

Heritage Statement

Dunmill, Montrose

On behalf of Renewable Energy Systems Ltd.

Date: 19/12/2023 | Pegasus Ref: P23- 1395

Author: Jamie Henderson





Document Management.

Version	Date	Author	Checked / Approved by:	Reason for revision
1	December 2023	Jamie Henderson– Principal Heritage Consultant	Laura Garcia Director - Heritage	N/A



Contents.

1. Introduction.....	4
2. Proposed Development.....	5
3. Site Description and Planning History.....	6
4. Methodology.....	7
5. Policy Framework.....	10
6. The Historic Environment.....	11
7. Setting Assessment.....	16
8. Conclusions.....	20
Sources.....	21

Appendices contents.

Appendix 1: Gazetteer.....	23
Appendix 2: Figures.....	33
Appendix 3: Assessment Methodology.....	34
Appendix 4: Legislative Framework.....	36
Appendix 5: National Policy Guidance.....	37
Appendix 6: Relevant Development Plan Policies.....	41

Plates:

Plate 1: Site Location Plan.....	4
Plate 2: 1755 Roys Military Map (approximate Site location in red).....	13
Plate 3: 1805 OS Map (Site in red).....	14
Plate 4: 1903 OS Map (Site in Red).....	14
Plate 5: 1958 OS Map (Site in red).....	15



Plate 6: View from site looking north to Dunmill.....	17
Plate 7: view north from Bridge approximate site location marked in red.....	18

1. Introduction

- 1.1. Pegasus Group have been commissioned by RES to prepare a Heritage Statement to consider the proposed battery storage scheme at Dunmill, Montrose, as shown on the Site Location Plan provided at Plate 1.



Plate 1: Site Location Plan

- 1.2. The Site is comprised of two fields of arable land with associated tracks sloping from north east down to the south west, with a belt of trees separating the two fields.

- 1.3. The proposed development would involve the installation of a 49.9MW Battery Energy Storage Systems (BESS) along with associated trackways and infrastructure.

- 1.4. 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”

- 1.5. In order to inform an assessment of the acceptability of the scheme in relation to impacts on the historic environment and archaeological resource, in accordance with 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.

- 1.6. A Proposal of Application Notice (PAN) was submitted on 3rd August 2023 with no formal response from Angus Council's Planning archaeologist or conservation officer (23/00539/PAN).

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

2. Proposed Development

2.1. The application seeks Full planning permission for the installation of 49.9MW, BESS with associated landscaping.

2.2. The full schedule of works is as follows:

- Battery storage containers – 32no. battery units arranged in rows 6.1m in length, 2.4m wide, and 2.9m in height;
- 2no. substations (1no. BESS substation and 1no. Distribution Network Operators (DNO) substation);
- 8no. combined Power Conversation Systems (PCS) and Transformers;
- 8no. Aggregation Panel with Low Voltage (LV) Pillars;
- Auxiliary Transformer;
- LV Distribution Equipment;
- Pre-Insertion Resistor;

- Capacitor Bank;
- Harmonic Filter and Resistor; and
- Spares Container.

2.3. The proposals are detailed on the following plans which form the application package and which this assessment considers:

- 05104-RES-LAY-DR-PT-001 Infrastructure Layout

2.4. **Section 7** of this Report presents an analysis of the impact of the proposed development on identified heritage assets discussed in **Section 6**.

3. Site Description and Planning History

Site Description

- 3.1. The Site covers approximately 4ha and is located between 11m aOD and 6m aOD. It primarily consists of two agricultural fields with a mix of fence, hedge, and wooded boundaries. The A935 is situated to the Site's north with agricultural fields, the now disused Bridge of Dun railway line and the River South Esk flood plain to the site's south.

Planning History

- 3.2. There are no planning applications lodged within the Site boundaries. The Site's surrounds have had one planning application lodged relevant to this Site, this being:
- 23/00754/FULM – The construction and operation of a Battery Energy Storage System consisting of up to 40 containerised battery units – this application is yet to be decided, however, the archaeological consultation response received has stated that there would be no heritage requirements for the implementation of the site.

4. Methodology

- 4.1. This Report aims 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 potential impacts on designated historic assets within the surrounds of the Site, via a change in setting.

Sources

- 4.3. The following key sources have been consulted as part of this assessment:
- The Angus Historic Environment Record (HER) for information on the recorded heritage resource within the vicinity of the Site;
 - The Historic Environment Scotland's records of designated heritage assets;
 - The National Library of Scotland's online catalogue and map database;
 - Historic maps available online;
 - Aerial photographs available online via Historic Environment Scotland's National Collection of Aerial Photography, and Britain from Above; and

- Other online resources, including Ordnance Survey Open Source data; geological data available from the British Geological Survey; Google Earth satellite imagery; and LiDAR data from the Scottish Remote Sensing Portal.

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 judgment was deemed necessary.

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

Zone of Theoretical Visibility

- 4.7. Pegasus's Landscape Consultants for the project produced a Screened Zone of Theoretical Visibility (SZTV) figure which has been used to assist in the assessment of the scheme. This figure provides an indication of the likely areas within a given study area where the proposed scheme may be visible from. This figure takes into account existing topography and areas of well-established vegetation only and therefore does not take into account all vegetation or built form and thus presents a worst-case scenario.

- 4.8. The SZTV has been used to identify which heritage assets would not have visibility of the proposed scheme and could therefore be removed from assessment. It is acknowledged that setting is not a purely visual concept so those assets which do not have visibility of the scheme have been checked to ensure there are no historic, functional or other associations between the asset and the Site which could be sensitive to change.

Site Visit

- 4.9. A Site visit was undertaken by a Heritage Consultant from Pegasus Group on 3rd November 2023, during which the Site and its surrounds were assessed.

Photographs

- 4.10. 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 O6/19. 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.

² Chartered Institute for Archaeologists (CIfA), *Standard and Guidance for Historic Environment Desk-Based Assessment* (revised edition, October 2020).

³ Historic Environment Scotland, 2019, *Managing Change in the Historic Environment: Setting*.

⁴ Historic Environment Scotland, 2019, *Interim Guidance on the Principles of Listed Building Consent*

Assessment Methodology

- 4.11. 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:

- CIfA's *Standard and Guidance for Historic Environment Desk-Based Assessment*;²
- Historic Environment Scotland's *Managing Change in the Historic Environment: Setting*;³
- Historic Environment Scotland's *Guidance on the Principles of Listed Building Consent*;⁴
- Historic Environment Scotland's *Managing Change in the Historic Environment: Demolition of Listed Buildings*;⁵
- Historic Environment Scotland's *Interim Guidance on the Designation of Conservation Areas and Conservation Area Consent*;⁶
- Historic Environment Scotland's *Managing Change in the Historic Environment: Gardens and Designed Landscapes*;⁷

⁵ Historic Environment Scotland, 2020, *Managing Change in the Historic Environment: Demolition of Listed Buildings*.

⁶ Historic Environment Scotland, 2019, *Interim Guidance on the Designation of Conservation Areas and Conservation Area Consent*.

⁷ Historic Environment Scotland, 2020, *Managing Change in the Historic Environment: Gardens and Designed Landscapes*

- Historic Environment Scotland's *Managing Change in the Historic Environment: Historic Battlefields*;⁸ and,
- Historic Environment Scotland's *Managing Change in the Historic Environment: Asset Management*.⁹

Consideration of Impacts

4.12. 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*.¹⁰ *NPF4* notes that where impacts cannot be avoided, they should be minimised.¹¹

4.13. 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.¹²

⁸ Historic Environment Scotland, 2016, *Managing Change in the Historic Environment: Historic Battlefields*

⁹ Historic Environment Scotland, 2020, *Managing Change in the Historic Environment: Asset Management*

¹⁰ Scottish Government, 2023, *NPF4*, p.45.

¹¹ Scottish Government, 2023, *NPF4*, p.47.

¹² 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.¹³
- 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.¹⁴ 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 Guidance

- 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 2022.

- 5.5. 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.
- 5.6. Full details of the relevant national policy guidance are provided within **Appendix 5**.

The Development Plan

- 5.7. Applications for Planning Permission are currently considered against the policy and guidance set out within the Angus Local Development Plan (LDP).
- 5.8. Details of the policy specific relevant to the application proposals are provided within **Appendix 6**.

¹³ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

¹⁴ 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.

6.2. Designated heritage assets are referenced using the prefix LB for Listed Building, SM for Scheduled Monuments and GLD for Garden and Designated Landscapes. HER 'event' numbers and monuments have the prefix NO.

6.3. A gazetteer of relevant heritage data is included in Appendix 1. Designated heritage assets and HER records are illustrated on Figures 1 and 2 in Appendix 2.

Previous Archaeological Works

6.4. There has been one archaeological watching brief carried out in part within the extent of the scheme, this was a watching brief associated with the realignment of the A935 in the Site's north eastern most extent. This watching brief uncovered truncated walls associated with the now demolished Dunmill Cottage, located on the 1st and 2nd edition OS maps along with modern services and agricultural features¹⁵.

6.5. Four archaeological watching briefs have been undertaken in the wider study area which comprised of the following:

- House of Dun 2003
- Dairyman's Cottage, Dun 1997
- House of Dun 2015
- House of Dun 2007

6.6. The results of these works are discussed below, where relevant to the potential archaeological resource of the Site.

Topography and Geology

6.7. Bedrock geology across the site is comprised of Montrose Volcanic formation, andesite and basalt an igneous bedrock formed between 419.2 and 407.6 million years ago during the Devonian period. Superficial deposits across the site are comprised of raised marine deposits from the Holocene Age comprise of sand, silt and clay. These superficial deposits were formed between 11.8 thousand years ago and the present during the Quaternary period.¹⁶

¹⁵ Alder Archaeology Ltd. (2015) Archaeological Watching Brief by Mill of Dun A935 Road Realignment Montrose, Angus

¹⁶ British Geological Survey, *Geology of Britain Viewer*, <https://www.bgs.ac.uk/map-viewers/geology-of-britain-viewer/>.

Archaeological Baseline

Prehistoric (pre- AD 400)

- 6.8. There are no prehistoric Sites located within the scheme's extent.
- 6.9. Cropmarks are located in the Site's wider environs and include the four following scheduled monuments, identified through aerial photograph analysis and considered to date from the prehistoric period.
- SM 6120 – Dun Mill, palisaded enclosure and ring ditch, 116m north of the Site at its closest;
 - SM 862 – Gallows Knowe, cairn 340m S of House of Dun 445m north east of the Site at its closest;
 - SM6121 – West Broomley, ring ditches 710m north east of the Site at its closest; and
 - SM6094 – Balwylo, enclosures and cropmarks 780m west of the Site at its closest.
- 6.10. Other undesignated crop marks, relating to possible enclosures and pit alignments have also been noted in the Site's surrounds (NO65NE0042, NO65NE0071, NO65NE0079, NO65NE0088, NO65NE0089 and NO65NE0096). While these cannot be definitively described as prehistoric in origin their form suggests a high likelihood of prehistoric origins.

6.11. Other sites and find spots in the area include the Site of a burial cairn disturbed during construction of the Caledonian Railway line (NO65NE0149) a small stone axe uncovered by the Bridge of Dun (NO65NE0207) and an Iron Age cup shaped lamp (NO65NE0022).

6.12. Evidence of prehistoric archaeology across the Angus region survives primarily as a mix of monumental features and enclosures with barrows and enclosures situated on hilltops in the prehistoric period. Crop marks are also prominent across agricultural lowland areas in Angus¹⁷.

Medieval (c.AD 400 – c.AD 1500)

6.13. There are no known medieval Sites within the Site boundaries, however, there are a number of known heritage assets dating from the medieval period within the Site's wider environs. Dun Castle (NO65NE0001) and an associated mausoleum (NO65NE0002) are located c. 580m north of the Site at its closest. There are records for a 15th-century hospital located c. 1km west of the Site with cropmarks located at its likely location though the origins of these have not been confirmed.

6.14. The area transitioned more gradually between the Iron Age and the Medieval period than more southern areas in Scotland due to the presence of the Pictish population with carved Pictish stones being produced across the area up to the 8th-century. From the mid 9th-century onwards the area became part of the Kingdom of Alba with little research being carried out into the changes in settlement and material culture between these changes¹⁸.

¹⁷ Dunwell and Ralston (2008) Archaeology and Early History of Angus p.89

¹⁸ Dunwell and Ralston (2008) Archaeology and Early History of Angus p.174

Post Medieval – Modern (c.AD 1500 – present)

- 6.15. There are no records for heritage assets from the post-medieval to modern periods located within the Site boundaries however there are records for post-medieval sites within the wider study area.
- 6.16. The known post-medieval sites predominately relate to either the House of Dun and its associated buildings and landscaping or the agricultural practices in the area including farm steadings, areas of rigg and furrow, and cottages.
- 6.17. Across the post-medieval period, distinct areas of defined agricultural use and enclosure were formed across lowland Angus with areas of common grazing land formed between farms and settlements.

Site Development



Plate 2: 1755 Roys Military Map (approximate Site location in red)

- 6.18. The 1755 Roys Military map shows the Site as uncultivated land to the south of the approximate route of the A935. The land is shown sloping to the south with cultivated land to its north suggesting that the site may have served as an intermediary land during times of flooding in the Montrose basin.

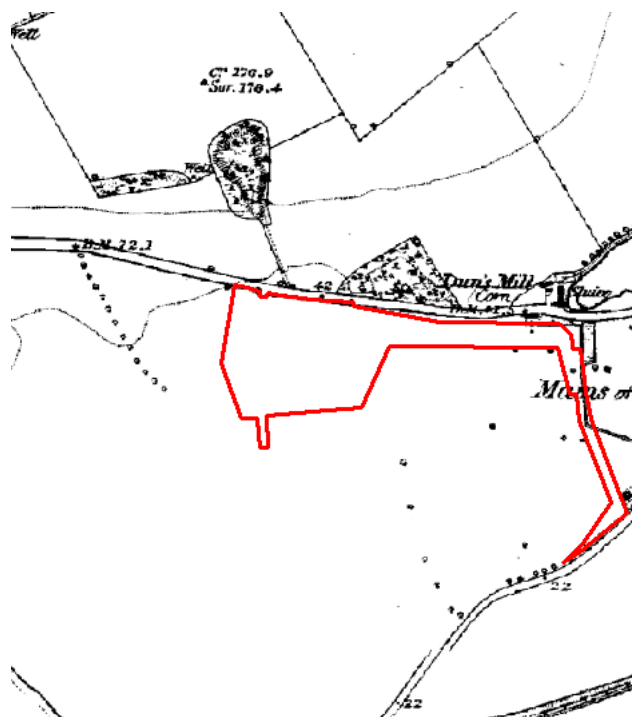


Plate 3: 1805 OS Map (Site in red)

6.19. The 1805 OS map shows the area as unenclosed land, suggesting the area during this time still formed part of the flood plain and provided some grazing functions for livestock of the local population. The quarry to the north of the Site is already shown as overgrown at this time and likely in disuse.

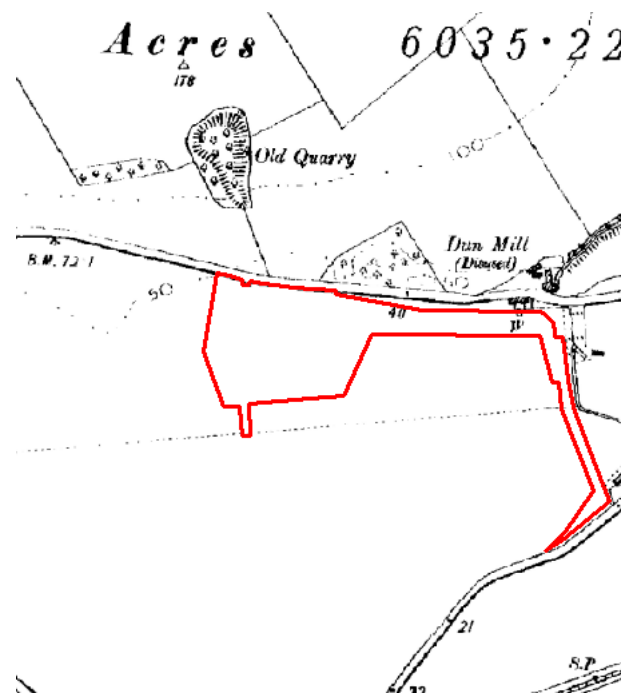


Plate 4: 1903 OS Map (Site in Red)

6.20. The 1903 OS map shows the area still unenclosed with a footpath along the scheme's southernmost extent. Dun Mill to the north of the Site is marked as disused. The abandonment of the mill and the continued lack of enclosures of the land suggest the Site was land of low agricultural value or prone to flooding.



Plate 5: 1958 OS Map (Site in red)

6.21. The 1958 OS map makes no reference to Dun Mill to the north of the Site though cottages to the south of the Mill site are shown abutting the Site. By 1958 the area had

been formally enclosed with pylons marked running north to south to the west of the Site, connecting to the Bridge of Dun Substation.

Statement of Archaeological Potential and Significance

- 6.22. Due to the lack of known heritage assets within the Site's boundaries and the Site's location in the historic flood plain for the River South Esk away from areas typically used by prehistoric populations the potential for significant prehistoric archaeology is considered low.
- 6.23. Due to the Site's location on the River South Esk flood plain, the lack of known heritage assets within the Site boundaries and historic mapping demonstrating that the area was not subject to agricultural enclosure until the 20th century there is considered a low potential for the Site to contain significant unknown heritage assets from the medieval period onwards.

7. Setting Assessment

- 7.1. Stage 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.¹⁹
- 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. Assets in the vicinity identified for further assessment on the basis of proximity to the Site, intervisibility, and/or historic association comprise:
- Dun Mill Category C Listed Building (LB4671) c.35 north of Site; and
 - Bridge of Dun, (LB4677) Category A Listed building c.500m south of Site.
- 7.5. Assets excluded on the basis of distance from the Site, lack of intervisibility, and/or absence of historical association comprise:
- Den of Dun Bridge (LB4672) Category C Listed Building 290m north east of Site;
 - Bridge Of Dun, K6 Telephone Kiosk, Opposite Railway Station (LB6387), Category B Listed Building 450m south of Site;
 - Grieve's House, Balwyllo (LB4675) Category C Listed building 490m west of Site;
 - Balwyllo Farmhouse (LB4674) Category B Listed Building, 380m west of Site;
 - Cartsheds, Balwyllo Farmhouse (LB4676) Category B Listed building 525m west of Site;
 - Balwyllo, enclosures and cropmarks 300m SW of (SM6094) Scheduled Monument 725m west of Site;
 - Dun Mill, palisaded enclosure and ring ditch 500m WNW of (SM6120) Scheduled Monument 120m north of Site;

¹⁹ Historic Environment Scotland, 2016, *Managing Change in the Historic Environment: Setting*, p.8.

- House of Dun (GDLO0213) Garden and Designed Landscape 220m north east;
- West Lodge And Gates, House Of Dun (LB4668) Category C Listed building 220m north east of Site; and
- Other assets in the wider vicinity of the Site outlined in Appendix 1.

Dun Mill Category C Listed Building (LB4671)

- 7.6. The Category C Listed building of Dun Mill is located c.35m north of the Site. The building is comprised of a two-storey building with a basement and rubble-built main block, it shows evidence of being raised in height twice. The original wheel would have been placed on the building's eastern side with the mill course running past its southern boundary.
- 7.7. The mill sits on the northern boundary of the A935 with likely contemporary agricultural buildings to its north with its associated mill pond in a wooded area to its north east.
- 7.8. The building derives its value primarily from its physical form as a utilitarian building associated with grain processing and its architectural value.
- 7.9. The mill's setting also contributes to the value of the asset, though this contribution is clearly less than that made by the physical fabric. The setting is primarily defined by its association with the largely contemporary buildings and the mill course running adjacent to the building which provided the power for the wheel and machinery within



Plate 6: View from site looking north to Dunmill

- 7.10. The separation of the Site from this asset by the A935, along with the fact that it is not considered the Site forms part of the setting of this asset means that the change within the Site caused by the proposed Development will not result in a change that will cause harm to the significance of the asset. The elements which form the primary part of the assets' value, the architectural and historic interest will not experience any change and the ability to understand, appreciate and experience the assets value within the elements of the setting which contribute – that is, the immediate surrounds of the building, will not experience any change.

7.11. Therefore, the proposed scheme, though in proximity to the asset, will not cause any change to the significance of the asset and there would, therefore be no harm.

7.12. With Dun Mill's setting being focused away from the Site means the Site's current situation does not contribute to the asset's current setting. Impacts of the Site on the significance of Dun Mill are therefore considered to be No Change.

Bridge of Dun, Category A listed building (LB4677).

7.13. The Bridge of Dun is a Category A Listed Building sitting c. 500m south of the Site at its closest. The bridge was constructed between 1785 and 1787 and designed by Alexander Stevens who later designed bridges in Aye Tivot and Dublin²⁰.

7.14. The bridge crosses the River South Esk and connects Dun and Barnhead situated west of the Montrose Basin with its setting defined by these two settlements to its north and south as well as the river it crosses with these relationships forming the assets setting.



Plate 7: view north from Bridge approximate site location marked in red

7.15. The significance of this asset lies primarily in its built fabric which provides the architectural and historic interest. The asset has architectural interest through the association with Alexander Stevens and historic interest as part of the growing network of transport infrastructure created to support the expanding network of roads and routes in the area.

7.16. The setting of the asset contributes to significance though this contribution is clearly less than that made by its physical fabric. As a bridge, the elements of the setting which contributes the greatest amount is the road which it carries over the river which it crosses.

²⁰ <http://www.bridgesofdublin.ie/bridge-building/bridge-designers/alexander-stevens>

- 7.17. The SZTV indicates the Bridge of Dun on the edge of the SZTV of the Site. On completion of a site visit access to the bridge was restricted due to recent damage so the views towards the Site could not be confirmed, however, the site visit confirmed that the setting of the asset was defined by the relationships listed above with the site not forming part of the assets setting.
- 7.18. As the Site would be peripheral from views from the top of the bridge only and does not impact the features which form the bridge's setting the impacts of the Site on the Bridge of Dun's significance would be No Change.

Summary

- 7.19. For the temporary duration the Site would be operational for, the impacts on the significance of the assets assessed would be as follows:
- Dun Mill Category – No Change
 - Bridge of Dun – No Change.

8. Conclusions

- 8.1. The Site covers approximately 4ha and primarily consists of two agricultural fields with a mix of fence, hedge, and wooded boundaries. The A935 is situated to the Site's north with agricultural fields, the now disused Bridge of Dun railway line and the River South Esk flood plane to the Site's south.
- 8.2. The archaeological baseline found no known historic assets within the Site boundaries however there were a number of known heritage assets identified within a 1km study area. These comprised of five Schedule monuments, 28 Listed Buildings, one Registered Park and Garden and 92 HER sites.
- 8.3. The baseline identified a low potential for the Site to contain unknown archaeological resources due to the lack of known heritage assets within the Site boundaries, the Site's location array for key locations of prehistoric occupation and documentary evidence showing the area was not extensively subject to agricultural practices until the 20th-century. The Sites low potential for unknown archaeology was further confirmed by the archaeological watching brief carried out during the road realignment of the A959 which encountered features associated with Dunmill cottage noted on the 1st and 2nd editions OS Map with the remaining area containing only modern services and agricultural features.
- 8.4. The SZTV for the site highlighted that three Listed buildings would potentially have a line of sight to the development with the other designated assets setting assessed to ensure no historic or other associated linkages between the Site and assets could be identified.
- 8.5. The Category C Listed Building of Dun Mill is closest to the proposed Site. Its setting is defined by its association with the largely contemporary buildings and the mill course running adjacent to the building to the south. The Site would be visible in part from Dun Mill though visually separated from it by the A935. This separation along with Dun Mill's main setting being focused away from the Site means the Site's current situation does not contribute to the asset's current setting. Impacts of the Site on the significance of Dun Mill are therefore considered to be No Change
- 8.6. The Bridge of Dun is a Category A Listed Building sitting c. 500m south of the Site at its closest. The bridge crosses the River South Esk and connects Dun and Barnhead situated west of the Montrose Basin. Its setting is defined by these two settlements to its north and south as well as the river it crosses with the site not contributing to the assets setting. As the Site would not impact the bridge's relationship with the features that form its setting the impacts of the Site on the Bridge of Dun's significance would be No Change.
- 8.7. Once operational the Site would not result in impacts directly to or on the setting of any of the designated assets assessed and would therefore result in No Change to their significance.

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.
Dunwell and Ralston (2008) <i>Archaeology and Early History of Angus</i>

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, Interim Guidance on the Principles of Listed Building Consent (April 2019).
Historic Environment Scotland, Managing Change in the Historic Environment: Demolition of Listed Buildings (updated February 2020).
Historic Environment Scotland, Interim Guidance on the Designation of Conservation Areas and Conservation Area Consent (April 2019).
Historic Environment Scotland, Managing Change in the Historic Environment: Gardens and Designed Landscapes (updated February 2020).
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	Event Type
NO65NE0084	HOUSE OF DUN	Watching brief
NO65NE0070	DAIRYMAN'S COTTAGE, DUN	Watching brief
NO65NE0112	HOUSE OF DUN	Watching brief
NO65NE0111	MILL OF DUN	Watching brief
NO65NE0093	HOUSE OF DUN	Watching brief

HER Monument Data

Mon UID	Pref Ref	Name	Mon Type	Period
NO65NE0149	NO65NE0149	BALWYLLO	Documentary Record Only	Prehistoric
NO65NE0033	NO65NE0033	DUN	Crop Mark (Includes Soil Mark)	Prehistoric
NO65NE0041	NO65NE0041	BALWYLLO	Crop Mark (Includes Soil Mark)	Prehistoric



NO65NE0212	NO65NE0212	BALWYLLO COTTAGES	Crop Mark (Includes Soil Mark)	Prehistoric
NO65NE0088	NO65NE0088	ANGUS NURSERIES	Crop Mark (Includes Soil Mark)	Prehistoric
NO65NE0071	NO65NE0071	DRUM	Crop Mark (Includes Soil Mark)	Prehistoric
NO65NE0207	NO65NE0207	BRIDGE OF DUN	Artefact	Prehistoric
NO65NE0097	NO65NE0097	HOUSE OF DUN	Crop Mark (Includes Soil Mark)	Prehistoric
NO65NE0065	NO65NE0065	WEST BROOMLEY	Crop Mark (Includes Soil Mark)	Prehistoric
NO65NE0096	NO65NE0096	DUN	Crop Mark (Includes Soil Mark)	Prehistoric
NO65NE0042	NO65NE0042	BALWYLLO	Crop Mark (Includes Soil Mark)	Prehistoric
NO65NE0089	NO65NE0089	WEST BROOMLEY	Crop Mark (Includes Soil Mark)	Prehistoric
NO65NE0005	NO65NE0005	DUN	Documentary Record Only	Prehistoric
NO65NE0032	NO65NE0032	DUN	Crop Mark (Includes Soil Mark)	Prehistoric
NO65NE0079	NO65NE0079	BARNHEAD	Crop Mark (Includes Soil Mark)	Prehistoric
NO65NE0022	NO65NE0022	DUN MILL	Artefact	Iron Age
NO65NE0001	NO65NE0001	DUN CASTLE	Documentary Record Only	Medieval



NO65NW0068	NO65NW0068	ARRAT	Crop Mark (Includes Soil Mark)	Medieval
NO66SE0009	NO66SE0009	BALNILLO	Documentary Record Only	Medieval
NO65NE0002	NO65NE0002	OLD PARISH CHURCH AND MAUSOLEUM, DUN	Standing Structure	Medieval
NO65NE0067	NO65NE0067	DUN, WESTER DUN	Standing Structure	Post Med
NO65NE0061	NO65NE0061	HOUSE OF DUN, MONTROSE	Standing Structure	Post Med
NO66SE0083	NO66SE0083	DUN PARISH SCHOOL	Standing Structure	Post Med
NO65NE0182	NO65NE0182	DEN WOOD ICEHOUSE	Standing Structure	Post Med
NO65SE0131	NO65SE0131	HOUSE OF DUN, COURTYARD	Standing Structure	Post Med
NO65NE0016	NO65NE0016	EAST GATES, HOUSE OF DUN, MONTROSE	Standing Structure	Post Med
NO65NE0099	NO65NE0099	DUN PARISH CHURCH	Standing Structure	Post Med
NO65NE0190	NO65NE0190	HOUSE OF DUN COURTYARD, COURT OF OFFICES	Standing Structure	Post Med
NO65NE0199	NO65NE0199	HOUSE OF DUN, EAST LODGE	Standing Structure	Post Med
NO65NE0177	NO65NE0177	RAILWAY COTTAGES, BRIDGE OF DUN	Standing Structure	Post Med
NO65NE0187	NO65NE0187	MAINS OF DUN, TIMBER CARTSHEDS	Standing Structure	Post Med



NO65NE0086	NO65NE0086	BARNHEAD	Crop Mark (Includes Soil Mark)	Post Med
NO65NE0115	NO65NE0115	BRIDGE, HOUSE OF DUN	Standing Structure	Post Med
NO65NE0188	NO65NE0188	HOUSE OF DUN, COURTYARD GATEWAY	Standing Structure	Post Med
NO65NE0010	NO65NE0010	ICEHOUSE, HOUSE OF DUN, MONTROSE	Standing Structure	Post Med
NO65NE0191	NO65NE0191	HOUSE OF DUN, GAME LARDER, COURTYARD	Standing Structure	Post Med
NO65NE0189	NO65NE0189	HOUSE OF DUN, COURTYARD	Standing Structure	Post Med
NO65NE0118	NO65NE0118	K6 TELEPHONE KIOSK, BRIDGE OF DUN	Standing Structure	Post Med
NO65NE0175	NO65NE0175	BALWYLLO FARMHOUSE, CARTSHEDS	Standing Structure	Post Med
NO65NE0184	NO65NE0184	HOUSE OF DUN POLICIES	Standing Structure	Post Med
NO65NE0176	NO65NE0176	BALWYLLO, GRIEVE'S HOUSE	Standing Structure	Post Med
NO65NE0059	NO65NE0059	BRIDGE OF DUN	Standing Structure	Post Med
NO65NE0200	NO65NE0200	HOUSE OF DUN POLICIES	Standing Structure	Post Med
NO65NE0127	NO65NE0127	STEPS, HOUSE OF DUN, MONTROSE	Standing Structure	Post Med
NO65NE0167	NO65NE0167	WEST BROOMLEY COTTAGE	Documentary Record Only	Post Med



NO65NE0154	NO65NE0154	MAINS OF DUN	Standing Structure	Post Med
NO65NE0061	NO65NE0061	HOUSE OF DUN, MONTROSE	Standing Structure	Post Med
NO65NE0192	NO65NE0192	HOUSE OF DUN, COURTYARD	Standing Structure	Post Med
NO65NE0078	NO65NE0078	BRIDGE OF DUN STATION	Standing Structure	Post Med
NO65NE0165	NO65NE0165	BRIDGE OF DUN, THE FISHING LODGE	Standing Structure	Post Med
NO65NE0061	NO65NE0061	HOUSE OF DUN, MONTROSE	Standing Structure	Post Med
NO65NE0008	NO65NE0008	FOOTBRIDGE, HOUSE OF DUN, MONTROSE	Standing Structure	Post Med
NO66SE0213	NO66SE0213	HOUSE OF DUN POLICIES	Standing Structure	Post Med
NO65NE0178	NO65NE0178	WESTER DUN, HOUSE OF DUN	Standing Structure	Post Med
NO65NE0155	NO65NE0155	DUN QUARRY	Documentary Record Only	Post Med
NO65NE0113	NO65NE0113	EAST GATE HOUSE, HOUSE OF DUN, MONTROSE	Standing Structure	Post Med
NO65NE0193	NO65NE0193	HOUSE OF DUN, COURTYARD, PRESS	Standing Structure	Post Med
NO65NE0116	NO65NE0116	WALLED GARDEN, HOUSE OF DUN, MONTROSE	Standing Structure	Post Med
NO65NE0195	NO65NE0195	HOUSE OF DUN, EAST WALLED GARDEN	Standing Structure	Post Med

NO66SE0215	NO66SE0215	DEN OF DUN	Standing Structure	Post Med
NO65NE0185	NO65NE0185	DAIRYMAN'S COTTAGE, HOUSE OF DUN	Standing Structure	Post Med
NO65NE0196	NO65NE0196	HOUSE OF DUN, EAST DRIVE	Standing Structure	Post Med
NO65NE0012	NO65NE0012	WEST LODGE, HOUSE OF DUN, MONTROSE	Standing Structure	Post Med
NO65NE0126	NO65NE0126	COURT OF OFFICES, HOUSE OF DUN, MONTROSE	Standing Structure	Post Med
NO65NE0203	NO65NE0203	CALEDONIAN RAILWAY	Standing Structure	Post Med
NO65NE0147	NO65NE0147	DRUM	Standing Structure	Post Med
NO66SE0205	NO66SE0205	DEN OF DUN	Standing Structure	Post Med
NO65NE0043	NO65NE0043	BALWYLLO FARM, MONTROSE	Standing Structure	Post Med
NO65NE0194	NO65NE0194	HOUSE OF DUN POLICIES, WEST DRIVE	Standing Structure	Post Med
NO65NE0179	NO65NE0179	HOUSE OF DUN GARDENS	Standing Structure	Post Med
NO65NE0206	NO65NE0206	THE LURGIES, MONTROSE BASIN	Earthwork	Post Med
NO65NE0183	NO65NE0183	HOUSE OF DUN	Documentary Record Only	Post Med
NO65NE0186	NO65NE0186	HOUSE OF DUN POLICIES, MAINS OF DUN THRESHING MILL	Standing Structure	Post Med

NO65NE0058	NO65NE0058	DUN MILL	Standing Structure	Post Med
NO65NE0114	NO65NE0114	ICEHOUSE, HOUSE OF DUN	Standing Structure	Post Med
NO65NE0181	NO65NE0181	HOUSE OF DUN POLICIES	Standing Structure	Post Med
NO65NE0166	NO65NE0166	DRUM	Standing Structure	Post Med
NO65NE0128	NO65NE0128	SUNDIAL, HOUSE OF DUN, MONTROSE	Standing Structure	Post Med
NO65NE0153	NO65NE0153	BALNILLO	Standing Structure	Post Med
NO65NE0180	NO65NE0180	HOUSE OF DUN, WALLED GARDEN	Standing Structure	Post Med
NO65NE0197	NO65NE0197	HOUSE OF DUN, EAST DRIVE	Standing Structure	Post Med
NO65NE0003	NO65NE0003	GALLOWS KNOWE, DUN	Standing Structure	Prehistoric?
NO65NE0217	NO65NE0217	BALWYLLO	Earthwork	Unknown
NO65NE0095	NO65NE0095	DRUM	Crop Mark (Includes Soil Mark)	Prehistoric/ Natural
NO65NE0218	NO65NE0218	BALNILLO	Earthwork	Unknown
NO65NE0219	NO65NE0219	DUN	Earthwork	Unknown
NO66SE0081	NO66SE0081	LEYS OF DUN	Artefact	Unknown



Historic Environment Scotland Data

Listed Buildings

Des Ref	Des Title	Category	Eastings	Northings
LB4664	Gateway, House Of Dun	B	366699	759949
LB4664	Walled Garden And House, House Of Dun	B	366749	759951
LB4665	Icehouse, House Of Dun	B	366792	759899
LB4665	Walled Garden And House, House Of Dun	B	366749	759951
LB4666	Footbridge, House Of Dun	C	366822	759990
LB4667	Icehouse, House Of Dun	B	366965	759665
LB4668	West Lodge And Gates, House Of Dun	B	367014	759370
LB4669	East Gates, House Of Dun	B	367238	759460
LB4670	East Lodge, House Of Dun	C	367225	759463
LB4671	Dun Mill	C	366753	759284
LB4672	Den Of Dun Bridge	C	366962	759441
LB4673	Den Wood Icehouse	B	366794	759898



LB4674	Balwyllo Farmhouse	B	365566	759105
LB4675	Grieve's House, Balwyllo	C	365478	759037
LB4676	Cartsheds, Balwyllo Farmhouse	B	365437	759048
LB4677	Bridge Of Dun	A	366272	758424
LB4687	Dun Parish Church	B	366465	760000
LB4688	Dun Parish School, Dun	C	366340	760151
LB4689	Old Churchyard Of Dun, Old Parish Church, Dun	B	366764	759864
LB4690	Old Parish Church, Dun	B	366762	759850
LB4691	House Of Dun	A	367043	759881
LB4692	Court Of Offices, House Of Dun	A	366984	759872
LB4693	Walled Garden And House, House Of Dun	B	366749	759951
LB4693	Walled Garden And Terrace Gatepiers, House Of Dun	B	367072	759880
LB4694	Steps, House Of Dun	C	367042	759845
LB4695	Sundial, House Of Dun	B	367047	759823



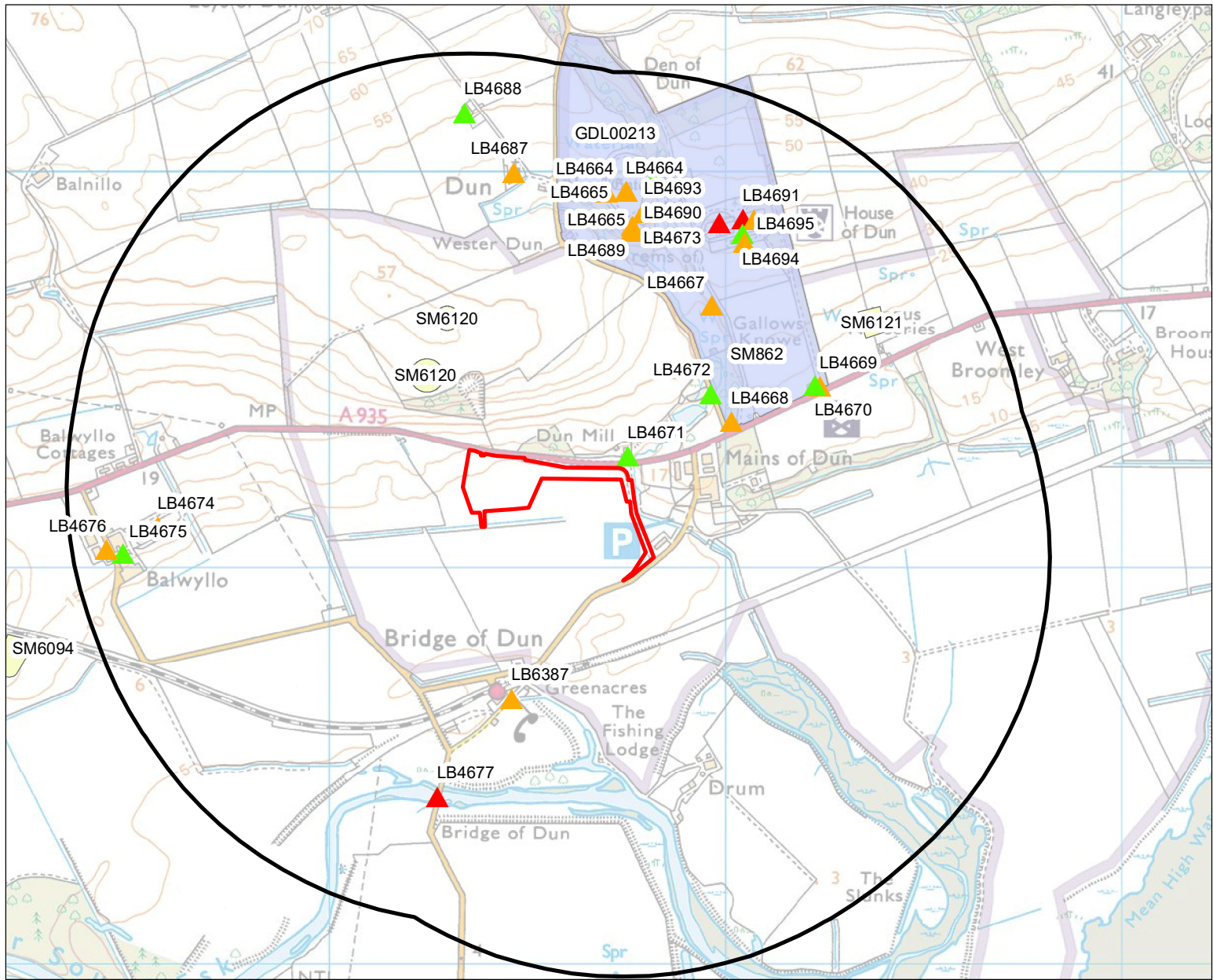
LB4696	Walled Garden And House, House Of Dun	B	366749	759951
LB6387	K6 Telephone Kiosk, Bridge Of Dun Station	B	366459	758672

Scheduled Monuments

Des Ref	Des Title	Category	Eastings	Northings
SM6094	Balwyllo, enclosures and cropmarks 300m SW of	Prehistoric domestic and defensive: enclosure (domestic or defensive)	365201	758780
SM6120	Dun Mill, palisaded enclosure and ring ditch 500m WNW of	Prehistoric domestic and defensive: palisaded settlement	366246	759487
SM6121	West Broomley, ring ditches 450m WNW of	Prehistoric domestic and defensive: house	367370	759621
SM862	Gallows Knowe, cairn 340m S of House of Dun	Prehistoric ritual and funerary: cairn (type uncertain)	367082	759541



Appendix 2: Figures



KEY

- Site
- 1km Buffer

Listed Building Category

- ▲ A
- ▲ B
- ▲ C

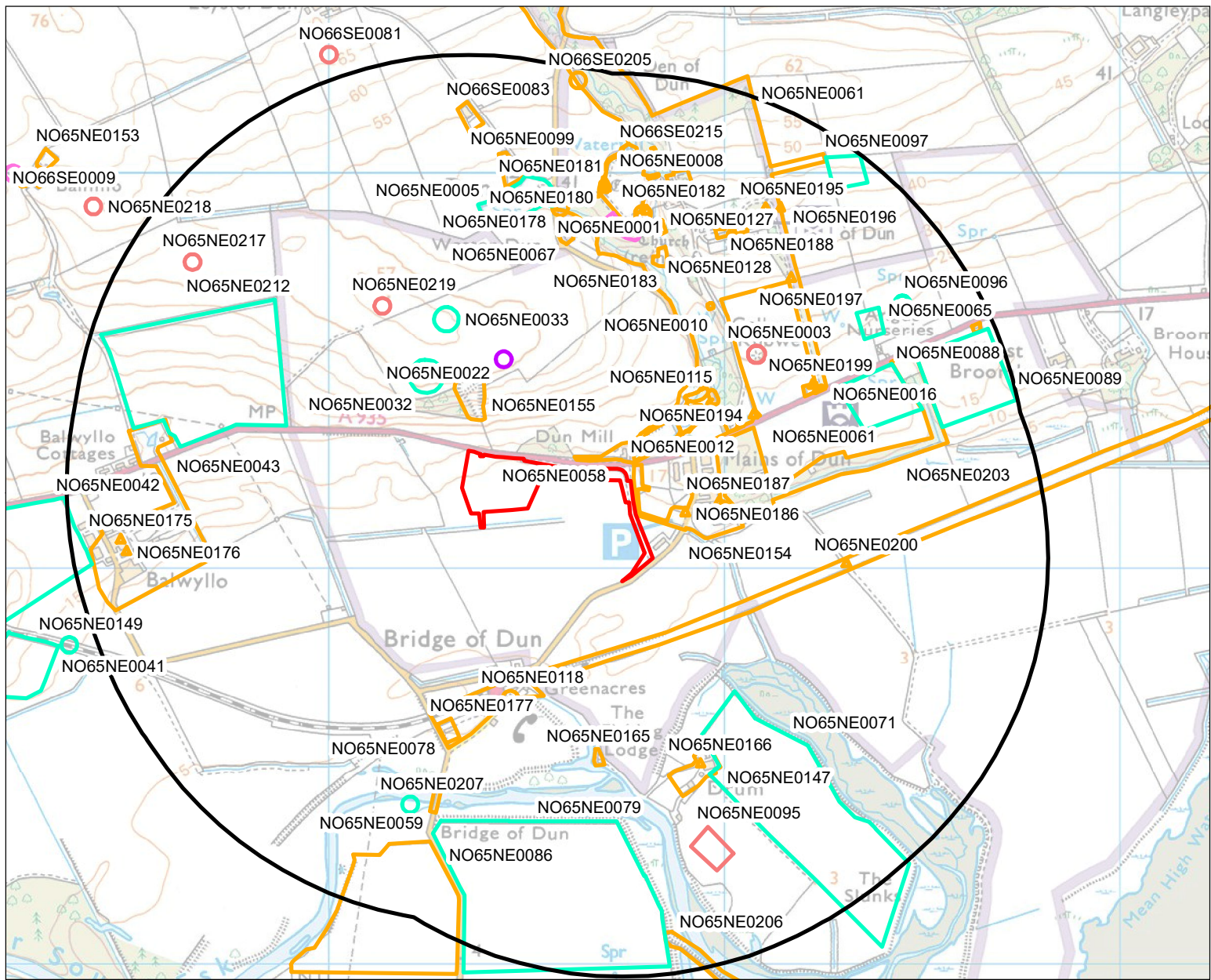
- Scheduled Monuments
- GDL

Revisions:
First Issue- 18/12/2023 JLH

Figure 1: Designated Heritage Assets Land North-East of Bridge Of Dun Substation

Client: Renewable Energy Systems Ltd
 DRWG No: P23-1395_HTS001 No: - REV: -
 Drawn by: JLH Approved by: LG
 Date: 19/12/2023
 Scale: 1:15,000 @ A4



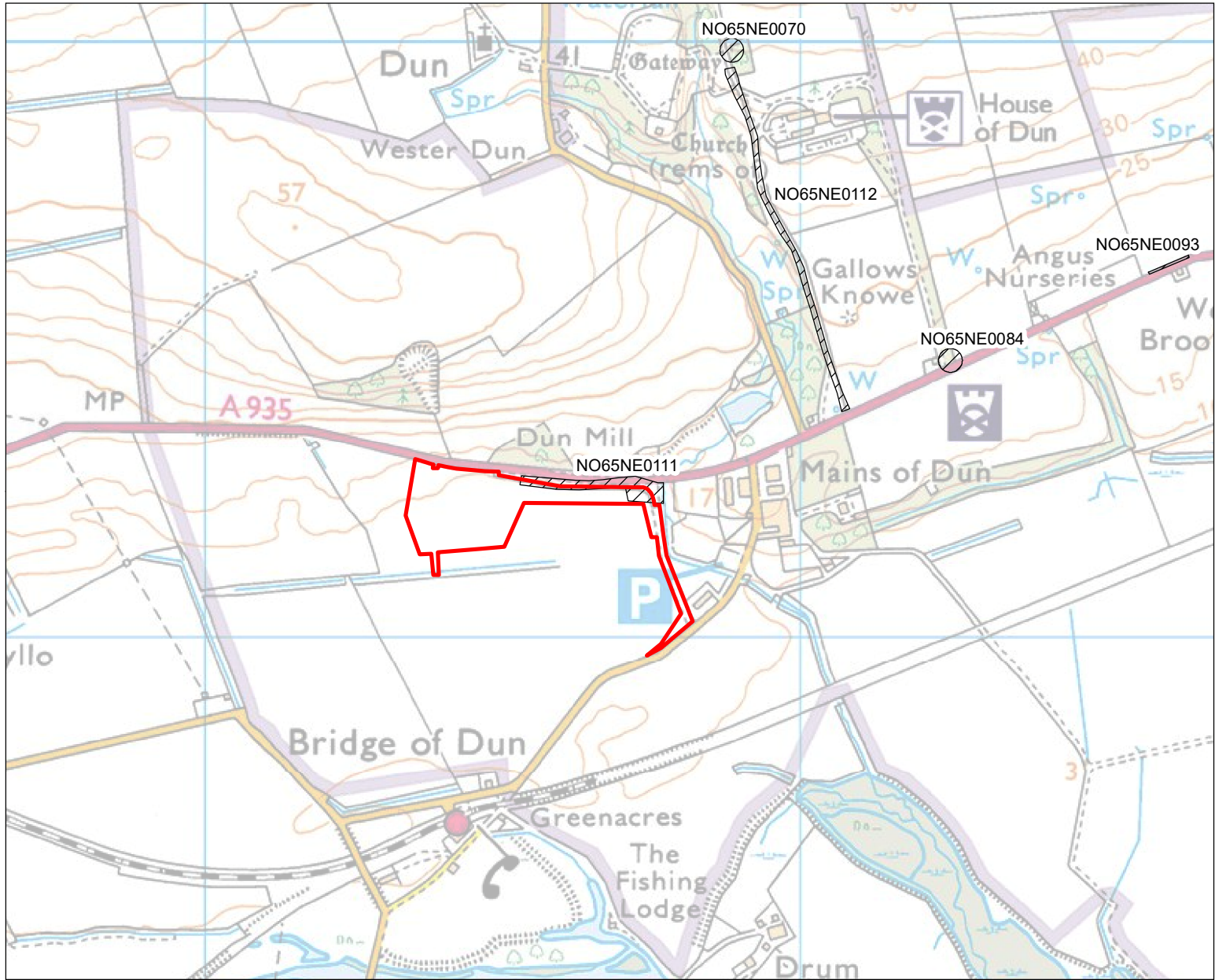


Revisions:
 First Issue- 18/12/2023 JLH

Figure 2: Non-designated Heritage Assets Land North-East of Bridge Of Dun Substation

Client: Renewable Energy Systems Ltd
 DRWG No: P23-1395_HTS002 No: - REV: -
 Drawn by: JLH Approved by: LG
 Date: 19/12/2023
 Scale: 1:15,000 @ A4





KEY

- Site
- Events

Revisions:
First Issue- 18/12/2023 JLH

Figure 3: Events
Land North-East of
Bridge Of Dun Substation

Client: Renewable Energy Systems Ltd
 DRWG No: P23-1395_HTS002 No: - REV: -
 Drawn by: JLH Approved by: LG
 Date: 19/12/2023
 Scale: 1:10,000 @ A4



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.”²¹

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.”²²

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.”²³

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.”²⁴

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

²¹ Scottish Government, 2023, *NPF4*, pp. 150.

²² Scottish Government, 2023, *NPF4*, pp. 147.

²³ Historic Environment Scotland, 2019, *HEPS*, pp. 13.

²⁴ Scottish Government, 2023, *NPF4*, pp. 156.

the guidance and questions to help define a setting given on pages 9–10.²⁵

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.²⁶

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.”²⁷

²⁵ Historic Environment Scotland, 2016, *Managing Change in the Historic Environment: Setting*, p.9–10

²⁶ Historic Environment Scotland, 2019, HEPS, pp. 15

²⁷ 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.²⁸ Section 14(2) of the Act states that:

“In considering whether to grant listed building consent for any works, the 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.”²⁹

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.”³⁰

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.

²⁸ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

²⁹ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, Section 14(2).

³⁰ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, Section 64(1).

Appendix 5: National Policy Guidance

The National Planning Framework for Scotland (NPF4)

The National Planning Framework for Scotland (NPF4), adopted 13th 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 Angus are currently considered against the policy and guidance set out in the Angus Local Development Plan, adopted 2016. Relevant heritage policy is reproduced below:

Policy PV8 Built and Cultural Heritage

Angus Council will work with partner agencies and developers to protect and enhance areas designated for their built and cultural heritage value. Development proposals which are likely to affect protected sites, their setting or the integrity of their designation will be assessed within the context of the appropriate regulatory regime.

National Sites

Development proposals which affect Scheduled Monuments, Listed Buildings and Inventory Gardens and Designed Landscapes will only be supported where:

- the proposed development will not adversely affect the integrity of the site or the reasons for which it was designated;***
- any significant adverse effects on the site or its setting are significantly outweighed by social, environmental and/or economic benefits; and***
- appropriate measures are provided to mitigate any identified adverse impacts.***

Proposals for enabling development which is necessary to secure the preservation of a listed building may be acceptable where it can be clearly shown to be the only means of preventing its loss and securing its long term future. Any development should be the minimum necessary to achieve these aims. The resultant development should be designed and sited carefully in order to preserve or enhance the character and setting of the listed building.

Regional and Local Sites

Development proposals which affect local historic environment sites as identified by Angus Council (such as Conservation Areas, sites of archaeological interest) will only be permitted where:

- supporting information commensurate with the site's status demonstrates that the integrity of the historic environment value of the site will not be compromised; or***
- the economic and social benefits significantly outweigh the historic environment value of the site.***

Angus Council will continue to review Conservation Area boundaries and will include Conservation Area Appraisals and further information on planning and the built and cultural heritage in a Planning Advice Note.

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

Edinburgh

1 Lochrin Square, 92–98 Fountainbridge, Edinburgh, EH3 9QA
T 0131 589 2774
Edinburgh@pegasusgroup.co.uk
Offices throughout the UK and Ireland.

Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE



All paper sources from sustainably managed forests

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales.

Registered office: **33 Sheep Street, Cirencester, GL7 1RQ**

We are ISO certified **9001, 14001, 45001**



Pegasus_Group



pegasusgroup



Pegasus_Group

PEGASUSGROUP.CO.UK