessed 2023

<sup>12</sup> Sheridan, A. (SESARF), *South East Scotland Archaeological Research Framework: The Neolithic period* (draft chapter), accessed 2023

<sup>13</sup> Scottish Archaeological Research Framework (ScARF), 2012, *Chalcolithic and Bronze Age Scotland: ScARF Panel Report*

- Cropmarks of possible circular and rectilinear possible enclosures (refs. 143635, 58534) located at Fernyrig, c.915m south and c.885m south of Site respectively; and
- Further cropmarks of a possible oval-shaped enclosure (ref. 134176) also identified at Fernyrig, c.1km south of Site.

6.17. Beyond the study area there are records for further enclosures likely dating to the Iron Age along high points overlooking the River Tweed such as at Springhill c.2.3 km south of Site.

6.18. Excavation and survey work in the Scottish Borders indicates that at the majority later prehistoric settlement sites, occupation continued uninterrupted into the Iron Age, although there appears to be a reduction in the number of occupied settlements by the 3<sup>rd</sup> century.<sup>14</sup>

6.19. The site does not lie in proximity to any definitive Iron Age or Roman features and is considered to have a low potential for significant archaeological remains from this period.

#### Medieval (c.AD 400 – c.AD 1500)

6.20. No medieval heritage is recorded within the site boundaries, however a small amount of heritage is identified within the wider study area by the HER.

6.21. These comprise two farmhouses (refs. 144587 and 278610), and two farm steadings (refs. 343375 and 342703), which are noted as having medieval origins, via documentary sources. The closest of these is located c.350m west of site.

6.22. The Early Medieval period across much of lowland Scotland saw a relative degree of continuation from the Iron Age. The area fell under the broad Kingdom of Bernicia which spread from the Humber to the Firth of Forth, this later unified with the Kingdom of Beira to form Northumberland.

6.23. While Viking raids at Lindisfarne and further along the coast in subsequent years would have been a presence, there is little evidence of a prolonged Viking presence in Scottish borders. The areas in Scotland they chose to settle were predominantly along the north and west coasts, and those areas in England being much further south or along the coast.

6.24. The 11<sup>th</sup> and 12<sup>th</sup> centuries saw a period of relative peace across southern Scotland with urban centres growing and in areas such as Lanark and Selkirk the larger settlements were unprotected, unlike the more northern settlements such as Edinburgh and Stirling. This period of comparable peace led to an increase in ecclesiastical projects with Jedburgh and Melrose abbeys being constructed in this period<sup>15</sup>

6.25. The presence of assets from the Medieval period as mentioned above all relate to agricultural practices, while it is possible that other unknown Medieval archaeology

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<sup>14</sup>Scottish Archaeological Research Framework (ScARF), 2012, *Iron Age Scotland: ScARF Panel Report*

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<sup>15</sup> Hunter J. & Ralston I., (1999) p.211



may be present it would likely be agricultural features relating to the known assets and of low value.

#### Post-medieval to Modern (c.AD 1500 – present)

- 6.26. No post-medieval or modern heritage is recorded within the site, and only a small amount of heritage from these periods are recorded within the 1km study area by the HER.
- 6.27. Recorded heritage in the vicinity comprises the sites of two former milestones (refs. 364331 and 364337) and a tree (ref. 359868), which popular tradition assets was planted soon after the Battle of Flodden (1513), but which is considered more likely to date to 1640–1710.
- 6.28. A number of farmsteads are also recorded in the wider vicinity of the site, which have not been assigned to a chronological period by the HER, but which are identified on mid-19<sup>th</sup>-century Ordnance Survey maps (refs. 181461. It is considered likely that these date to the post-medieval or modern periods.
- 6.29. As the post-medieval and modern heritage recorded in the vicinity is not considered to be of direct relevance to the site's archaeological potential, it will not be discussed in detail here. However, all elements will be outlined in Appendix 1, with locations provided on Figure 3, Appendix 2.

#### Undated

- 6.30. A moderate amount of undated heritage is identified in the vicinity of the site by the HER. Where possible, these have been included in the most likely chronological periods above, e.g. undated enclosures in the Iron

Age/Roman section, and undated farmsteads in the post-medieval to modern section.

- 6.31. The only element of undated heritage which has not been included in one of the above sections comprises an undated cropmark c.925m south-west of the site, which is noted as resembling a man-made feature, but likely being natural in origin (ref. 68268).

#### **Site Development**

- 6.32. Historic maps dating from the mid-18<sup>th</sup> century indicate that the site has been under predominantly agricultural use from at least this time (Plates 2–5).



Plate 2: Roys Military Map 1752 (approximate site location in red) © NLS

- 6.33. The 1752 Roys Military Map shows the site and its surroundings in agricultural use with rig and furrow noted on a variety of alignments. Lethillum Loch as well as various watercourses can be observed in the landscape with the boundaries for these appearing largely unmanaged.

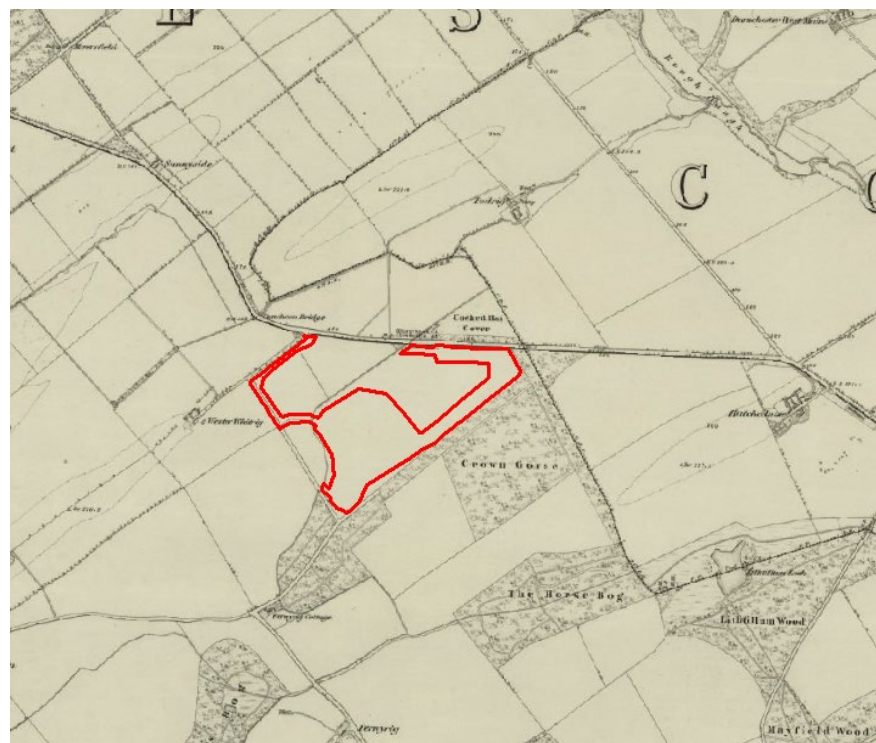
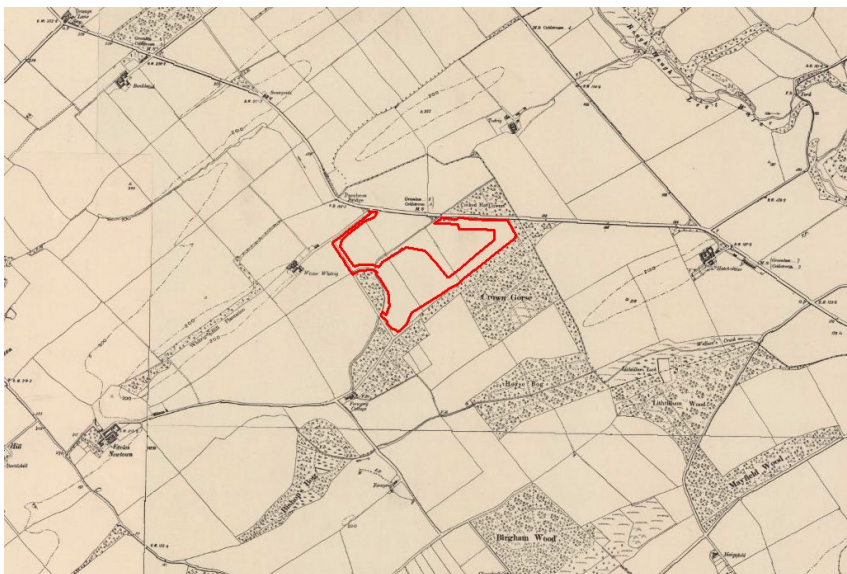


Plate 3: 1847 Ordnance Survey Map

- 6.34. The 1847 map shows the site as a more formalised land parcel, incorporating the waterways into field boundaries, this is broadly in keeping with agricultural improvements undertaken during this period. Woodlands are now shown to the sites south, though the recording of these could be in part down to a difference in survey methods and improved practices since Roys Map.



*Plate 4: 1888 Ordnance Survey Map*

- 6.35. The 1888 map shows the site as having been divided into three fields with additional woodlands established to the Site's north-west. The wider surrounds show similar changes over this period with some fields divided. This possibly relates to a change from arable productions to live stalking and livery uses of the land during this period.

### Statement of archaeological potential

- 6.36. There are no recorded historic assets located within the site boundaries, the wider 1km study area contains records for assets from the medieval and post-medieval periods.
- 6.37. With prehistoric settlement activity appearing to be focused along key waterways or areas of higher ground, the potential for unknown prehistoric archaeology is considered low. Roman activity across the Scottish Borders was primarily focused along key roads, the closest of these being c.25km west of Site, the potential for unknown Roman activity is therefore considered low. The assets dating from the medieval period recorded within the study area relate to agricultural buildings, the closest of these being c.350m from Site. The Site may contain features relating to medieval or post-medieval agriculture though this would be considered to be of low heritage value.

## 7. Setting Assessment

- 7.1. Step 1 of the methodology recommended by the Historic Environment Scotland's guidance 'Managing Change in the Historic Environment: Setting' (see 'Methodology') is to identify which heritage assets might be affected by a proposed development.<sup>16</sup>
- 7.2. Development proposals may adversely impact heritage assets where they remove a feature that contributes to the significance of a heritage asset or where they interfere with an element of a heritage asset's setting that contributes to its significance, such as interrupting a key relationship or a designed view.
- 7.3. Consideration was made as to whether any of the heritage assets present within or beyond the 1km study area include the site as part of their setting, and therefore may potentially be affected by the proposed development.
- 7.4. No designated heritage assets lie within 1km of the proposed development site.
- 7.5. Assets within the wider vicinity were considered as part of the assessment, and where appropriate visited during the site visit,
- 7.6. Pre-application feedback from Scottish Borders Council Heritage and Archaeology team identified that the impacts of the proposed development on the Hirsell Designed Garden and Landscape should be considered.
- 7.7. The Hirsell Garden and Designed Landscape (ref. GDLO0364), c.1,735m east of the site and is a well-preserved 18<sup>th</sup>- to 19<sup>th</sup>-century informal landscape comprising parkland, woodland, a large artificial estate, and a late-19<sup>th</sup>-century woodland garden that developed from a more formal design around the older Hirsell mansion.
- 7.8. Due to prominent landscape features within the Garden and Designed Landscape (e.g. Hirsell Law), long-ranging views are afforded across the surrounding landscape, including out westwards towards the Eildon hills (e.g. Plate 6).
- 7.9. However, the proposed development site is well contained by the adjacent woodland to the west, south, and east, and by the existing sub-station to the north-east. As indicated by the SZTV prepared to support the LVIA, longer distance visibility, in particular eastwards, in the direction of the Hirsell is anticipated to be restricted by the intervening woodland. This was confirmed during the site visit with the proposed development site not being readily appreciable from asset, even from the prominent Hirsell Law in the north-west of the designated area (e.g. Plate 6). Likewise, the Hirsell Garden and Designed Landscape was not visible from the proposed development site (Plate 7).

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<sup>16</sup> Historic Environment Scotland, 2016, *Managing Change in the Historic Environment: Setting*, p.8.





*Plate 6: Photograph taken from Hirsal Law, facing westwards towards the proposed development site (not visible)*

- 7.10. The cultural significance of the Garden and Designed Landscape is primarily derived from its physical form, having historic, architectural, and archaeological interest.
- 7.11. Setting is considered to make a minor contribution to the asset's significance but to a lesser extent than is derived from its form. Key elements of the asset's setting are considered to comprise the Leet river valley to the north, along with the immediate surroundings.



*Plate 7: Photograph taken facing eastwards, across the proposed development site*

- 7.12. There is no historic functional association between the asset and proposed development site, and given the distance between the two and lack of reciprocal views, it is considered that the proposed development will not have an adverse effect on the setting of the Hirsal Garden and Designed Landscape.
- 7.13. Other assets in the wider vicinity were excluded on the basis of distance from the site, lack of intervisibility, and/or absence of historical association.

## 8. Conclusions

### Archaeology

- 8.1. There are no heritage assets recorded within the Site boundaries with those recorded within the 1km study area dating entirely from the Medieval and Post-medieval periods. Of those assets recorded in the study area, those closest to the site relate to Medieval farms. There is considered to be a low potential for the site to contain unknown historic assets from the Prehistoric to Roman periods although there is considered to be potential for assets from the Medieval and Post-medieval periods though these would likely relate to agricultural activities and be of low heritage value.

### Designated Heritage Assets

- 8.2. The proposals are not anticipated to cause any adverse effects upon any designated heritage assets identified in the vicinity through changes to setting.



## Sources

Legislation
UK Public General Acts, Ancient Monuments and Archaeological Areas Act 1979.
UK Public General Acts, Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.
UK Public General Acts, Town and Country Planning (Scotland) Act 1997.
Scottish Statutory Instruments, The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.

Policy and Guidance
Chartered Institute for Archaeologists (CIfA), <i>Standard and Guidance for Historic Environment Desk-Based Assessment</i> (revised edition, October 2020).
Scottish Government, <i>National Planning Framework 4 (NPF4)</i> (Edinburgh, February 2023).
Historic Environment Scotland (HES), <i>The Historic Environment Policy for Scotland (HEPS)</i> (April 2019).
Historic Environment Scotland, <i>Managing Change in the Historic Environment: Setting</i> (updated February 2020).
Historic Environment Scotland, <i>Interim Guidance on the Designation of Conservation Areas and Conservation Area Consent</i> (April 2019).

Historic Environment Scotland, Managing Change in the Historic Environment: Historic Battlefields (updated February 2020).

Historic Environment Scotland, Managing Change in the Historic Environment: Asset Management (updated February 2020).

# Appendix 1: Gazetteer

## Heritage Data

### HER Event Data

Ev UID	Name	Record Type
107640	Eccles Substation	Eval

### HER Monument Data

Mon UID	Pref Ref	Name	Mon Type	Period
144587	144587	WHITRIG	FARMHOUSE	MEDIEVAL
278610	278610	HATCHEDNIZE	FARMHOUSE	MEDIEVAL
343375	343375	FERNYRIG	FARMSTEAD	MEDIEVAL
342703	342703	TODRIG	FARMSTEAD	MEDIEVAL
181461	181461	FERNYRIG	FARMSTEAD	PERIOD UNASSIGNED
364331	364331	TODRIG	MILESTONE	19TH CENTURY
359868	359868	THE FLODDEN TREE, THE HIRSEL	TREE	POST MEDIEVAL
364337	364337	COCKET HAT COVERT	MILESTONE	19TH CENTURY



Mon UID	Pref Ref	Name	Mon Type	Period
58534	58534	FERNYRIG	ENCLOSURE	PERIOD UNASSIGNED
68268	68268	BISHOP'S BOG	ENCLOSURE	PERIOD UNASSIGNED
134176	134176	FERNYRIG	CROPMARK )	PERIOD UNKNOWN
143635	143635	FERNYRIG	ENCLOSURE	PERIOD UNASSIGNED



## Historic Environment Scotland Data (within 1km of site) and Specific Assets Beyond 1km Study Area

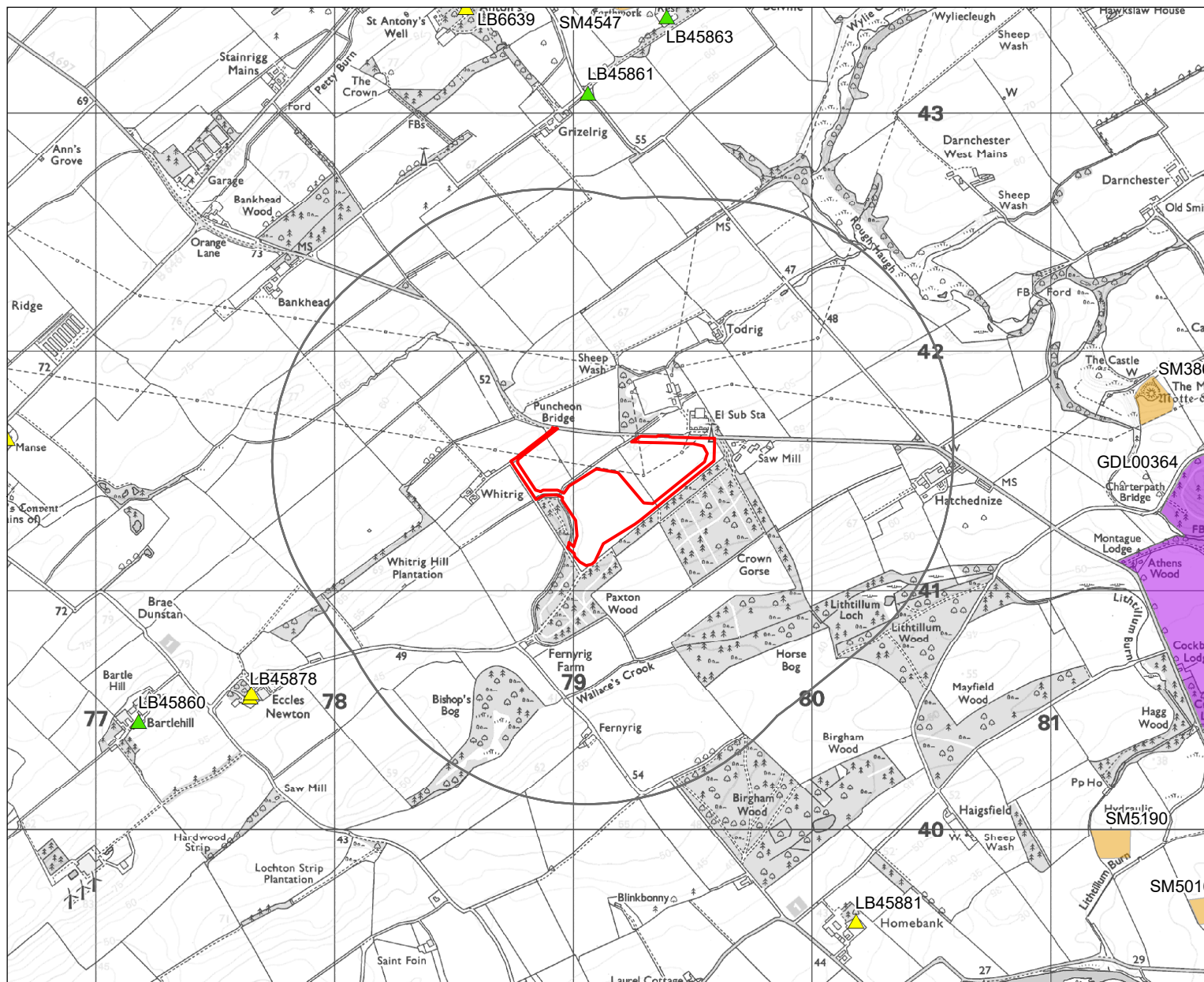
### Gardens and Designed Landscapes

Des Ref	Des Title	Area (sqm)	Eastings	Northings
GDLOO364	The Hirsell	4615963.34	382578	640640



## Appendix 2: Figures





## KEY

- Site
- 1km Buffer
- ▲ Category A Listed Building
- ▲ Category B Listed Building
- ▲ Category C Listed Building
- Scheduled Monument
- Garden and Designed Landscapes

Revisions:  
First Issue- 20/12/2024 DS  
Second Issue- 13/01/2025 DS

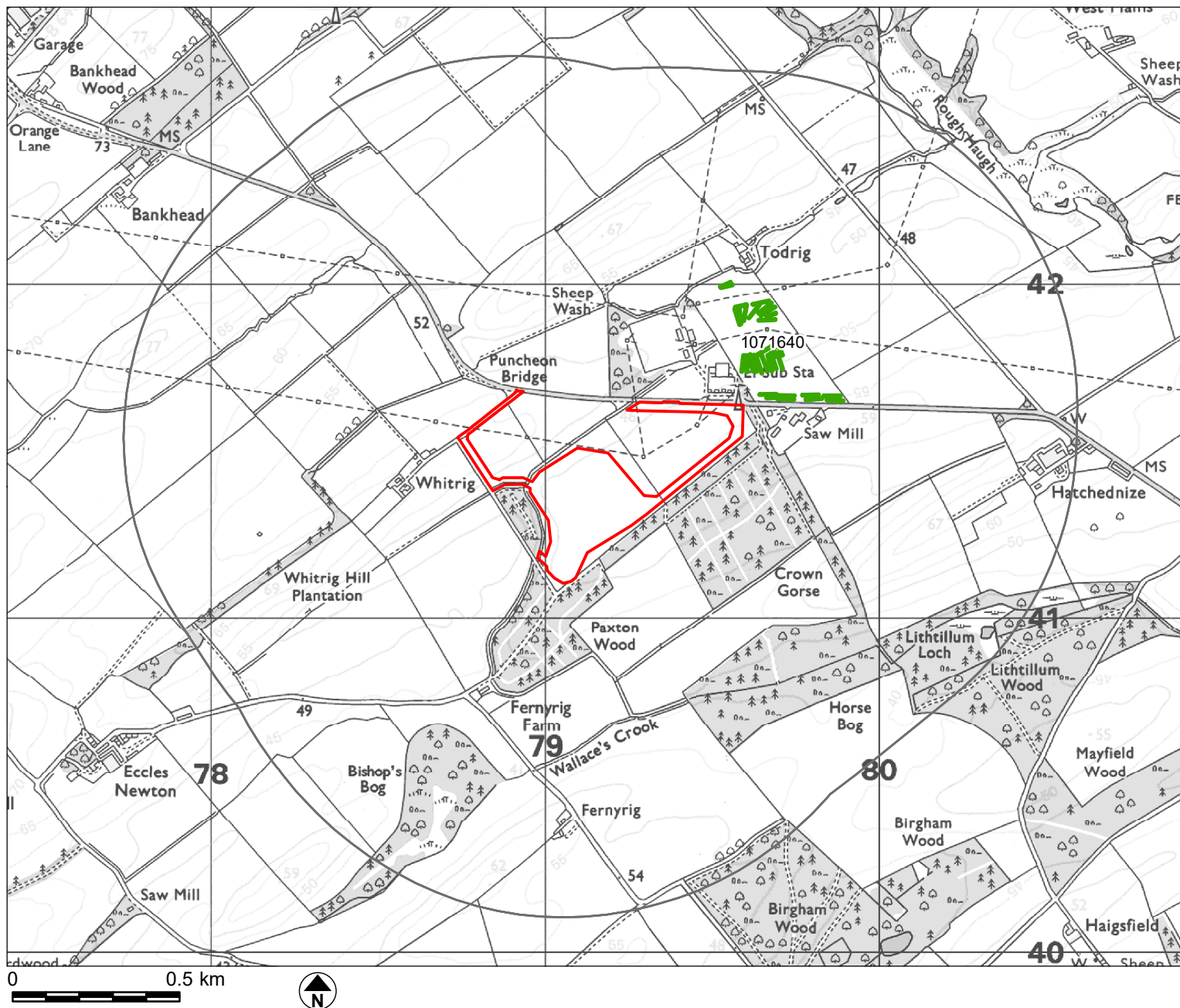
## Figure 1: Designated Heritage Assets

### Bishop's Dal

Client: Bishops Dal Energy Storage Ltd  
DRWG No:P24-0160\_1 REV: 2  
Drawn by: DS Approved by: -  
Date: 13/01/2025  
Scale: 1:25,000 @ A4

**Pegasus**

Group



## KEY

- Site
- 1km Buffer
- HER Events

Revisions:  
First Issue- 20/12/2024 DS  
Second Issue- 13/01/2025 DS

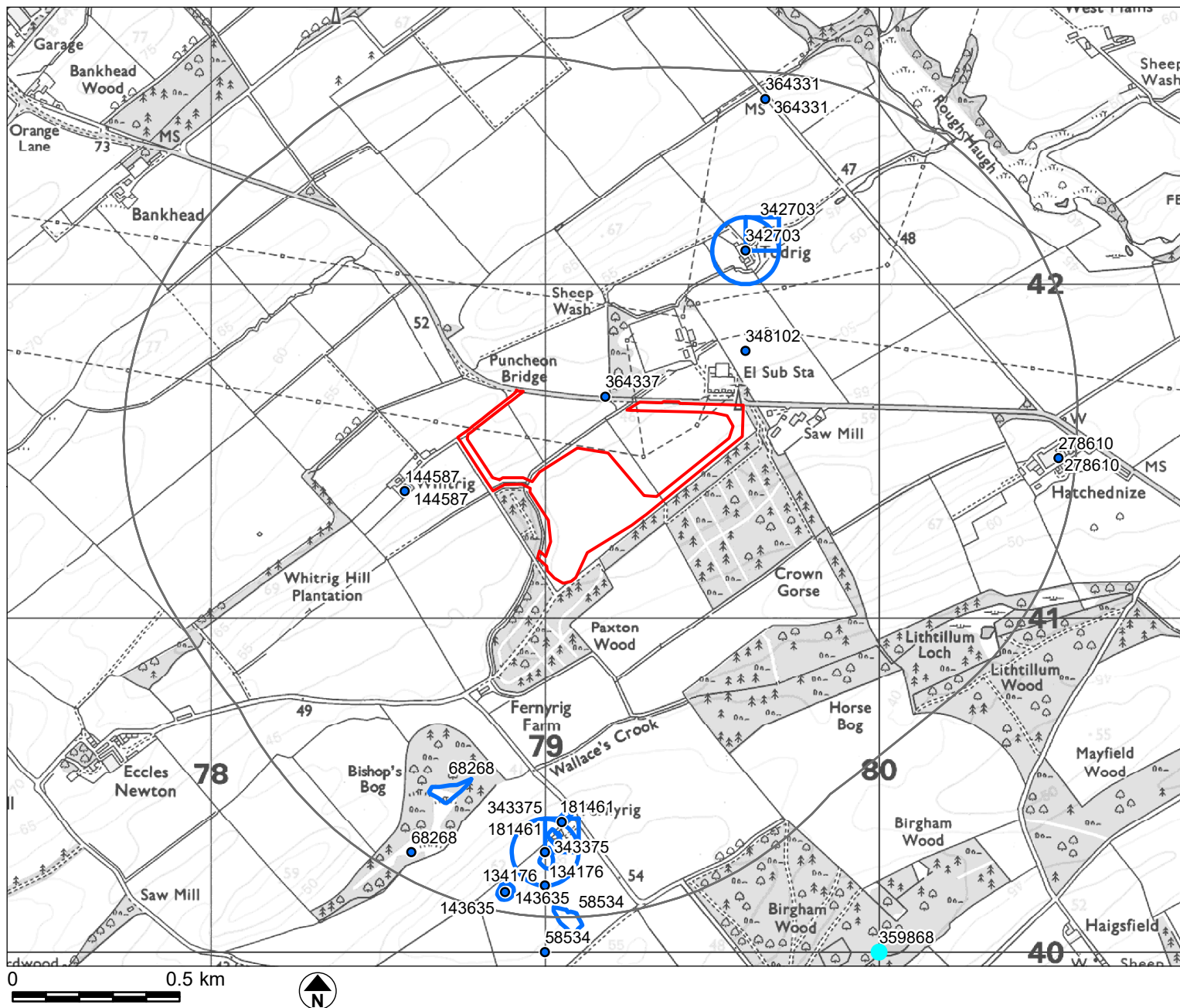
## Figure 2: HER Events

### Bishop's Dal

Client: Bishops Dal Energy Storage Ltd  
DRWG No:P24-0160\_2 REV: 2  
Drawn by: DS Approved by: -  
Date: 13/01/2025  
Scale: 1:17,500 @ A4

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Group





## KEY

- Site
- 1km Buffer
- HER Monument Point
- HER Monument Polygon

Revisions:  
First Issue- 20/12/2024 DS  
Second Issue- 13/01/2025 DS

## Figure 3: HER Monuments

### Bishop's Dal

Client: Bishops Dal Energy Storage Ltd  
DRWG No:P24-0160\_3 REV: 2  
Drawn by: DS Approved by: -  
Date: 13/01/2025  
Scale: 1:17,500 @ A4

**Pegasus**  
Group

## Appendix 3: Assessment Methodology

### Assessment of significance

In NPF4 historic environment assets are defined as:

***“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.”<sup>17</sup>***

Cultural significance is defined as:

***“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.”<sup>18</sup>***

The Historic Environment Policy for Scotland (HEPS), 2019, advises that decisions affecting the historic environment should be based on careful consideration of cultural significance, and states that:

***“To understand a place’s cultural significance, we have to understand the place itself. This involves thinking about its physical and material elements – how much of it has survived or how much of it has changed through time, as well as its wider context and setting. Elements of places which may not have a physical presence but which contribute to cultural significance need to be recognised. These intangible qualities***

***include the knowledge and associations people have with a particular place; they might involve elements such as language and poetry, stories and song, and skills and traditions.”<sup>19</sup>***

### Setting and significance

Setting is defined in NPF4 as:

***“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.”<sup>20</sup>***

### Assessing change through alteration to setting

How setting might contribute to these values has been assessed within this Report with reference to Historic Environment Scotland’s *Managing Change in the Historic Environment: Setting*, particularly

<sup>17</sup> Scottish Government, 2023, *NPF4*, pp. 150.

<sup>18</sup> Scottish Government, 2023, *NPF4*, pp. 147.

<sup>19</sup> Historic Environment Scotland, 2019, *HEPS*, pp. 13.

<sup>20</sup> Scottish Government, 2023, *NPF4*, pp. 156.

the guidance and questions to help define a setting given on pages 9–10.<sup>21</sup>

In the guidance, a stepped approach is recommended, of which Stage 1 is to identify which heritage assets and their settings are affected. Stage 2 is 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. The guidance includes a (non-exhaustive) series of questions to help define a setting.

Stage 3 is to evaluate the potential impact of the proposed changes on the setting, and the extent to which any negative impacts can be mitigated.

### Assessment of impact

Assessment of any impact to historic asset will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character and appearance of a Conservation Area and its setting, and articulating the likely level of any impact in order to inform decision making, as per HEPS and NPF4 guidance.

HEPS identifies that the following is required to understand the likely impact of proposed actions or decisions:

- Assess and predict the likely level of the impact of proposals on the historic environment, context, asset or place; and,

- Make the level of impact clear so that it can inform decision-making.<sup>22</sup>

HEPS defines impact as follows:

***“The effect of changes on the historic environment is often referred to as the impact. This can be neutral, positive or negative. There can be impact on the physical elements of a place or on its setting, if its surroundings are changed so that our understanding, appreciation or experience is altered. Changes in the historic environment can also affect people’s associations with a place or its setting, and their responses to it.”<sup>23</sup>***

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<sup>21</sup> Historic Environment Scotland, 2016, *Managing Change in the Historic Environment: Setting*, p.9–10

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<sup>22</sup> Historic Environment Scotland, 2019, HEPS, pp. 15

<sup>23</sup> Historic Environment Scotland, 2019, HEPS, pp. 5

## Appendix 4: Legislative Framework

Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997*, which provides statutory protection for Listed Buildings and Conservation Areas. It does not provide statutory protection for non-designated or Locally Listed heritage assets. Planning authorities are required to have special regard for the desirability of preserving Listed Buildings and their settings and any features of special architectural or historic importance they possess.<sup>24</sup> Section 59(1) of the Act states that:

***“In considering whether to grant planning permission for development which affects a listed building or its setting, a planning authority or the Secretary of State, as the case may be, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”<sup>25</sup>***

With regards to development within Conservation Areas, Section 64(1) of the *Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997* states:

***“In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions in subsection (2), special attention***

***shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”<sup>26</sup>***

Unlike Section 14(2), Section 72(1) of the Act does not make reference to the setting of a Conservation Area. This makes it plain that it is the character and appearance of the designated Conservation Area that is the focus of special attention.

Schedule 9(a) of the *Electricity Act 1989* outlines the test for the decision maker:

***“In formulating any relevant proposals, a licence holder or a person authorised by exemption to generate, distribute, supply or participate in the transmission of electricity —***

***(a) shall have regard to the desirability of preserving natural beauty, of conserving flora, fauna and geological or physiographical features of special interest and of protecting sites, buildings and objects of architectural, historic or archaeological interest.”<sup>27</sup>***

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<sup>24</sup> UK Public General Acts, Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

<sup>25</sup> UK Public General Acts, Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, Section 59(1).

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<sup>26</sup> UK Public General Acts, Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Section 64(1).

<sup>27</sup> UK Public General Acts, Electricity Act 1989. Schedule 9



## Appendix 5: National Policy Guidance

### The National Planning Framework for Scotland (NPF4)

The National Planning Framework for Scotland (NPF4), adopted 13<sup>th</sup> February 2023, sets out the Scottish Government's spatial principles, regional priorities, national developments, and national planning policy; it replaced NPF3 and the Scottish Planning Policy (SPP). Policy 7 of the Framework relates to heritage:

#### **Policy 7**

***a) Development proposals with a potentially significant impact on historic assets or places will be accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset and/or place. The assessment should identify the likely visual or physical impact of any proposals for change, including cumulative effects and provide a sound basis for managing the impacts of change.***

***Proposals should also be informed by national policy and guidance on managing change in the historic environment, and information held within Historic Environment Records.***

***b) Development proposals for the demolition of listed buildings will not be supported unless it has been demonstrated that there are exceptional circumstances and that all reasonable efforts have been made to retain, reuse and/or adapt the listed building. Considerations include whether the:***

***i. building is no longer of special interest;***

***ii. building is incapable of physical repair and re-use as verified through a detailed structural condition survey report;***

***iii. repair of the building is not economically viable and there has been adequate marketing for existing and/or new uses at a price reflecting its location and condition for a reasonable period to attract interest from potential restoring purchasers; or***

***iv. demolition of the building is essential to delivering significant benefits to economic growth or the wider community.***

***c) Development proposals for the reuse, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historic interest and setting. Development proposals affecting the setting of a listed building should preserve its character, and its special architectural or historic interest.***

***d) Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations include the:***

***i. architectural and historic character of the area;***

***ii. existing density, built form and layout; and***

*iii. context and siting, quality of design and suitable materials.*

*e) Development proposals in conservation areas will ensure that existing natural and built features which contribute to the character of the conservation area and its setting, including structures, boundary walls, railings, trees and hedges, are retained.*

*f) Demolition of buildings in a conservation area which make a positive contribution to its character will only be supported where it has been demonstrated that:*

*i. reasonable efforts have been made to retain, repair and reuse the building;*

*ii. the building is of little townscape value;*

*iii. the structural condition of the building prevents its retention at a reasonable cost; or*

*iv. the form or location of the building makes its reuse extremely difficult.*

*g) Where demolition within a conservation area is to be followed by redevelopment, consent to demolish will only be supported when an acceptable design, layout and materials are being used for the replacement development.*

*h) Development proposals affecting scheduled monuments will only be supported where:*

*i. direct impacts on the scheduled monument are avoided;*

*ii. significant adverse impacts on the integrity of the setting of a scheduled monument are avoided; or*

*iii. exceptional circumstances have been demonstrated to justify the impact on a scheduled monument and its setting and impacts on the monument or its setting have been minimised.*

*i) Development proposals affecting nationally important Gardens and Designed Landscapes will be supported where they protect, preserve or enhance their cultural significance, character and integrity and where proposals will not significantly impact on important views to, from and within the site, or its setting.*

*j) Development proposals affecting nationally important Historic Battlefields will only be supported where they protect and, where appropriate, enhance their cultural significance, key landscape characteristics, physical remains and special qualities.*

*k) Development proposals at the coast edge or that extend offshore will only be supported where proposals do not significantly hinder the preservation objectives of Historic Marine Protected Areas.*

*l) Development proposals affecting a World Heritage Site or its setting will only be supported where their Outstanding Universal Value is protected and preserved.*

*m) Development proposals which sensitively repair, enhance and bring historic buildings, as identified as being at risk locally or on the national Buildings at Risk Register, back into beneficial use will be supported.*

*n) Enabling development for historic environment assets or places that would otherwise be unacceptable in planning terms, will only be supported when it has been demonstrated that the enabling development proposed is:*

*i. essential to secure the future of an historic environment asset or place which is at risk of serious deterioration or loss; and*

*ii. the minimum necessary to secure the restoration, adaptation and long-term future of the historic environment asset or place.*

*The beneficial outcomes for the historic environment asset or place should be secured early in the phasing of the development, and will be ensured through the use of conditions and/or legal agreements.*

*o) Non-designated historic environment assets, places and their setting should be protected and preserved in situ wherever feasible. Where there is potential for non-designated buried archaeological remains to exist below a site, developers will provide an evaluation of the archaeological resource at an early stage so that planning authorities can assess impacts. Historic buildings may also have archaeological significance which is not understood and may require assessment.*

*Where impacts cannot be avoided they should be minimised. Where it has been demonstrated that avoidance or retention is not possible, excavation, recording, analysis, archiving, publication and activities to provide public benefit may be required through the use of conditions or legal/planning obligations. When new archaeological discoveries are*

*made during the course of development works, they must be reported to the planning authority to enable agreement on appropriate inspection, recording and mitigation measures.*

## **The Historic Environment Policy for Scotland (HEPS)**

The Historic Environment Policy for Scotland (HEPS) (2019) is a policy statement directing decision-making that affects the historic environment. HEPS sits alongside national policies addressing land use matters and decisions and should be used with them. It includes the following policies:

### **HEP1**

*Decisions affecting any part of the historic environment should be informed by an inclusive understanding of its breadth and cultural significance.*

### **HEP2**

*Decisions affecting the historic environment should ensure that its understanding and enjoyment as well as its benefits are secured for present and future generations.*

### **HEP3**

*Plans, programmes, policies and strategies, and the allocation of resources, should be approached in a way that protects and promotes the historic environment.*

*If detrimental impact on the historic environment is unavoidable, it should be minimised. Steps should be*

*taken to demonstrate that alternatives have been explored, and mitigation measures should be put in place.*

#### **HEP4**

*Changes to specific assets and their context should be managed in a way that protects the historic environment. Opportunities for enhancement should be identified where appropriate.*

*If detrimental impact on the historic environment is unavoidable, it should be minimised. Steps should be taken to demonstrate that alternatives have been explored, and mitigation measures should be put in place.*

#### **HEP5**

*Decisions affecting the historic environment should contribute to the sustainable development of communities and places.*

#### **HEP6**

*Decisions affecting the historic environment should be informed by an inclusive understanding of the potential consequences for people and communities. Decision-making processes should be collaborative, open, transparent and easy to understand.*

## Appendix 6: Relevant Development Plan Policies

Planning applications within Coldstream are currently considered against the policy and guidance set out in the Scottish Borders local development plan<sup>2</sup>, adopted 22<sup>nd</sup> August 2024. Relevant heritage policy is reproduced below:

### **POLICY EP8: HISTORIC ENVIRONMENT ASSETS AND SCHEDULED MONUMENTS**

#### **(A) NATIONAL ARCHAEOLOGICAL SITES**

*Development proposals affecting Scheduled Monuments will only be supported where:*

- a) direct impacts on the Scheduled Monument are avoided;*
- b) significant adverse impacts on the integrity of the setting of a Scheduled Monument are avoided; or*
- c) exceptional circumstances have been demonstrated to justify the impact on a Scheduled Monument and its setting and impacts on the monument or its setting have been minimised.*

#### **(B) BATTLEFIELDS**

*The Council may support development proposals within a battlefield or its setting on the Inventory of Historic Battlefields Register, or a regionally significant battlefield, that seek to protect, conserve, and/or enhance the landscape characteristics or important features of the battlefield and/or its setting. Proposals will be assessed according to their sensitivity to the*

*battlefield. Direct or indirect impacts to a battlefield may require appropriate mitigation approved by the Council.*

#### **(B) REGIONAL OR LOCAL HISTORIC ENVIRONMENT ASSETS**

*Development proposals which will adversely affect an archaeological asset of regional or local significance or their setting will only be permitted if it can be demonstrated that the benefits of the proposal will clearly outweigh the heritage value of the asset.*

*In all of the above cases, where development proposals impact on a Scheduled Monument, other nationally important assets, or any other archaeological or historical asset, developers may be required to implement detailed investigations, publication and/or public engagement per approved scheme of works.*

*Any proposal that will adversely affect a historic environment asset or the integrity of its setting must include a reasoned account of what mitigation is or is not possible, together with a mitigation strategy where appropriate.*

Ancient Monuments and Archaeological Areas Act 1979  
Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997  
Town and Country Planning (Scotland) Act 1997  
The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

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