

## 6 HISTORIC ENVIRONMENT

### Introduction

- 6.1.1 This chapter considers the potential effects of the Project, during both its construction and operation, upon the historic environment, defined as World Heritage Sites, Scheduled Monuments, Listed Buildings, Conservation Areas, Inventory Gardens and Designed Landscapes (IGDLs), Inventory Battlefields and non-designated archaeological sites and historic assets. The assessment presented here is supported by visualisations and baseline photography contained in Chapter 7: Seascape, Landscape and Visual Assessment.
- 6.1.2 This chapter considers physical effects as a result of the construction phase and effects relating to setting as a result of the operation phase. Construction phase effects relating to setting have been scoped out as such effects relating specifically to the construction phase are short term.

### Assessment Methodology

#### Planning Policy Context

- 6.1.3 Relevant planning policy is contained in the following documents:
- The National Planning Framework (NPF3) for Scotland (Scottish Government, 2014a).
  - The Draft National Planning Framework 4 (NPF4) for Scotland (Scottish Government, 2021)
  - Scottish Planning Policy (SPP) (Scottish Government, 2014b).;
  - The North Ayrshire Local Development Plan 2 (North Ayrshire, 2019).
  - The Hunterston PARC Development Framework – adopted December 2021.
- 6.1.4 The above are detailed in Appendix 6.1

#### Relevant Guidance

- 6.1.5 The assessment, including baseline studies, has been undertaken in accordance with relevant guidance comprising:
- Standard and Guidance for Historic Environment Desk-Based Assessment (CifA, 2020).
  - Environmental Impact Assessment (EIA) Handbook (Historic Environment Scotland (HES) & NatureScot, 2018).
  - Managing Change in the Historic Environment: Setting (HES, 2016).
- 6.1.6 In keeping with Managing Change in the Historic Environment: Setting (ibid, 8), a staged approach has been adopted in respect of effects relating to setting:

*“Stage 1: identify the historic assets that might be affected by the proposed development*

*Stage 2: define and analyse the setting by establishing how the surroundings contribute to the ways in which the historic asset or place is understood, appreciated and experienced*

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

- 6.1.7 Stage 1 has been informed by the use of a Zone of Theoretical Visibility (ZTV), past studies and site visits (Figure 6.1) and forms part of the baseline study. Stages 2 and 3 are contained where relevant in the assessment of effects.

6.1.8 In keeping with the EIA Handbook (HES & NatureScot, 2018), magnitude of impact has been determined in terms of the change in the affected assets’ cultural significance.

### Study Area

6.1.9 In order to characterise the archaeological potential of the Project site, data has been gathered for the Project site and the surrounding 1 km. A 1 km study area was considered appropriate as records relating to features and finds beyond this will generally have no direct bearing upon the archaeological potential of the land being considered. In order to identify assets that may be subject to significant setting effects, designated assets have been identified within a study area extending 5 km from the Project site boundary. This distance reflects the scale of the Project and its potential visibility in the wider landscape.

### Baseline Methodology

6.1.10 An Archaeological Desk-Based Assessment (DBA) has been prepared for the Project site and is provided in Appendix 6.1. This draws upon the following sources:

- HES datasets;
- West of Scotland Archaeology Service (WoSAS) Historic Environment Record (HER);
- maps held by the National Library of Scotland;
- geotechnical data;
- readily available published sources; and
- satellite imagery of the site.

6.1.11 The desk-based research was augmented with a site visit which was undertaken in December 2021.

6.1.12 The desk-based work has sought to identify heritage assets within or potentially within the Project site that may be subject to disturbance as a result of construction and designated heritage assets in the surrounding area where there may be significant operational effects as a result of change in the assets’ setting.

### Consultation

6.1.13 A summary of consultation responses received is presented in Table 6.1.

**Table 6.1: Consultation Responses Relevant to this Chapter**

Date	Consultee and Issues Raised	How/ Where Addressed
Date	Consultee and Issues Raised	How/ Where Addressed
10 <sup>th</sup> December 2021	Historic Environment Scotland (HES). The following should be considered in terms of impact upon their setting: <u>Scheduled Monuments</u> Castle Hill, earthwork SSE of Glenside (Index no. 3305) Little Cumbrae Castle (Index no. 2195) Little Cumbrae, lighthouse tower & associated buildings (Index no. 418) Castle Knowe, motte (Index no. 3694) Southannan Mansionhouse, Fairlie (Index no. 333) Fairlie Castle (Index no. 317)	The chapter has considered the potential impacts upon the assets listed.  Wireframes have been provided to support the assessment where appropriate. A photomontage has been provided for a viewpoint to the south of Hunterston Castle (VP 3). However, the Castle is not visible from this location; there is not a publicly accessible point from which the Castle and the proposed development would be visible in combination and hence this location provides a proxy.

Date	Consultee and Issues Raised	How/ Where Addressed
	<p>Auld Hill,fort,Portencross (Index no. 2175)            Portencross Castle (Index no. 327)            Bushglen Mount, ENE of Bushglen (Index no. 3336)  <u>Category A Listed Buildings</u>            Little Cumbrae Island, Castle Island, Castle (HB no. 853)            Little Cumbrae Island, Lighthouse Hill, Old Lighthouse (HB no. 851)            Hunterston Castle (HB no. 14313)  <u>IGDL</u>            Kelburn Castle            Assessment of impacts upon the above should be supported by appropriate visualisations. Of particular use would be a photomontage view of Hunterston Castle from the south, with the proposed development beyond.</p> <p><i>"It is unclear from the ZTV provided whether the proposal would be visible from other heritage assets located in its proximity. We would therefore seek clarification on this matter."</i></p>	<p>Visualisations show whether the Project would be visible from heritage assets.</p>
<p>17<sup>th</sup> December 2021</p>	<p>North Ayrshire Council.            It is not considered that there will be any direct impacts upon heritage assets. However, there may be impacts upon the setting of a number of Scheduled Monuments, Listed Buildings and a Designed Landscape – refer to HES advice.</p>	<p>See Above</p>

## Assessment Criteria and Assignment of Significance

6.1.14 This assessment has been undertaken with reference to current guidance, which advises that assessment should consider change in terms of cultural significance. The guideline criteria for assessment are set out below (Table 6.2 to Table 6.3); these are based upon guidance provided for Cultural Heritage Impact Assessment in Environmental Assessment Handbook (SNH & HES 2018). Assessment is a matter for professional judgement, but the following guidelines are provided to assist consistency and transparency. All effects at ‘moderate’ or above levels will be considered to be significant in the context of the EIA Regulations.

**Table 6.2: Guideline sensitivity criteria**

Sensitivity	Guideline Criteria
<p><b>High</b></p>	<p>Assets valued at an international or national level, e.g. World Heritage Sites, Scheduled Monuments, Category A Listed Buildings, Inventory Gardens And Designed Landscapes, Inventory Battlefields, Historic Marine Protected Areas, some Conservation Areas and non-designated assets that meet the relevant criteria for designation in the opinion of the assessor. Category B or C-listed buildings where the existing designation does not adequately reflect their value, in the opinion of the assessor.</p>
<p><b>Medium</b></p>	<p>Assets valued at a regional level, e.g. Category B listed buildings, some conservation areas and non-designated assets of similar value in the opinion of the assessor. Category C-listed buildings where the existing designation does not adequately reflect their value, in the opinion of the assessor.</p>

Sensitivity	Guideline Criteria
Low	Assets valued at a local level, e.g. Category C listed buildings, some conservation areas and non-designated assets of similar value in the opinion of the assessor.

**Table 6.3: Guideline Criteria for the Assessment of Magnitude**

Magnitude	Typical Descriptors
High	Changes to the fabric or setting of a heritage asset resulting in the complete or near complete loss of its cultural significance, such that it may no longer be considered a heritage asset. (Adverse).
	Preservation of the asset in situ where it would be completely or almost completely lost in the do-nothing scenario or removal of elements of the setting that prevent the appreciation of the asset’s cultural significance. (Beneficial).
Medium	Changes to the elements of the fabric or setting of the heritage asset that contribute to its cultural significance such that this is substantially altered. (Adverse).
	Changes to key elements of the asset’s fabric or setting that result in its cultural significance being preserved, where they would otherwise be lost, or restored. (Beneficial).
Low	Changes to the elements of the fabric or setting of the heritage asset that contribute to its cultural significance such that this is slightly altered (Adverse).
	Changes that result in elements of the asset’s fabric or setting that detract slightly from its cultural significance being removed (Beneficial).
Negligible	Changes to fabric or setting that leave significance unchanged.
No Change	No change to the fabric or setting.

**Table 6.4: Assessment Matrix**

Sensitivity	Magnitude of Impact				
	No Change	Negligible	Low	Medium	High
Negligible	No change	Negligible	Negligible or Minor	Negligible or Minor	Minor
Low	No change	Negligible or Minor	Negligible or Minor	Minor	Minor or Moderate
Medium	No change	Negligible or Minor	Minor	Moderate	Moderate or Major
High	No change	Minor	Minor or Moderate	Moderate or Major	Major or Substantial

6.1.15 Where the matrix offers more than one significance option, professional judgement has been used to decide which option is most appropriate.

### Limitations of the Assessment

6.1.16 The assessment of archaeological potential is based on desk-based research. No intrusive work has been undertaken to verify the assessment. A substantial part of the Project site is likely to have been in the intertidal zone through most of the Holocene and it is known that ground levels have been reduced substantially across the greater part of the Project site, as demonstrated by level data derived from site investigations undertaken in the 1970s compared to the topographic survey undertaken for the Project (Appendix 6.1). Given this, it is considered that this does not represent a significant data gap.

## Baseline Environment

### Designated Heritage Assets

- 6.1.17 There are no designated heritage assets within the Project site.
- 6.1.18 There are 10 Scheduled Monuments within the 5 km study area. These comprise:
- Southannan Mansionhouse, Fairlie (SM333)
  - Castle Hill, earthwork SSE of Glenside (SM3305)
  - Haylie House, chambered cairn (SM2482)
  - Little Cumbrae Castle (SM2195)
  - Bushglen Mount, ENE of Bushglen (SM3336)
  - Castle Knowe, motte (SM3694)
  - Castle Hill, fort (SM10390)
  - Auld Hill, fort, Portencross (SM2175)
  - Fairlie Castle (SM317)
  - Portencross Castle (SM327).
- 6.1.19 Based on the results of the scoping exercise, all but Haylie House chambered cairn (SM2482) and Castle Hill fort (SM10390) have been taken through to initial assessment. To avoid repetition, the monuments are described in the assessment.
- 6.1.20 There are 137 Listed Buildings in the 5km study area. These comprise 11 Category A, 59 Category B and 67 Category C (Appendix 1). The Category A Listed Buildings comprise:
- Law Castle (LB14279)
  - Sundial, Kirktonhall (LB14309)
  - Hunterston Castle (LB14313)
  - Bath Street, Clark Memorial Church and gatepiers (LB37152)
  - Greenock Road Brooksby Convalescent Home and gatepiers (LB37165)
  - Skelmorlie Aisle and cemetery wall and gate piers (LB37198)
  - Skelmorlie Aisle, Brisbane Aisle (LB37199)
  - Episcopal Cathedral with collegiate buildings and cloister (LB37824)
  - Kelburn Castle, including walled courtyard with gatepiers to north and adjoining garden walls to northwest, Kelburn Castle Estate, Fairlie (LB7294)
  - Monument to John, 3rd Earl of Glasgow, Kelburn Castle Estate, Fairlie (LB7295)
  - Sundial to west of Kelburn Castle, Kelburn Castle Estate, Fairlie (LB7298)
- 6.1.21 Based on the results of the scoping exercise, specifically the response received from NAC, which did not request any further Listed Buildings to be taken through to assessment, only the Category A Hunterston Castle and Category B Hunterston House have been taken through to assessment. It is described fully in the assessment.
- 6.1.22 There is one Inventory Garden or Designed Landscape (IGDL) and one Conservation Area in the 5 km study area. These are respectively Kelburn Castle and Millport. Both have been taken through to assessment and they are described in the assessment section.

- 6.1.23 In addition to the above, the scheduled Little Cumbrae Old Lighthouse (SM418), has been taken through to assessment. It lies outside the 5 km study area but has been taken through to assessment owing to the clear views from it to the Project site.

## Non-Designated Heritage Assets and Archaeological Potential

- 6.1.24 The Project site occupies a part of the Hunterston Ore Terminal's stockyard and jetty. The terminal was built in the 1970s to serve British Steel Corporation's Scottish plants and was linked by rail to Ravenscraig. It represented a significant investment in the then recently renationalised steel industry and included the first direct reduction plant in the country. In 1984 dockers at Hunterston went on strike in support of the Miners' Strike. The terminal therefore has significant associations with important phases in Scotland's economic history. Most of the plant has been removed and the remaining elements are of little value in illustrating the terminal's historic role. Consequently, it is considered to be of local importance and low sensitivity.
- 6.1.25 Aside from the Terminal itself, no other non-designated heritage assets are recorded within the Project site. Prior to the development of the Ore Terminal, the northern part of the Project site lay in the intertidal zone, whilst the southern part was occupied fields. Models of sea level change in the Firth of Clyde are based on a very small dataset and hence are somewhat coarse. However, the available models indicate that it is likely that through much of prehistory the southern part of the Project site also had a wetland character, either falling in marshland or the intertidal zone, as relative sea level (RSL) was substantially higher during prehistory and into the Early Medieval period than at present. During the Early Medieval or Medieval period, RSL fell to near current levels and it would appear that the southern part of the Project site was under cultivation by the end of the Medieval period or early Post-Medieval period.
- 6.1.26 Cartographic evidence indicates the presence of two settlements in the Post-Medieval period in this general area of the Project site that cannot be located with any certainty. It is possible that one or both of these lay within the Project site.
- 6.1.27 There is some potential that unrecorded archaeological features lay within the Project site, the potential being greatest in respect of Medieval and Post-Medieval remains in the southern part of the Project site. However, any remains that may have been present were almost certainly destroyed at the time of the Ore Terminal's construction. This saw the dumping of substantial quantities of material in the northern part of the Project site, the associated plant movement and compression is likely to have severely disturbed any archaeological features that may have been present as these would have lain on or near the surface. In the southern part of the Project site ground levels appear to have been reduced by at least 3m across almost the entire area. This will have removed any archaeological features that may have been present.
- 6.1.28 In conclusion, the potential for hitherto unrecorded heritage assets to be present within the Project site is negligible.

## Palaeoenvironmental Potential

- 6.1.29 Extensive geotechnical works were undertaken ahead of the construction of the Ore Terminal. Most of these recorded marine deposits of no palaeoenvironmental interest. However, two recorded peat deposits overlying the raised marine deposits in the southern part of the Project site, with a third recording silty clay with organic matter. These deposits lay above the current ground level of 5.5m AOD and have therefore been removed.

## Future Baseline Conditions

- 6.1.30 The North Ayrshire Local Development Plan (2019) supports the redevelopment of Hunterston for a range of uses including renewables generation and manufacture, maritime construction and decommissioning and bulk handling. The adopted Hunterston PARC Development Framework proposes that the Project site be developed for *'industrial uses with varying building heights, with*



taller isolated process structure'. Therefore, in the absence of the Project it is likely that the Project site and surrounding area will be redeveloped and that such redevelopment will include large structures. Such structures are likely to affect the setting of designated heritage assets in the surrounding area. In addition, the Local Development Plan has zoned the area to the south of Hunterston PARC, between Hunterston Castle and the A78, as Marketable Employment Land, which is of National Importance in the NPF3 and NPF4. It is likely therefore that this area will be developed in future. Again, this may affect the setting of designated heritage assets in the area.

## Mitigation Measures Adopted as Part of the Project

6.1.31 No mitigation measures have been adopted specifically in relation to cultural heritage.

## Assessment of Construction Effects

6.1.32 As all the Ore Terminal plant and related structures have been cleared from the stockyard and the jetty will be retained and utilised as part of the proposed development it is considered that there will be no construction impacts upon known heritage assets.

6.1.33 There is negligible potential for unrecorded archaeology to be present owing to past construction impacts. There is therefore negligible potential for construction impacts upon previously unrecorded archaeology.

## Further Mitigation

6.1.34 No significant effects have been identified and no mitigation is proposed.

## Future Monitoring

6.1.35 No future monitoring is proposed.

## Accidents and/or Disasters

6.1.36 No potential accidents or disasters have been identified that might affect cultural heritage assets.

## Assessment of Operational Effects

### Assets not taken to detailed assessment

6.1.37 Assets not taken through to detailed assessment are summarised in Table 6.5

**Table 6.5: Assets raised by consultees but not taken to detailed assessment**

Name	Reference	Reasoning
Southannan Mansionhouse, Fairlie	SM333	Located approximately 500m to the north-east of the main body of the Project site. It is surrounded by trees with no views either in or out available and hence divorced from the surrounding landscape,. Its surroundings do not contribute to its cultural significance and it is considered that there is no potential for it to be affected by the Project.
Castle Knowe,motte	SM3694	This grass-covered mound is located approximately 1.8km to the south of the Project site. There is no corroborating evidence to support its interpretation as a motte and this has been repeatedly rejected by surveyors. Accordingly, it is impossible to allocate it any cultural significance apart from some potential as a source of archaeological data. Change in its setting can therefore only be neutral.

Name	Reference	Reasoning
Portencross Castle	SM327	Located on the shore approximately 4.5km to the south of the Project site, this towerhouse commands views to Arran. The ZTV demonstrates that owing to topography the proposed development will not be visible from the castle and surrounding area, or in combination with it. It is considered that there is no potential for it to be affected by the Project.
Castle Hill, earthwork SSE of Glenside	SM3305	Located in woodland approximately 440m on the hillside to the east of the Project site. The trees that cover the earthwork substantively filter views towards the Project site in winter; in spring and summer they are likely to block views completely. The tree cover prevents the monument being visible from the surrounding landscape. It is considered that there is no potential for it to be adversely affected by the Project.
Auld Hill, fort, Portencross	SM2175	Located on the top of Auld Hill, this multi-phase defensive site comprises an Iron Age fort and Medieval motte and bailey. It commands extensive views in all directions except the north and north-east; views in these directions are curtailed by Goldenberry Hill. It is likely that the site was chosen because of its naturally defensible topography and its commanding views over the Firth of Clyde. The ZTV indicates that only the Project's tower will be visible from the monument, at a distance of approximately 4.2km. It will be seen projecting above Goldenberry Hill. This will not affect the views that are relevant to the monument's cultural significance and is therefore considered to represent a neutral change with no potential to affect its cultural significance.
Bushglen Mount, ENE of Bushglen	SM3336	This tree-covered mound is located in fields approximately 2.9km to the south-east of the Project site. It is thought to be a possible barrow or cairn. It is in an elevated location and commands general views in all directions, but has no clear intended relationship with the wider landscape. The upper part of the Proposed Development will be visible from it, but given the lack of any appreciable relationship with the wider landscape it is considered that this would represent a neutral change with no potential to affect the mound's cultural significance.

## Hunterston Castle (LB14313)

- 6.1.38 Hunterston Castle is a Category A Listed Building. It comprises a 15<sup>th</sup> or early 16<sup>th</sup> century keep with a 17<sup>th</sup> century house attached to the south. The keep is of four stories, the house two. Ranges have been added to form a courtyard to the west of the castle. The castle was the home of the Hunter family until it was replaced by Hunterston House (LB14286) in 1799, which lies to the north. The castle was originally defended by a moat and rampart surrounded by marsh. No trace remains of either the earthworks or marsh.
- 6.1.39 The castle lies within the largely wooded policies of Hunterston House, with a walled garden to the castle's west. To the north is a lawn and a line of trees allows filtered views to further lawn, punctuated by trees and Hunterston House (LB14286). Roy's map (1747-55) indicates that during the 18<sup>th</sup> century the surroundings of the castle were more agricultural than at present, though there was an enclosure and woodland to the south. The trees provide a very enclosed setting for the castle, largely divorcing it from the surrounding landscape; there are very few locations in the wider landscape from which it can be seen and there are very limited views from the castle of the surrounding area. The principal exception to the latter is the view to the north-west, where Hunterston House is visible beyond trees in the middle distance. The tower has no windows on the northern elevation. The castle forms an integral part of the designed landscape surrounding Hunterston House and it appears that the view from the house to the castle has been designed; a ha-ha to the south of the house and a break in the trees create a glimpsed view of the castle across parkland. This has perhaps not always been the case, as 19<sup>th</sup> century mapping (Ordnance



Survey 1857 & 1897) suggests that the band of trees between house and castle was formerly continuous and that 19<sup>th</sup> century buildings would have cluttered such a view.

- 6.1.40 The castle's cultural significance resides primarily in its fabric and historic interest as an example of a Medieval tower house with Post-Medieval additions, illustrating the move from heavily defended houses to more purely domestic dwellings. Its proximity and visual relationship with Hunterston House and place in the 18-19<sup>th</sup> century parkland complements this, illustrating the increasing wealth of the Hunter family. In addition, it complements the aesthetic appeal of the castle's architecture. As a Category A-Listed Building it is of national importance and high sensitivity.
- 6.1.41 For the most part, the Project will not be visible from the castle and its environs, as the woodland to the north-east curtails views in this direction. It will, however, be visible from some locations on the public footpath that passes to the east of the castle (Figures 7.10.5 & 6), but not in combination with the castle owing to the presence of trees along the footpath. It will also be visible from the roof of the keep at a distance of approximately 1.7km, filtered through trees. The tower will introduce a prominent modern feature into views from the roof. This will not affect the appreciation of the castle's architecture, nor will it affect the appreciation of its designed relationship with Hunterston House or its policies. It is concluded that the Project will result in a very slight change in the setting of the castle that will leave its cultural significance unchanged and which will not interfere with the appreciation of its cultural significance. The impact is therefore considered to be of negligible magnitude. As the castle is of high sensitivity, this represents an effect of **Minor** significance. This is not significant in the terms of the EIA Regulations.

### Hunterston House (LB14286)

- 6.1.42 Hunterston House is a Georgian mansion built in 1799 with some 19<sup>th</sup> century alterations and extensions. It replaced Hunter Castle (LB14313) as the seat of the Hunter family. It is of three storeys and its principal façade faces to the north. On the roof there is an observation platform. It is surrounded by a designed landscape with open parkland to the north and south and woodland to the east and west. 'Ha-has' have been employed to present open views northwards across Hunterston Sands to Great Cumbrae and the Clyde, and southwards to Hunter Castle. The principal approach to the house is from the north by way of an arcing carriage drive that terminates in a carriage turning circle in front of the house.
- 6.1.43 The house is primarily experienced in the context of its parkland. From the house and the surrounding area, the woodland to its east and west curtail views in these directions, affording only occasional glimpses of the landscape beyond. Whilst views to the south comprise the framed view of Hunterston Castle against a backdrop of trees. In views of the house from the north, the house is seen in a slightly elevated position flanked by trees. As noted above, the house commands views northwards across Hunterston Sands to Great Cumbrae and up the Clyde. The Hunterston Ore Terminal jetty is clearly visible in these views as is the Hunterston Construction Yard. Two wind turbines formerly located here have recently been demolished. Hunterston Nuclear Power Station is not generally visible, but elements, in particular the turbine halls, are only occasionally glimpsed.
- 6.1.44 The house's cultural significance resides in its architectural interest as an example of a late 18<sup>th</sup> century house in a largely contemporary designed landscape. The house and landscape have been designed with reference to views northwards up the Clyde and southwards to Hunterston Castle. These views contribute to the appreciation of the house's design and hence significance as do views of the house from within the surrounding parkland. As a Category B Listed Building it is considered to be of regional importance and medium sensitivity.
- 6.1.45 The Project, with the exception of the tower and the jetty will be largely screened from view from Hunterston House and its environs by the woodland to the north-east and east of the house; the upper parts of some buildings may be glimpsed above the treetops. The upper parts of the tower,

however, will be clearly visible above the trees from locations to the north of the house, at a distance of approximately 1.6km. The jetty will be clearly visible, as at present. The presence of the tower will not compromise the legibility of the design of the house and landscape, as it will clearly lie out with the house's policies and will not appear in the designed views. However, the tower will constitute a new feature that is likely to be experienced as incongruous in the context of the house's parkland. Given the recent history of intensive industrial and related activity to the north of the house, it is considered that this will detract only slightly from the appreciation of the house resulting in an impact of low magnitude. The house is of medium sensitivity and this is considered to represent an effect of **Minor** significance. This is not significant in the terms of the EIA Regulations.

### Old Lighthouse, Little Cumbrae (SM418 & LB851)

- 6.1.46 The Old Lighthouse, Little Cumbrae, is a Scheduled Monument and Category A Listed Building. It comprises a plain circular tower built in 1757 on the highest point of Little Cumbrae. The lighthouse was coal-fired and was replaced in 1793.
- 6.1.47 The lighthouse's elevated location affords extensive views over the surrounding seascape, particularly to the Lower Firth of Clyde and it is a prominent feature on the island's skyline.
- 6.1.48 The lighthouse's cultural significance resides in its historic interest as an example of an early coal-fired lighthouse. Views of the lighthouse silhouetted on the skyline and from the lighthouse to the Firth of Clyde to the east, west and south are important to an understanding of its operation and therefore contribute to its cultural significance. It is a Scheduled Monument and therefore of national importance and high sensitivity.
- 6.1.49 The Project will be visible from the lighthouse at a distance of approximately 5.7km. It will be seen in an area of the coastline that has been industrialised since the 1970s. The Project will not interfere with the appreciation of the intended relationship with the Firth of Clyde. Views of the lighthouse will be unaffected by the Project, though from some locations it will be possible to see the lighthouse in succession with the Project. This will in no way affect the prominence of the lighthouse and hence will represent a neutral change in its setting.
- 6.1.50 It is concluded that the Project will result in a change in the setting that will have no impact whatsoever on the cultural significance of the lighthouse. This will represent an impact of negligible magnitude. The lighthouse is of high sensitivity and it is concluded that this will represent an effect of **Minor** significance. This is not significant in the terms of the EIA Regulations.

### Little Cumbrae Castle (SM2195)

- 6.1.51 Little Cumbrae Castle is a scheduled tower house of probable early 15<sup>th</sup> century date. It is of three storeys and has been in ruins since it was burnt by Cromwell in 1653. It is located on a small rocky peninsula on the eastern side of Little Cumbrae. It controls the main landing point on the island and has panoramic views over the Fairlie Roads to the mainland; these are predominantly rural but also include the Hunterston Construction Yard, Ore Terminal and Nuclear Power Stations. The latter are approximately 2.8 km to the east of the castle. The castle is visible from the mainland, including from the vicinity of the broadly contemporary Portencross Castle, against the backdrop of the island whilst from the north and south it may be seen as a silhouette.
- 6.1.52 The castle's significance derives primarily from its intrinsic value as an example of its kind and as a potential source of archaeological data. Its setting contributes to an appreciation of its function in controlling access to the island and, to some degree, watching over the important seaway of Fairlie Roads. In addition to this functional relationship, the castle's location on the coast and views of the surrounding seascape complement the castle's aesthetic value. As a Scheduled Monument, the castle is of national importance and of high sensitivity.

- 6.1.53 The Project will be visible from the castle at a distance of approximately 4.8km. It will be seen beyond Hunterston Construction Yard and in combination with Hunterston A and B Power Stations. Views of the castle will be unaffected. The project will be seen in the context of a historically industrialised section of the coast in combination with the existing large structures of Hunterston A and B. This will not affect the appreciation of the castle's architecture or functional relationships with its surroundings. However, it will affect the aesthetic experience of visitors to the castle. This will represent an appreciable change in the setting of the castle, but given the recent history of the Project site and adjacent land, and the existing power stations, it is considered that this represents an impact of low magnitude. The castle is of high sensitivity and this is considered to represent an effect of **Minor** significance. This is not significant in the terms of the EIA Regulations.

### **Fairlie Castle (SM317 & LB7315)**

- 6.1.54 Fairlie Castle is a Scheduled Monument and a Category B Listed Building. It comprises a simple rectangular-plan rubble-built tower of 15<sup>th</sup> century date. It has been roofless for a considerable period of time, but consent has been granted for its restoration as a dwelling and some work to this end has been undertaken.
- 6.1.55 The castle stands on the northern edge of the steep-sided Fairlie Glen. The glen is wooded, and the tower is surrounded by trees, except to the west. Here open views are available across to Great and Little Cumbrae and Arran beyond. In the foreground of these views modern housing is visible, at a distance of approximately 100m, and the Hunterston Ore Terminal Jetty can be seen at a distance of approximately 1.8km. The main body of the Project site is however screened from view by trees. To the north is Castle Walk, a tree-lined track that historically formed the boundary of Kelburn Park. This presents a picturesque view of the castle framed by trees. Hunterston A and B are visible in the background but, owing to the presence of the trees and the mass of the castle in the foreground, are not intrusive. Owing to the surrounding trees, the castle is not visible in the wider landscape.
- 6.1.56 The castle's cultural significance derives primarily from its intrinsic value as an example of its kind and as a potential source of archaeological data. Its setting contributes to an appreciation of its function as it has been placed to exploit a naturally defensive position that overlooks the coastal strip and Fairlie Roads. The castle also has aesthetic value as a result of its architecture which is complemented by the surrounding trees, Castle Walk and the views to Fairlie Roads. As a Scheduled Monument, the castle is of national importance and high sensitivity.
- 6.1.57 The Project, with the exception of the jetty, will not be visible from the castle itself owing to the surrounding trees. There is potential for the tower and the upper parts of buildings to be glimpsed in the background when approaching via Castle Walk in winter months. Given the massing of the castle in the foreground and that the Project buildings will be largely obscured, it is considered that this will represent an impact of low magnitude. The castle is of high sensitivity and this is considered to represent an effect of **Minor** significance. This is not significant in the terms of the EIA Regulations.

### **Kelburn Castle IGDL**

- 6.1.58 The Kelburn Castle designed landscape was established in its current form in the late 18<sup>th</sup> century, though the core area around the castle has its origins in the early 18<sup>th</sup> century. At its core is the Category A-listed Kelburn Castle (LB7294), which dates to the 16<sup>th</sup> century, near which are a Category A-listed monument and sundial (LB7295 & 7298, respectively) and a range of related Category B and C-listed estate buildings. To the north and west of the castle is a walled and terraced area known as The Plaisance, also to the west is the formal Children's Garden. These contain numerous mature trees and this core area is almost surrounded by woodland; woodland occupies more than two thirds of the designated area. The western, lower part of the designated

area is occupied by a golf course, whilst the open fields in the northern and southern parts of the designated area are agricultural in character.

- 6.1.59 The Castle has outstanding views to the west to the Firth of Clyde, Arran and the Cumbrae islands and it is these westward views that the design of the landscape focuses upon.
- 6.1.60 The cultural significance of the designed landscape derives from its value as an example of designed landscape that has developed since the 18<sup>th</sup> century, contains several Listed Buildings, and collections of unusual and special trees and exotic plants. Its artistic interest is considered to be outstanding. Views to the west are important to an appreciation of its design. As an inventory designed landscape Kelburn Castle is considered to be of national importance and high sensitivity.
- 6.1.61 The ZTV indicates that the Project will be visible from the golf course and fields in the northern and southern parts of the designated areas. It also indicates that the Project will be visible from the core area. However, such visibility will not be widely available, and the Project will for the most part be screened from view by woodland or seen filtered through trees with very limited opportunities for clear views of the tower (VP10, Figure 7.10.19 & 20).
- 6.1.62 Where visible, the tower will appear as an incongruous addition to views from the designed landscape. However, the designed views west will be unaffected and the tower will only be visible from the least sensitive parts of the designated landscape. It is concluded that the appearance of the Project in views from the designed landscape will slightly detract from its appreciation and will constitute an impact of low magnitude. The designed landscape is of high sensitivity and this is considered to represent an effect of **Minor** significance. This is not significant in the terms of the EIA Regulations.

### Millport Conservation Area.

- 6.1.63 Millport Conservation Area takes in the 'Old Town', the historic core of Millport, the Georgian suburban extension to the north, and the 'New Town', laid out along the east of the bay from the 1840s on, and the Victorian suburban extensions to the east and west. The Conservation Area has been designated as an example of a Scottish Enlightenment planned town, which developed over time. Initially the town grew in response to the basing of Revenue cutters and their crews on the island, with subsequent investment allowing the growth of fishing and other industry. The later phases of expansion related to the growth of Millport as a leisure destination and commuter town serving the Glasgow area. It consequently includes a range of architectural styles but predominantly comprises Georgian and late Victorian terraces, tenements and villas, with occasional Edwardian tenements and villas. Also present are churches and hotels.
- 6.1.64 The Conservation Area extends around Millport Bay and commands extensive views southwards. In particular, the Conservation Area Appraisal highlights views from Bute Terrace to Arran, Little Cumbrae and the Hunterston Peninsula (NAC 2013, 10 & 22). Hunterston A and B Power Stations are clearly visible approximately 3km to the south.
- 6.1.65 Millport Conservation Area's cultural significance derives from its character and appearance which reflect its planned growth during the 18<sup>th</sup> and 19<sup>th</sup> centuries and development as a leisure destination. Key views, as identified by the Conservation Area are primarily internal (ibid., 27-8), but spectacular views are available to the south. The Victorian villas on Bute Terrace were placed to enjoy these views. More broadly, the town's seaside setting gave it a picturesque character, which was a key factor in its growth as a resort. It is considered to be of regional importance and of medium sensitivity.
- 6.1.66 The ZTV shows that the Project will be visible from that part of the Conservation Area on the western side of Millport Bay around West Bay Road, Millport Pier, Bute Terrace and Stuart Street, at a distance of approximately 4.1km. The Project, in particular the tower, will be seen in these views in combination with the eastern parts of the Conservation Area, on the opposite side of Millport Bay (Viewpoint 15, Figures 7.10.29 & 30). Owing to its scale, the project's appearance will be at odds with the picturesque qualities of Millport and its setting. Whilst it will be peripheral to

views down the Clyde and will appear in succession with Hunterston A and B, it will be seen frequently when moving around sea front and western parts of the Conservation Area. It is considered that this will represent an adverse impact of medium magnitude. The Conservation Area is of medium sensitivity and this is considered to represent an effect of **Moderate** significance. This is significant in the terms of the EIA Regulations.

### Further Mitigation

- 6.1.67 No mitigation of operational effects is possible.

### Future Monitoring

- 6.1.68 No future monitoring is proposed.

### Accidents/Disasters

- 6.1.69 No potential operational accidents/disasters relevant to cultural heritage have been identified.

### Potential Changes to the Assessment as a Result of Climate Change

- 6.1.70 No potential changes to the assessment as a result of climate change have been identified.

### Assessment of Cumulative Effects

- 6.1.71 The assessment of cumulative effects considers the impacts associated with the Project together with other proposed developments. The Hunterston PARC Development Framework sets out parameters for future development at Hunterston and will lie adjacent to or in close proximity to the Project. The range of developments, infrastructure and environmental mitigation associated with these proposals is not currently known and therefore is not included in the assessment of cumulative effects.
- 6.1.72 The significance of cumulative operational effects on cultural heritage assets of the Project with other proposed developments that are consented, in planning, in scoping or allocated cumulative developments within a 5 km radius of the proposed development has been assessed. The list of projects included in the cumulative assessment is set out in Appendix 4.4. Cumulative construction effects have been scoped out as there is no potential for impacts upon on-site archaeology owing to prior ground disturbance and no potential for significant effects relating to setting owing to the short-term nature of change resulting from the construction phase. Little information exists at present about other potential developments that might be brought forward at Hunterston PARC (and therefore yet to reach the planning system) that could have a long-term cumulative impact on heritage assets together with the XLCC cable factory Project. Overall, there is minimal potential for the developments listed at Appendix 4.4 to affect heritage assets considered by the assessment here.
- 6.1.73 It is concluded that there is no potential for significant cumulative effects in respect of heritage assets to occur.

### Inter-relationships

- 6.1.74 There are inter-relationships between the cultural heritage impact assessment and landscape and visual (Chapter 7) in so far as there are several viewpoints in common.

### Summary of Effects

- 6.1.75 The likely effects of the Project are summarised at Table 6.6.



## Construction Effects

- 6.1.76 The construction phase will see the redevelopment of the former Hunterston Ore Terminal's stockyard. Remaining elements of the terminal will be retained and it is concluded that there will be no construction effects relating to known heritage assets.
- 6.1.77 The construction phase will see widespread ground disturbance across the Project site. However, the project site was subjected to substantial ground disturbance during the construction of the Hunterston Ore Terminal, when ground levels were reduced by several metres. This will have removed any archaeology that may have been present. It is concluded that there is negligible potential for the effects relating to on-site archaeology to occur.

## Operation Effects

- 6.1.78 The operation phase of the Project will result in change in the setting of a number of heritage assets in the surrounding area. Where visible from heritage assets, the large scale of the Project buildings, in particular the tower, will result in the Project's being a prominent feature in their setting. It is considered that this will result in a significant effect in respect of one asset: Millport Conservation Area, where an effect of **Moderate** significance is predicted. In respect of other assets where impacts are predicted, the predicted effects are of **Minor** significance.



**Table 6.6: Summary of Likely Environmental Effects on Cultural Heritage Assets**

Receptor	Sensitivity of receptor	Description of impact	Short / medium / long term	Magnitude of impact	Significance of effect	Significant / Not significant	Notes
<b>Construction phase</b>							
N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Operational phase</b>							
Hunterston Castle (LB14313)	High	Direct effect on the setting of the castle.	Long term	Negligible	Minor	Not significant	-
Old Lighthouse, Little Cumbrae (SM418 & LB851)	High	Direct effect on the setting of the lighthouse.	Long term	Negligible	Minor	Not significant	
Little Cumbrae Castle (SM2195)	High	Direct effect on the setting of the castle.	Long term	Low	Minor	Not significant	
Fairlie Castle (SM317 & LB7315)	High	Direct effect on the setting of the castle.	Long term	Low	Minor	Not significant	
Hunterston House (LB14286)	Medium	Direct effect on the setting of the house.	Long term	Low	Minor	Not significant	-
Millport Conservation Area	Medium	Direct effect on the setting of the conservation area.	Long term	Medium	Moderate	Significant	
Kelburn Castle IGDL	High	Direct effect on the setting of the designed landscape.	Long term	Low	Minor	Not significant	-

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