

Coille Beith Wind Farm

Technical Appendix 5.3: Setting Assessment

June 2025



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1 Introduction

1.1.1 This technical appendix is supported by the following figures and appendices:

- Volume 3a: Figures
 - **Figure 5.1: Heritage Assets, Events and Proposed Infrastructure within Site and 1 km Study Area;**
 - **Figure 5.2: Designated Heritage Assets within 10 km Study Area and Selected Assets outwith 10 km;** and
 - **Figure 5.6: Designated Heritage Assets within 10 km Study Area with Selected Assets outwith 10 km with ZTV.**
- Volume 3b: Visualisations
 - **Figure 5.9a-5.9f: Cultural Heritage Viewpoint 1a : A837 Overlooking Langwell Dun Scheduled Monument SM5302;**
 - **Figure: 5.10a-5.10f Cultural Heritage Viewpoint 1b: Langwell Dun Scheduled Monument SM5302;**
 - **Figure: 5.11a-5.11e Cultural Heritage Viewpoint 2: Druim Baile Fuir, Stone Circle, Cairns, Hut Circles and Enclosure (SM1784); and**
 - **Figure 5.12: Figure: 5.12a-5.12e Cultural Heritage Viewpoint 3: Allt Eileag, chambered cairn 790m SE of Cnoc Chaornaidh (SM4046).**
- Volume 4: Technical Appendices
 - **Technical Appendix 5.1: Heritage Asset and Event Gazetteer.**

2 Summary

- 2.1.1 Within 5 km of the Site, all designated heritage assets within the Zone of Theoretical Visibility (ZTV) of the Proposed Development have been subject to an assessment of potential impacts upon their settings. All nationally significant designated assets within 5 to 10 km of the Site have also been subject to a setting assessment, and selected nationally significant designated assets beyond 10 km of the Site have also been considered through consultation with Historic Environment Scotland (HES). All assets (11 in total; Assets 1, 3-10, 33, and 34) brought forward for detailed setting assessment are listed in **Table 1** and depicted on **Figure 5.6** (EIA Report Volume 3a). One asset (Asset 2) was scoped out of assessment through consultation with HES, as stated in **Chapter 5, Table 5.1** (EIA Report Volume 2).
- 2.1.2 Site visits to accessible designated assets were undertaken on the 24th and 25th of September 2024 and between the 4th and the 6th of March 2025 to inform the setting assessment. All assets under consideration in the assessment were reviewed against the information known about their contextual characteristics (as recorded in known records; available within the **Technical Appendix 5.1** (EIA Report Volume 4) and against mapping information to identify any assets where views of the Proposed Development may significantly impact the settings of the assets due to an impact on views towards the asset from other points in the landscape. The assessment has been supported by the ZTV (**Figure 5.6**, EIA Report, Volume 3a) and photomontage and wireline visualisations (**Figures 5.9-5.12**, EIA Report, Volume 3b).
- 2.1.3 The detailed setting assessment for potential direct setting effects upon the Scheduled Langwell, fort and dun 500m WSW of, SM5302 (Asset 1), Druim Baile Fuir, stone circle, cairns, hut circles and enclosure, SM1784 (Asset 33) and Allt Eileag, chambered cairn 790m SE of Cnoc Chaornaidh, SM4046 (Asset 34) are included within Chapter 5 (EIA Report Volume 2).
- 2.1.4 The assessment of cumulative effects is included within **Chapter 5** (EIA Report Volume 2).
- 2.1.5 Minor adverse level effects have been predicted for seven designated assets (Assets 1, 3, 5, 6, 9, 33, and 34) (**Table 2**). As per the methodology set out in the **Chapter 5** (EIA Report Volume 2), minor level effects are not considered to result in significant adverse impacts on the integrity of a heritage asset's setting.
- 2.1.6 Neutral level effects have been predicted for four designated assets (Assets 4, 7, 8, and 10) (**Table 3**). As per the methodology set out in the **Chapter 5** (EIA Report Volume 2), neutral level effects are not considered to result in significant adverse impacts on the integrity of a heritage asset's setting.

Table 1 – Designated Heritage Assets Brought Forward for Setting Assessment

Asset No.	Asset Name	Designation No.	Status	Easting	Northing	No. of Turbines Theoretically Visible	Distance to Nearest Turbine (km)
1	Langwell, fort and dun 500m WSW of	SM5302	Scheduled Monument	241030	900891	7-9	2.1
3	Croick Parish Church	LB7181	Category A Listed Building	245682	891476	0	6.7
4	Oykel Bridge	LB273	Category B Listed Building	238561	900922	9-11	2.8
5	Rosehall House	LB275	Category B Listed Building	247487	901585	9-11	5.9
6	Walled Garden, Rosehall House	LB275	Category B Listed Building	247566	901533	9-11	6
7	North Lodge, Rosehall	LB276	Category C Listed Building	248000	901810	9-11	6.5
8	Cassley Bridge, Rosehall	LB277	Category B Listed Building	247181	902274	4-6	6.1
9	United Free Church, Rosehall	LB278	Category C Listed Building	248402	901448	9-11	6.7
10	Suspension Footbridge, Brae Doune	LB287	Category B Listed Building	244054	901382	9-11	3.2
33	Druim Baile Fuir, stone circle, cairns, hut circles and enclosure	SM1784	Scheduled Monument	255776	902861	9-11	12.7
34	Allt Eileag, chambered cairn 790m SE of Cnoc Chaornaigh	SM4046	Scheduled Monument	231355	907938	9-11	14

Table 2 – Designated Heritage Assets with Predicted Minor Adverse Levels of Effect

Asset No.	Asset Name, Designation No. and Status	Setting Assessment	Importance/ Relative Sensitivity to Changes in Setting	Magnitude of Setting Impact	Level of Effect
1	Langwell, fort and dun 500m WSW of, SM5302, Scheduled Monument	See Chapter 5 (EIA Report Volume 2).	High sensitivity	Low	Minor adverse
3	Croick Parish Church, LB7181, Category A Listed Building	<p>Croick church is a 19th century T-plan church (architect: Thomas Telford), aligned northeast/southwest, with two entrances set in the northwest-elevation at opposing ends. Arched windows (two in the northwest elevation, one each in the northeast and southwest elevations of the long portion of the church, and one in the SW elevation of the small portion of the 'T'). A bellcote stands at the southwest elevation end. The church was constructed in the 1820s as part of a wider church-building initiative across the Highlands and Islands (part of a specific parliamentary act passed in 1823 to do so).</p> <p>The church is situated on a terrace of land above the Black Water in Strath Cuileannach. The fertile strath forms the setting of the building as this would have been the landscape containing the contemporary settlements and communities that used the church. Today the church also serves as a memorial of the Clearances as it was the refuge of the infamous Glen Calvie clearances of 1845, during which 18 families sought refuge in the grounds of the church. The windows in the northeast elevation were incised with messages by those refugees in their despair, the poignancy of which contributes much to its significance.</p>	High sensitivity	Negligible	Minor adverse

Asset No.	Asset Name, Designation No. and Status	Setting Assessment	Importance/ Relative Sensitivity to Changes in Setting	Magnitude of Setting Impact	Level of Effect
		<p>The church commands extensive views along the strath to the northwest and southeast, with the nearby manse to the southwest and contemporary farmsteads and buildings to the northeast forming its immediate settlement. The church is best appreciated in the views to the northwest as approached from the southeast, and when viewing it directly from the road in views to the southwest from the northeast.</p> <p>The Proposed Development would not be visible from the church or from the Croick road as it approaches the church from the east. The ZTV indicates that the Proposed Development would be visible from the south side of the strath along the high ground, but that the Proposed Development would lie beyond and behind the opposite strath side. It is therefore assessed that the visibility of the Proposed Development in these views would not significantly affect the ability to understand and appreciate the church and its setting.</p>			
5	Rosehall House, LB275, Category B Listed Building	<p>Rosehall House comprises a predominantly early 19th century 2-storey mansion with single-storey wings extending to the northeast on the northeast elevation, but there may be earlier fabric incorporated into the build from the house's predecessor, which burned in a fire. The building is significant as one of the only properties outside of mainland Europe for which Coco Chanel undertook interior design for in the 20th century. The property is currently derelict.</p> <p>The principal elevation of the property is the southwest elevation. Southwest views from this directly overlook the low-lying confluence of the Rivers Cassley and Oykel, which effectively form the head of the Kyle of Sutherland that extends to the southeast. The principal historic approaches to the house extend to the northeast through woodland to the North Gate Lodge (Asset 7), and to the northwest and southeast, extending broadly parallel with the River Cassley. The house is best appreciated in views towards it from the southwest.</p> <p>The ZTV indicates that there would be potential visibility of 9-11 turbines of the Proposed Development. Considering the southwest angle of the southwest elevation of the building, the Proposed Development would be visible on the ridgeline of the south side of Strath Oykel, immediately north of this aligned view, and above the confluence of the rivers. There would be an intervening c.6 km distance between the property and the nearest turbine (turbine T11). The turbines may be partially screened by some intervening scrub and a few isolated large mature trees in the southwest foreground of the property, although it is likely that the upper storey would have unscreened views towards the Proposed Development. The proposed turbines would appear on the ridgeline, above the confluence and beyond what likely comprised parklands associated with the house. When approaching the house, the alignment of the northeast and southwest roads means that the Proposed Development would only be visible in the very periphery of these views and would not likely appear alongside the house itself in any of approach views. Overall, it is considered that visibility of the proposed turbines from the house, as afforded through nearby trees and over the relatively far distance of 6 km, would not significantly impact upon the ability to understand and appreciate the asset and</p>	Medium sensitivity	Low	Minor adverse

Asset No.	Asset Name, Designation No. and Status	Setting Assessment	Importance/ Relative Sensitivity to Changes in Setting	Magnitude of Setting Impact	Level of Effect
		its setting, with the house's setting considered to be best appreciated in views towards it from the southwest.			
6	Walled Garden, Rosehall House, LB275, Category B Listed Building	<p>The walled garden associated with Rosehall House (Asset 5) is situated to the southeast of the building and contemporary with it, comprising a walled garden with some associated buildings including kennels located near the house to the northwest. The wall forms a sheltered and fairly intimate experience of the garden.</p> <p>Although the ZTV indicates a potential visibility of 9-11 turbines, the garden wall and tall mature deciduous stand of woodland to the immediate south of the asset will likely screen all visibility of the Proposed Development. Any visibility of the Proposed Development would likely be limited to winter months when foliage is bare, and any turbine visibility would be above the garden wall and outwith the intimate setting of the garden. There would, therefore, be no significant impact upon the ability to understand and appreciate the asset and its setting which is considered to derive almost all of its significance from its inter-relationship with Rosehall House.</p>	Medium sensitivity	Low	Minor adverse
9	United Free Church, Rosehall, LB278, Category C Listed Building	<p>This asset comprises a Free church constructed c1844, aligned northwest/southeast and situated on the southwest side of the A837 road, built as Free church to serve the local community in the parish of Creich in the mid-19th century. Originally rectangular in plan, a protruding porch was later constructed in the centre of the southwest elevation. Access to the church is through the southeast elevation, or the south side of the protruding porch. The church is situated on somewhat high ground overlooking the Kyle of Sutherland to the southwest. Dense woodland stands to the west and north of the asset, and thinner standing woodland, deciduous and coniferous, partially screens views to the east and south, affording limited views over pasture fields to the northeast and east, and with partially screened views over the Kyle to the south. The New Statistical Account for Creich, written in 1834 and so prior to the 1843 Great Disruption, states that there was only a 'mission' at Rosehall, with the parish church itself situated nearer to the Ardgay side of the parish far east¹. It can be inferred that the Free Church was then constructed to facilitate worship for those parishioners who wished to move to the Free Church and was erected in Rosehall where there was a likely substantial population given the earlier existing religious centre. Its setting is therefore born more from accessibility and locale, rather than for intended outward views.</p> <p>The ZTV indicates a potential visibility of 9-11 turbines from the asset, but the woodland standing immediately south and southwest of the church would partially screen this visibility. Visibility of the turbines would show them above the nearby settlement areas of Rosehall and the adjacent hamlets, and there would be no significant impact</p>	Medium sensitivity	Low	Minor adverse

¹ Cameron, Rev. M., 1834, Parish of Creich. In: Gordon, J. (ed.). (1845) The New Statistical Account of Scotland / by the ministers of the respective parishes, under the superintendence of a committee of the Society for the Benefit of the Sons and Daughters of the Clergy. Creich, County of Sutherland, Vol. XV, Edinburgh: Blackwoods and Sons. p22. University of Edinburgh, University of Glasgow. (1999). [https://static.statacc.ed.ac.uk/static/statacc/dist/viewer/nsa-vol15-Parish record for Criech in the county of Sutherland in volume 15 of account 2/](https://static.statacc.ed.ac.uk/static/statacc/dist/viewer/nsa-vol15-Parish%20record%20for%20Criech%20in%20the%20county%20of%20Sutherland%20in%20volume%2015%20of%20account%202/) [Accessed 14 April 2025]

Asset No.	Asset Name, Designation No. and Status	Setting Assessment	Importance/ Relative Sensitivity to Changes in Setting	Magnitude of Setting Impact	Level of Effect
		upon the ability to understand and appreciate the asset and its setting.			
33	Druim Baile Fuir, stone circle, cairns, hut circles and enclosure, SM1784, Scheduled Monument	See Chapter 5 (EIA Report Volume 2).	High sensitivity	Low	Minor adverse
34	Allt Eileag, chambered cairn 790m SE of Cnoc Chaornaigh, SM4046, Scheduled Monument	See Chapter 5 (EIA Report Volume 2).	High sensitivity	Low	Minor adverse

Table 3 – Designated Heritage Assets with Predicted Neutral Adverse Levels of Effect

Asset No.	Asset Name, Designation No. and Status	Setting Assessment	Importance/ Relative Sensitivity to Changes in Setting	Magnitude of Setting Impact	Level of Effect
4	Oykel Bridge, LB273, Category B Listed Building	<p>The asset comprises a well-preserved early 19th century single-span bridge, aligned northeast/southwest, spanning the River Oykel to facilitate access to the settlements on the south and west sides of the River Oykel. The bridge is no longer in use as the modern A837 road runs to south of it. Woodland stands along the northeast and southwest ends of the bridge, with woodland along the gorge to the northwest limiting views. Views are afforded to the southeast towards the Site from the bridge, overlooking the modern road.</p> <p>The setting for the bridge is highly localised. The bridging point is over a narrow and rather precipitous stretch of the river, and it was likely located here for these reasons as the gorge is stone-sided and offers firm ground for construction. Purely functional in nature, visibility of the Proposed Development would not impact upon the ability to understand and appreciate the asset's setting.</p>	Low sensitivity	Negligible	Neutral
7	North Lodge, Rosehall, LB276, Category C Listed Building	<p>The North Lodge comprises a single-storey lodge, situated on the south side of the A837 and associated with Rosehall House (Asset 5), situated to the southwest. The location for the lodge sits at the confluence of several roads, with the east/west aligned precursor to the A837, likely the principal road from which traffic would pass by, and two smaller roads extending northwest and northeast likely extending through the former woodland policies of the Rosehall estate. Only the north gable end of the Lodge is visible from the road. The location is one of several entrances into the estate grounds to the south of the A837, with this one affording a northeast/southwest aligned approach to the house via the entrance adjacent to the lodge through a large stone wall, continuing through dense woodland in keeping with the historic woodland associated with the property. The track is no longer in use and appears very overgrown from the A837.</p> <p>The lodge is on the Buildings at Risk register and was badly damaged by a fire in the early 2000s. The surrounding woodland would likely partially, if not fully screen, any visibility of the Proposed Development. Any visibility would likely be limited to blade tips above the</p>	Medium sensitivity	Negligible	Neutral

Asset No.	Asset Name, Designation No. and Status	Setting Assessment	Importance/ Relative Sensitivity to Changes in Setting	Magnitude of Setting Impact	Level of Effect
		tree line and would not impact upon the ability to understand and appreciate the asset and its function for and relationship with Rosehall House (Asset 5).			
8	Cassley Bridge, Rosehall, LB277, Category B Listed Building	<p>The asset comprises a well-preserved early 19th century double-span bridge, aligned northeast/southwest, extending over the River Cassley to facilitate access to the settlements on the east and west sides of the river. The bridge is still in use as part of A837 routeway. Views are limited to the northeast and southwest due to closely situated stands of woodland and modern settlement, but views to the northwest along Glen Cassley and to the southeast to the start of the Kyle of Sutherland are extensive. Views towards the Proposed Development would be screened partially, if not fully, by the intervening settlement of Rosehall on the west side of the river and stands of woodland. Any visibility would likely be limited to blade tips above these elements of the landscape.</p> <p>The setting for the bridge is very localised. The bridge affords access from east to west along the settlements situated on the north side of Strath Oykel. Purely functional in nature, visibility of the Proposed Development would not impact upon the ability to understand and appreciate the asset's setting.</p>	Low sensitivity	Negligible	Neutral
10	Suspension Footbridge, Brae Doune, LB287, Category B Listed Building	<p>The asset comprises a 1930s pedestrian single-span suspension bridge, aligned north/south and constructed from steel and wood with steel wire suspension. The bridge spans the River Oykel, facilitating access to the settlements and agricultural areas on the south side of the river from the A837 road. The bridge is no longer in use, with the wooden boarding collapsing in and fencing blocking access. Views to the north are screened by woodland inclining topography of the north side of the strath, while extensive views are commanded along the strath to the east and west, and somewhat less extensive views to the south owing to the rising topography of the south side of the strath. The Proposed Development would be visible in views to the southwest.</p> <p>The setting for the bridge is fairly localised, functional in nature and for the purpose of affording pedestrian access from the north side of the River Oykel to the south. Visibility of the Proposed Development would not impact upon the ability to understand and appreciate this asset's setting.</p>	Low sensitivity	Low	Neutral