



Appendix E: Historic Environment Desk-based Assessment

Binn Farm Solar and BESS

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Basis of Report

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Acronyms and Abbreviations

AOD	Above Ordnance Datum
BESS	Battery Energy Storage System
ClfA	Chartered Institute for Archaeologists
GIS	Geographic Information System
HEDBA	Historic Environment Desk Based Assessment
HEPS	Historic Environment Policy Statement
HER	Historic Environment Record
HES	Historic Environment Scotland
HLA	Historic Land-Use Assessment
LB	Listed Building
LDP	Local Development Plan
LPA	Local Planning Authority
NPF4	National Planning Framework 4
OS	Ordnance Survey
PKHT	Perth and Kinross Heritage Trust
SM	Scheduled Monument



Introduction

SLR Consulting was commissioned by Trio Power Limited to prepare a Historic Environment Desk-Based Assessment (HEDBA) concerning a proposed development located at land at Binn Farm, near Glenfarg, Perth & Kinross (NGR: NO 18166 12225; hereafter referred to as 'the Site'). The proposal would involve the construction of a solar farm and a Battery Energy Storage System (BESS) expected to export 30 MW of solar and 6 MW of BESS.

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1.1 The Site

The Site boundary (shown on **Figure 1** and **Plate 1**) covers a total of ~58.85 ha, 17.5 ha of which would be occupied by the solar array and 0.40 ha of which would be occupied by the BESS. The Site is proposed to be accessed via an access track, constructed by widening an existing track, running from the north-western corner of the Site at Grid ref: NO 17669 12395 to the south-west for construction and operation access.

1.2 Site Description

The Site comprises five fields, with three used as pastoral fields and two for arable farming. The surrounding parcels of land are in similar agricultural use, except for an area of woodland to the northwest and a parcel in recreational use to the east. The land within the Site is gently undulating, with the highest point in the eastern portion, where it reaches c.250 m AOD. The lowest point is in the south, where the land drops relatively steeply to c.200 m AOD.

1.3 Objectives

This report considers the likely effects of the Proposed Development on cultural heritage and archaeology.

The specific objectives of the report are to:

- set out the cultural heritage baseline of the Site;
- assess the archaeological potential of the Site;
- assess the effects of the proposals on the cultural heritage resource, within the context of relevant legislation and planning policy; and
- determine whether, where any predicted adverse effects are identified, these effects can be mitigated.

1.4 Standards

The assessment has been undertaken in accordance with all relevant statutes, policies, and guidance, including the Chartered Institute for Archaeologists' Code of Conduct (CIIfA, revised 2022) and Standard and Guidance for Historic Environment Desk-based Assessment (CIIfA, revised 2020). The assessment has been undertaken, and the report prepared, by Katja Watson, Project Heritage Consultant (MSc, PCIfA). The assessment has been reviewed by Erin Ashby (MSc, ACIfA, FSAScot), Senior Heritage Consultant. Quality assurance and approval was by Sue McGaillard (MA, MSc, MCIfA), Associate Heritage Consultant.



Legislation, Planning Policy & Guidance

The primary legislation relating to cultural heritage at the national level comprises:

- The Ancient Monuments and Archaeological Areas Act 1979 (UK Government 1979); and
- The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (Scottish Government 1997).

Planning policy at the national level includes:

- National Planning Framework for Scotland 4 (NPF4) (The Scottish Government 2023);
- Historic Environment Scotland Policy Statement (HEPS) (Historic Environment Scotland 2019); and
- Planning Advice Note 2/2011 (PAN 2) (2011).

Guidance at the national level includes:

- Our Past, Our Future - The Strategy for Scotland's Historic Environment (2023); and
- Standard and Guidance for Historic Environment Desk-based Assessment (ClfA, revised 2020).

2.1 National Planning Policy

2.1.1 National Planning Framework 4 (NPF4) (2023)

NPF4 is government policy on how nationally important land use planning matters should be addressed across Scotland. The Framework provides the strategic spatial policy context for decisions and actions by the Government and its agencies and brings together the Scottish Government's plans and strategies in economic development, regeneration, energy, environment, climate change, transport and digital infrastructure to provide a coherent vision of how Scotland should evolve over the next 20 to 30 years. One of the main elements of the spatial strategy set out in NPF4 is the intention to respect, enhance and make responsible use of Scotland's cultural assets (Policy 7: Historic Assets and Places) and the framework recognises the contribution made by our cultural heritage to our economy, cultural identity, and quality of life. Planning authorities are required to consider the Framework when preparing development plans, and it is a material consideration in the determination of planning applications.

Under Policy 7 of NPF4: Historic assets and places, the policy sets out the following for all cultural heritage assets in Scotland.

Scheduled Monuments in line with Policy 7 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.*

Listed Buildings in line with Policy 7 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.

For the purposes of this assessment the later of Policy 7 c applies in relation to the setting of Listed Buildings.

2.1.2 The Ancient Monuments and Archaeological Areas Act 1979 (UK Government 1979)

Under the 1979 Act, the Scottish Ministers are required to compile and maintain a schedule of monuments considered to be of national importance. The consent of the Scottish Ministers is required before any works are carried out which would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding or covering up a Scheduled Monument. In addition, impacts of proposed development works upon the setting of a Scheduled Monument form an important consideration in the granting or refusal of planning consent to conduct development works.

2.1.3 The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 Under Section 59(1) of the Act:

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

Under Section 64(1) of the Act:

“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”.

Under subsection 64(2) those provisions are:

- a. The planning Acts, and
- b. Part I of the Historic Buildings and Ancient Monuments Act 1953”.

For the purposes of the Act, ‘conservation area’ means:

“An area for the time being designated under section 61” (Section 81: Interpretation)

2.1.4 Historic Environment Policy Statement (HEPS) (Historic Environment Scotland (2019))

This sets out the principles under which Historic Environment Scotland (HES) operates and provides a framework that informs the day-to-day work of a range of organisations that have a role and interest in managing the historic environment. The policy statement complements and is to be read alongside the Scottish Planning Policy and other relevant documents, including ‘Our Place in Time: the Historic Environment Strategy for Scotland’ (2014).

2.1.5 Planning Advice Note 2/2011; Planning and Archaeology

Planning Advice Note 2/2011 (PAN 2) advises that, in determining planning applications, planning authorities should consider the relative importance of archaeological sites (para 5).



It also notes that in determining planning applications that may impact archaeological features or their setting, planning authorities may on occasion have to balance the benefits of development against the importance of archaeological features (para 6). The desirability of preserving a monument (whether scheduled or not) is a material consideration and the objective should be to assure the protection and enhancement of monuments by preservation in situ, in an appropriate setting. When preservation in situ is not possible, recording and/or excavation followed by analysis and publication of the results may be an acceptable alternative (para 14).

2.2 Guidance

2.2.1 Our Past, Our Future – The Historic Environment Strategy for Scotland (2023)

The Strategy sets out the Scottish Government's 10-year vision for the historic environment and states that Scotland's historic environment is important, and that people value their historic environment and the economic and social benefits it brings. The primary principles of the Historic Environment Strategy for Scotland are:

- to put people at the heart of the strategy;
- to act on the climate and biodiversity crisis;
- to protect and promote the historic environment;
- to work collaboratively across sectors; and
- to work together and be inclusive.

The Strategy outlines how these principles are achieved through three priorities:

- Priority 1: Delivering the transition to net zero;
- Priority 2: Empowering resilient and inclusive communities and places; and
- Priority 3: Building a wellbeing economy.

The Strategy states that there should be an assumption to conserve the historic environment, that we should improve standards and base practice upon the best available understanding, and that we should conserve the wider setting and context of our historic assets.

2.2.2 Managing Change in the Historic Environment: Setting (2020)

Historic Environment Scotland's good practice guidance presented in Managing Change in the Historic Environment: Setting (2020) sets out the process for identifying the setting of a cultural heritage asset and assessing the importance of the setting to the identified significance of that cultural heritage asset. It lays out a four-step approach to assessment:

- Step 1 – Identify which assets may be affected;
- Step 2 – Define and analyse the setting of the asset;
- Step 3 – Evaluate the potential impact of the proposed changes to the setting of the asset; and
- Step 4 – Mitigate if possible.



2.3 Regional and Local Policy

2.3.1 Perth and Kinross Local Development Plan 2 (2019)

Local planning policy is provided in the Perth and Kinross Local Development Plan 2. The policies relevant to this desk-based assessment are as follows:

Policy 26: Scheduled Monuments and Archaeology

- Policy 26A: Scheduled Monuments

There is a presumption against development which would have an adverse effect on the integrity of a Scheduled Monument and its setting, unless there are exceptional circumstances.

Note: Where a proposal would have a direct impact on a scheduled monument, the prior written consent of Historic Environment Scotland via a separate process (Scheduled Monument Consent) is required in addition to any other consents required for the development.

- Policy 26B: Archaeology

The Council will seek to protect areas or sites of known archaeological interest and their settings. Where development is proposed in such areas, there will be a strong presumption in favour of preservation in situ. Where, in exceptional circumstances, preservation of the archaeological features is not feasible, the developer, if necessary through appropriate conditions attached to the granting of planning permission, will be required to make provision for the survey, excavation, recording and analysis of threatened features prior to development commencing.

If discoveries are made during any development, work should be suspended, the local Planning Authority should be informed immediately and mitigation measures should be agreed.

Policy 27: Listed Buildings

- Policy 27A: Listed Buildings

There is a presumption in favour of the retention and sympathetic restoration, correct maintenance and sensitive management of listed buildings to enable them to remain in active use, and any proposed alterations or adaptations to help sustain or enhance a building's beneficial use should not adversely affect its special architectural or historic interest.

Encouragement will be given to proposals to improve the energy efficiency of listed buildings within Perth and Kinross, providing such improvements do not have a significant detrimental impact on the special architectural or historic interest of the building.

Enabling development may be acceptable where it can be shown to be the only means of preventing the loss of listed buildings and securing

- 3 *their long-term future. Any development should be the minimum necessary to achieve these aims. The layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to the building's character, appearance and setting.*

Consultation

Consultation with Perth and Kinross Heritage Trust was undertaken in the form of a Screening Opinion Request. The following table summarises the responses from the consultees and how this has been actioned.



Table 1: Consultation Responses

Consultee	Consultation Response	Action
Perth & Kinross Heritage Trust 21.07.2025	<p>PKHT confirm the area around the Site is archaeologically sensitive, with various designated and undesignated assets in the vicinity that may be negatively impacted by the proposed scheme, alongside the potential for unknown archaeology on the site itself. Balvaird Castle (SM90027) is located to the west, and a prehistoric hillfort (Beins Law MPK3222) lies directly east. With the information provided, it is unclear on the nature of these impacts and whether this development complies with policy.</p> <p>As such it is recommended that a Heritage Impact Assessment is undertaken to assess these physical and visual impacts on known assets, and the potential for unknown buried archaeological remains within the development footprint. As part of this process, a data extract of the PKHER should be requested. If the scheme was to be granted consent in the future it is highly likely that this would require a programme of archaeological works involving evaluation for unknown buried remains and further mitigation as required.</p>	<p>SLR have undertaken a Historic Environment Desk-Based Assessment to determine the potential for as-yet unknown archaeological remains within the Site and assess the physical and visual impacts on known assets. This is to inform the impacts of the Proposed Development on cultural heritage and determine whether the Proposed Development complies with policy. This was undertaken through a review of HER data, including any events such as walkovers, evaluations and open area excavations, where applicable.</p> <p>SLR have recommended to the Applicant that a programme of archaeological monitoring should be undertaken, with a view that this will inform mitigation measures such as archaeological recording where in situ preservation and avoidance is not possible..</p> <p>The scope of these works will be agreed with PKHT and formalised within a project design.</p>



Methodology

4.1 Study Area

A 1 km search area has been used to establish the Site's baseline cultural heritage conditions, to assess known and potential buried archaeological remains, as well as to identify potential impacts upon the setting of designated assets.

4 All heritage assets identified within the Site and 1 km of the Site are listed in **Annex A** and shown on **Figure 2**.

4.2 Data Collection

Up-to-date cultural heritage information has been obtained from the following sources:

- Historic Environment Scotland's Spatial Warehouse Database (HES 2017a), for the locations and extents of Scheduled Monuments, Listed Buildings, Inventory Gardens and Designed Landscapes, Conservation Areas and Inventory Battlefields, procured as GIS data;
- Perth and Kinross Heritage Trust Historic Environment Record (HER), for known non-designated cultural heritage assets, complete with information on their character and condition;
- Trove, the HES database, for additional information relating to cultural heritage assets;
- the National Library of Scotland, for historic Ordnance Survey maps and other historic maps, to provide information on sites of potential archaeological significance and on historic land use development;
- archival information, published and unpublished literature for additional background and historical information; and
- the online Historic Land-Use Assessment Map (HLA Map) for Scotland (HES 2017c), maintained by HES, for information on the historic land use character of the Site.

A list of all sources consulted during the assessment is provided at the end of this report (**Section 9**).

4.3 Site Walkover

A blanket walkover within the Site boundary was undertaken on the 27th of June 2025. One section of the Proposed Development, centred at Grid Ref: NO 18040 12391, was not able to be accessed due to the presence of cattle, though was visible from other parts of the Site. No new potential heritage assets were identified as a result of this walkover.

4.4 Assessing Significance

With reference to the policy contained within the HEPS, the cultural significance of a heritage asset can be 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. (Australia ICOMOS Burra Charter 2013).

As per the Designation Policy and Selection Guidance (HES 2019), each feature which falls under the designation criteria has its own selected guidance for the type of feature.

'A Scheduled Monument's Cultural Significance is derived from these qualities:



- Intrinsic characteristics – how the physical remains of a site or place contribute to our knowledge of the past;
- Contextual characteristics – how a site or place relates to its surroundings and/or to our existing knowledge of the past; and
- Associative characteristics – how a site or place relates to people, practices, events and/or historic and social movements'

'A listed building's significance is shown by its:

- Architectural Interest- broken down into two categories:
 - Design: This relates to the building's design and also considers its level of authenticity and completeness as later changes may add to or detract from the interest.
 - Setting: This relates to the context of a building and takes into account the current and historical setting. The building's contribution to its setting and how other features, both built and natural, relate to it are also considered.
- Historical Interest- is contributed to by its;
 - Age and rarity;
 - Social Historic Interest; and
 - Association with people or events.'

4.5 Assessing Impact

HEPS (2019) define impact as:

"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."

With the above definition and Historic Environment Policy 4:

"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."

Assessment of impact has been broken down into the following:

- Positive impact; in line with HEP2, that a positive impact will ensure that the understanding and enjoyment of the historic environment is preserved as well as secured for present and future generations;
- Neutral; The development would not diminish the ability to understand, appreciate or experience a heritage asset or its integrity; and
- Negative; An impact that would significantly alter the ability to understand, appreciate or experience a heritage asset and its integrity.

4.6 Setting Assessment

In respect of identifying the importance of setting to the identified significance of a heritage asset, HES's good practice guidance presented in the Managing Change in the Historic



Environment: Setting (2016) will be utilised; specifically, the four-step approach to assessment:

- Step 1 – Identify which assets may be affected;
- Step 2 – Define and analyse the setting of the asset;
- Step 3 – Evaluate the potential impact of the proposed changes to the setting of the asset; and
- Step 4 – Mitigate if possible.



Archaeological Baseline

5.1 Designated Heritage Assets

There are no Scheduled Monuments, Listed Buildings, Inventoried Gardens and Designed Landscapes, Inventoried Battlefields or Conservation Areas within the Site.

5 Within the 1 km study area there is one Scheduled Monument, namely Balvaird Castle (**SM90027**), located c.0.34 km to the south of the Site boundary. There are 12 Listed Buildings within the study area, of which seven are B Listed and five are C Listed. There are no Conservation Areas, Inventoried Battlefields or Inventoried Gardens and Designed Landscapes within the study area.

5.2 Topography, Geology and Historic Land Use

The Site comprises five fields, with three used as pastoral fields and two for arable farming. The surrounding parcels of land are in similar use, except for an area of woodland to the north-west and a parcel in recreational use to the east. The land within the Site is gently undulating, with the high point being in the eastern portion, where it reaches c.250 m AOD. The lowest point is in the south, where the land drops relatively steeply to c.200 m AOD. The nearest large watercourse is the River Earn, located c.0.40 km to the north of the Site. The soil composition of the Site is defined as brown earths, derived mainly from Old Red Sandstone intermediate lavas (Scottish Government, 2025). The geology of the Site consists of Ochil Volcanic Formation (British Geological Survey, 2025).

The Historic Land Use Assessment map shows the area within the Site consists of rectilinear farms and fields, representative of agricultural improvement in 18th and 19th century which included the enclosure of arable land and the construction of farm steadings with slate roofs, along with related outbuildings. Field boundaries were typically laid out in straight lines wherever possible, as this improved farming efficiency by minimising unusable corners. In more recent times, these fields have often been amalgamated into larger units.

The historical and modern use of the Site for agricultural practices indicates the land has been suitable for habitation in previous periods, though the relatively rolling topography and lack of a fresh water source within the Site itself suggests areas of substantial settlement are more likely to be focused in the nearby valleys. These areas would have had easier access and terrain more suitable for long term habitation, and fertile soils from the river flood plains for farming.

5.3 Site Walkover

A Site walkover was carried out on the 27th of June 2025. The developable area of the Site comprises five fields, of which three in pastoral use for cattle and two used for arable farming of crops. A thorough walkover survey occurred in all fields. No additional potential heritage assets were identified during the walkover within the Site.

5.4 Chronological Background

The cultural heritage assets referenced in **Section 4.4** are referred to by their Perth and Kinross HER ID, Scheduled Monument reference or Listed Building reference where applicable. A full list of Historic Environment Records and their associated Designation References and Perth and Kinross HER IDs can be found in **Annex A**.

5.4.1 Prehistoric Context

There are no prehistoric heritage assets recorded within the Site boundary.



There are four assets of a prehistoric date recorded within 1 km of the Site boundary. **MPK3207** records the findspot of an axe c.0.96 km to the north of the Site boundary. This axe is comprised of stone and is thought to date to the Neolithic or Bronze Age.

A second find spot was c.0.20 km to the north of the Site boundary and comprised a bronze flat axe (**MPK3217**), found on the surface of the plough soil in the 1930's and dated to the Bronze Age.

MPK3206 relates to two small cairns located on Bein's Law, which were excavated and found to contain two cists within which contained ashes of burnt bones. One of the cairns also contained a small urn of burnt clay. The presence of cairns and cists in such proximity to the Site boundary suggests that the area to the east of the Site was used for ritual/funerary purposes during the prehistoric period.

Although undated, the fort (**MPK3222**) located atop Bein's Law and c.14 m to the east of the Site boundary, is likely to be of prehistoric origin given its typography, being primarily comprised of earthwork ramparts and situated atop a hill. The fort is now largely destroyed by the presence of a 4x4 training centre, with the created tracks cutting across the asset having largely removed the ramparts, the extent of which is now almost impossible to determine either visually on the ground, through the use of aerial photography, or analysis of available LiDAR data. Though the asset lies in very close proximity to the Site boundary, this part of the Site seems to have been undisturbed by development and is comprised of a field in pastoral use. No evidence of the fort's structural remains extending into the Site could be determined, either on foot during the archaeological walkover, aerial photography or analysis of LiDAR data. There is the possibility for associated archaeological remains to be present below ground, primarily satellite settlements of hut circles, or transient remains consisting of artefacts associated with activity in or around the fort. The presence of the fort (**MPK3222**), though undated, further indicates long term defensive settlement in the area, suggesting the area was inhabited and utilised during the prehistoric period.

5.4.2 Romano-British context

There are no known Romano-British heritage assets within the Site boundary or within 1 km of the Site boundary.

Though there is no evidence within the study area of Roman activity, the area around the Site was almost certainly traversed by the Romans. Two Scheduled Monuments dated to this period are located to the north of the Site at the confluence of the River Earn and the River Tay, namely a temporary camp at Abernethy (**SM9449**), c.3.7 km to the north and Carpow Roman fortress (**SM2275**) located c.5.3 km to the north-east. The crossing at the narrowest point of the Firth of Tay would have been of strategic importance to the Roman military campaign and it is unlikely that any significant activity would extend in the area of the Site.

5.4.3 Medieval Context

There are no recorded heritage assets of medieval date located within the Site boundary. Within 1 km of the Site boundary there are two medieval heritage assets, both related to Balvaird Castle (**SM90027**), with **MPK3221** referring to the walled garden and tower house and **MPK8421** likely referring to the remains of a service building. The scheduled area is recorded c.0.35 km to the south of the proposed access track, whilst **MPK3221** is recorded c.0.28 km to the south and **MPK8421** c.0.39 km from the proposed access track. Balvaird Castle was originally constructed as a tower house in 1495, and was associated with the Murrays, built to celebrate the union between Sir Andrew Murray and Margaret Barclay. The courtyard buildings located to the south of the main tower were excavated in the late 1980s as part of a masonry consolidation programme. These investigations revealed that, although the courtyard may have been formally laid out in 1567, it incorporated at least one earlier



masonry structure. This earlier building has been tentatively identified as a hall or accommodation range, likely constructed to accompany the tower. Evidence suggests that these buildings remained in use until the 19th century.

Though there is limited evidence of medieval heritage assets within the Site and the 1 km study area, the presence of Balvaird Castle (**SM90027**) suggests that the surrounding land would have been utilised for subsistence to support those living there, perhaps taking the form of small farmsteads and fields. Though no other visible remains from this period are present, there remains a chance for agricultural remains to be present in the surrounding landscape, including within the Site boundary.

5.4.4 Post-medieval Context

There are no recorded post-medieval heritage assets within the Site boundary.

There are nine post-medieval heritage assets recorded within the 1 km study area. These assets are largely comprised of listed buildings of an agricultural nature, primarily related to farmhouses or farmsteads. The closest of these is the C-Listed Balvaird Farmhouse (**LB5465**). Located c.42 m to the south of the Site boundary, constructed around 1820.

A cluster of buildings of post-medieval date lies c.0.54 km to the east of the Site, namely the C-Listed Glentarkie Farmhouse (**LB5459**) and its associated B-Listed walled garden (**LB5460**), both dating to the 18th century. The walled garden contains a bee bole (**MPK12165**) and a doocot (**MPK8414**), which would have been used to keep bees for honey and pigeons for meat and fertiliser.

To the south of Glentarkie Farmhouse lies the B-Listed Pittuncarty farmhouse and farmstead (**LB5461**), c.0.75 km to the south-west of the Site boundary. The main farmhouse is dated to 1826, whilst the farmstead is dated to 1827, but part of the building is likely to predate this, according to the listing.

Two further post-medieval farmhouses are located to the north of the Site. Catochill Farm is comprised of the B-Listed Catochill Farmhouse (**LB5462**), as well as the C-Listed Catochill Steading (**LB5463**), located c.0.85 km and 0.90 km to the north-east of the Site boundary respectively. Just to the west lies Binn Farm (**LB5464**), a C-Listed farmhouse of late 17th of early 18th century date, which lies c.0.99 km to the north of the Site boundary.

The area around the Site is first seen in historic mapping on Robert Gordon's 'A map of Eastern Scotland, including basins of Rivers Don, Dee, Tay, Forth, and Tweed' (1636-52) (**Plate 1**), which, although it displays little detail in terms of the Site itself, notes the location of Balvaird Castle, as well as those of a number of surrounding farms which are still extant, such as Balcanquhal, Glentarky (Glentarkie), Forgys (Fargie), and Pitlair. No habitation is recorded within the Site on this map. John Blaeu's map 'Fifae Viceomitatvs' (**Plate 2**), published in 1662, is largely similar, though it features more topographical detail, showing the foothills of the Ochils to the north of the Site.





Plate 1 Robert Gordon's 'A map of Eastern Scotland, including basins of Rivers Don, Dee, Tay, Forth, and Tweed', published 1652, with approximate location of proposed development in red, reproduced with the permission of National Library of Scotland



Plate 2 John Blaeu's 'Fifae Vicecomitatvs' published 1662, with approximate location of proposed development in red, reproduced with the permission of National Library of Scotland



Roy's Military Survey of Scotland (1747-55) map (not reproduced) details several of the surrounding estates, as well as the farms, and outlines the landscape within and surrounding the Site. The map shows the area contained within the Site as devoid of settlement at this time, with land-use consisting only of agricultural practices.

The Site and its surrounding landscape is shown in detail on the 1st Edition Ordnance Survey map, published in 1867 (**Plate 3**). It reflects the agricultural use of the landscape, which comprises pastoral land. A track is seen to lead from Balvaird farm, which crosses north to south through the southern portion of the Site. Little further change is seen within the Site by the time of the 2nd Edition OS Map (**Plate 6**), with field boundaries and land use remaining consistent, though this map does show an area of quarrying noted in the northeast of the Site, marked 'Old Quarry'.

A full list of assets of post-medieval date can be found in **Annex A**.



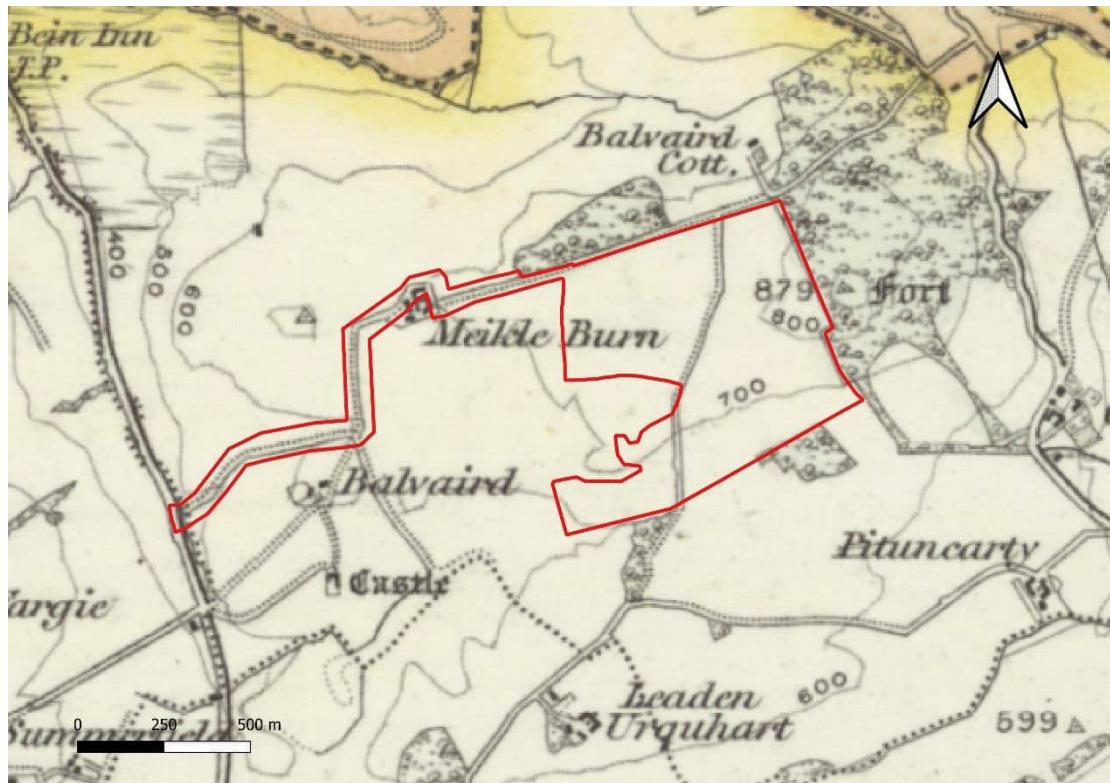


Plate 3: Ordnance Survey One Inch 1st Ed., Sheet 40, published in 1867, Site boundary in red, reproduced with the permission of National Library of Scotland

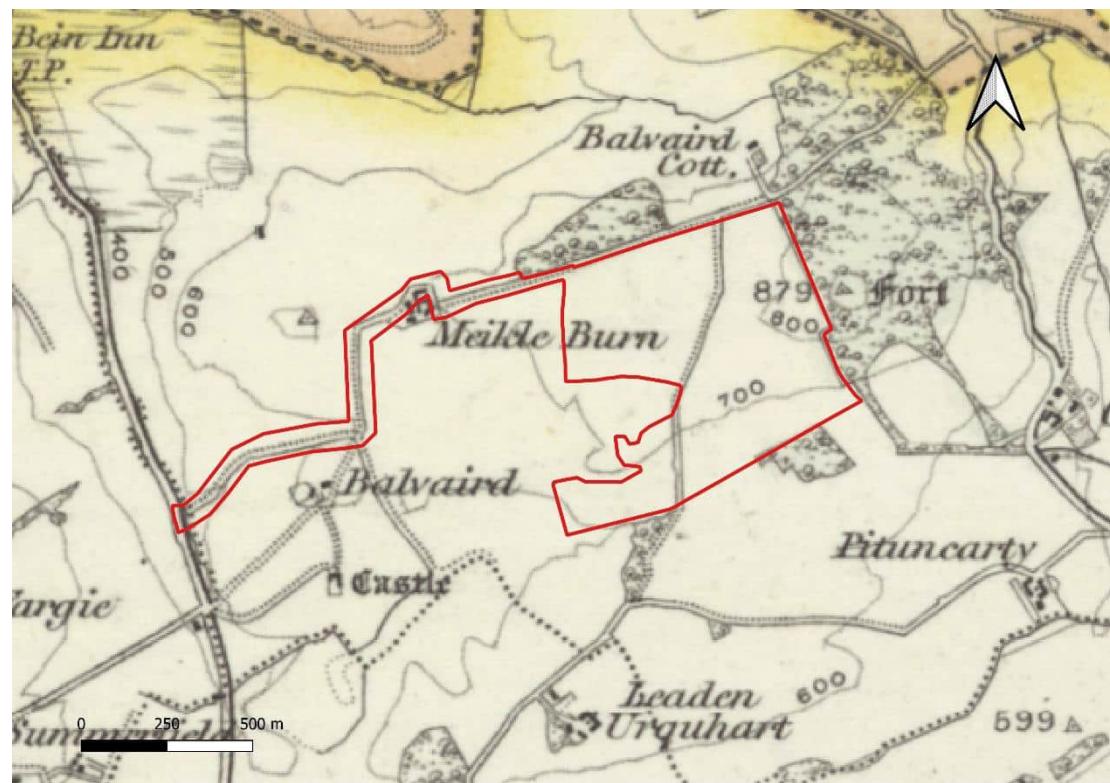


Plate 4 Ordnance Survey Six Inch 2nd Ed., Perth and Clackmannan CXX.NE, published in 1896, Site boundary in red, reproduced with the permission of National Library of Scotland



5.4.5 Modern Context

There are no modern heritage assets recorded within the Site boundary or within 1 km of the Site.

Based on historical mapping from the first OS map published in 1837 (**Plate 3**) to maps produced in the 20th century (**Plate 5 and 6**), as well as analysis of aerial photography, there has been little change to the Site or the study area during this period, with continued agricultural use within the Site boundary. The Site has remained almost entirely unchanged from the post medieval period through to the present day, both in use and in form.

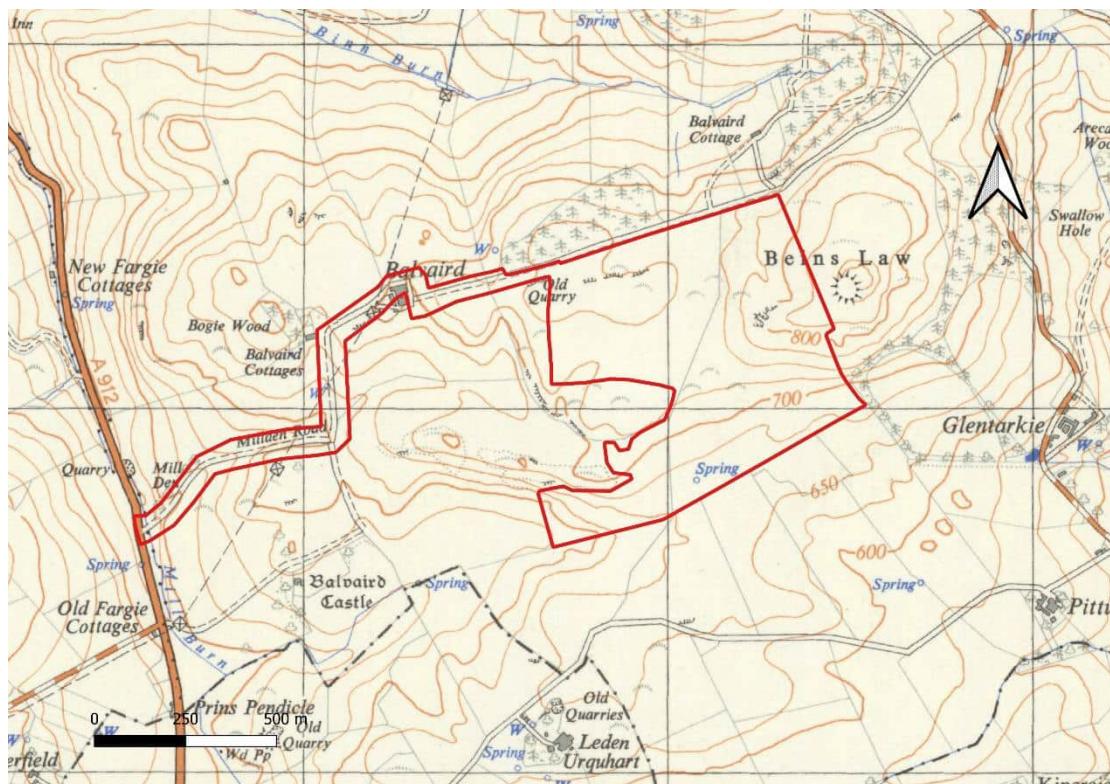


Plate 5: Ordnance Survey 1:25,000 NO11, published in 1956, Site boundary in red.
Reproduced with the permission of the National Library of Scotland



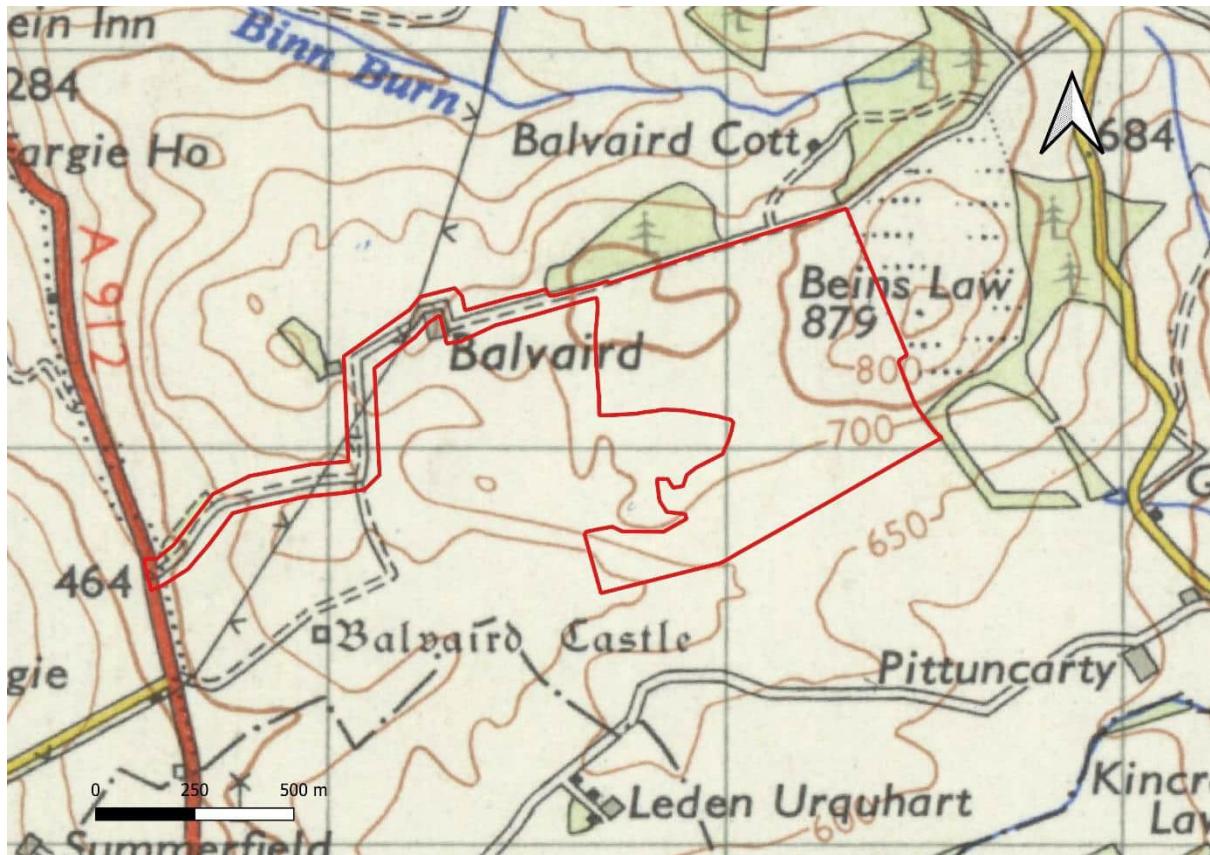


Plate 6: Ordnance Survey One Inch 7th Series, Perth and Alloa, published 1957, Site boundary in red. Reproduced with permission of the National Library of Scotland

5.4.6 Undated Heritage Assets

There are no undated heritage assets recorded within the Site.

Within 1 km of the Site boundary, there are six recorded undated assets.

MKP20140 concerns a fire pit recorded during archaeological monitoring and recording¹ carried out as part of the construction of Binn Wind Farm, located c.0.92 km to the north of the Site boundary. This asset is potentially prehistoric in date (Alder Archaeology, 2023), though this has not been confirmed.

Two further assets relate to enclosures **MPK8508** and **MPK17056**, both situated in proximity to each other, c.0.82 km to the south-east, and c.0.53 km to the south-east of the Site boundary respectively. These assets are identified as cropmarks recorded through aerial imagery.

The remaining undated assets are comprised of buildings. **MPK8412** concerns Balvaird farmstead which is located c.0.15 km to the south of the Site boundary and appears as an unroofed building on the 1st Edition OS mapping (**Plate 6**). It is therefore likely to be of late medieval or early post-medieval date.

¹ Previously known as a watching brief



MPK3215 relates to Blindwell House, located near the Newton of Balanquhal, c.0.87 km to the south-west of the Site boundary. Though this asset is undated given that it is still extant, it is most likely to date to the post-medieval period, though there is potential for it to have medieval origins. The final undated asset, **MPK8413**, relates to an unnamed building located on the north slopes of Bein's Law, c.0.60 km to the north-east of the Site boundary.

A full list of undated heritage assets can be found in **Annex A**.

5.4.7 LiDAR and Aerial Photography

An analysis of available LiDAR data was undertaken, resulting in no additional possible heritage assets being recorded. A review of available oblique aerial photographs from the National Collection of Aerial Photograph was also undertaken, as well as an analysis of satellite imagery of the Site. No new heritage assets were identified as a result of this.

5.5 Discussion of Archaeological Potential

The cultural heritage baseline outlined above, has been used to inform an understanding of archaeological potential within the Site. Any sequential events may have impacted the archaeological potential of the preceding periods. This discussion of archaeological potential considers the results of the walkover survey, from which no additional assets were identified.

The potential for unknown prehistoric heritage assets to be present within the Site is considered to be moderate. Though there is no recorded evidence of prehistoric activity within the Site, there is evidence of prehistoric funerary activity to the east of the Site boundary in the form of two cairns which contained burial remains (**MPK3206**). The fort (**MPK3222**) is also likely to date to this period, which raises the potential for remains associated with this asset to be present in the easternmost part of the Site. If structural remains were identified, these would likely represent satellite settlement or structures associated with the fort and therefore considered to be of medium significance.

There is considered to be a negligible potential for unknown remains of a Romano-British date to be present within the Site boundary, given the lack of evidence for remains of this date within both the Site itself and the 1 km study area. Though the Romans are known to have been present within both Perthshire and Fife, activity in the area is primarily focussed north of the Site, on the banks of the Firth of Tay and there is no evidence to suggest this activity would have extended to within the study area.

The potential for unknown medieval heritage assets to be present within the Site is considered to be low. Though there are no heritage assets of this date recorded within the Site boundary, the nearby Balvaird Castle (**SM90027**) and its associated gardens and buildings are located in close proximity to the Site, suggesting that the surrounding lands would have been utilised for subsistence during this period. Furthermore, historic mapping shows that some of the surrounding farms and hamlets were already present during the mid-17th century, suggesting the area was settled in the medieval period. There is therefore the potential for some agricultural remains from this period to be present within the Site boundary. Any remains of this nature would be considered to be of low archaeological significance.

There is considered to be a low potential for unknown post-medieval assets to be present within the Site boundary. There are no assets of this date recorded within the Site boundary, and given the relatively well documented nature of this period through historic mapping, which shows no change in land-use in the post-medieval period, any unknown remains would likely comprise loose artefacts or agricultural remains such as drainage ditches and therefore be considered to be of negligible archaeological significance.

There is a negligible potential for unknown heritage assets of a modern date to be present within the Site. The area contained within the Site has been in use for agricultural purposes



through this period, and remains from this period are well documented, with none recorded within the study area.

Significance and Direct Physical Impacts

Based on the proposed development layout (Figure 1), this assessment has identified that the following remains may be physically impacted by the proposals:

6

- Unknown prehistoric settlement remains; and
- Unknown medieval and post-medieval agricultural remains.

6.1 Significance

6.1.1 Unknown prehistoric settlement remains

Unknown prehistoric remains have the potential to further our understanding of prehistoric activity within this area of Perth and Kinross and the foothills of the Ochils, with the potential to provide information about settlement or funerary practices, economy and society from this period.

Unknown prehistoric remains would be of archaeological significance according to Policy 26B: Archaeology of the Perth and Kinross Local Development Plan 2 (2019). As such they warrant preservation in-situ under the local development plan but may be disturbed if there is no reasonable alternative means of meeting the development need and the appropriate investigation, recording, and mitigation is proposed.

6.1.2 Unknown medieval and post-medieval agricultural remains

Any medieval or post-medieval archaeological remains within the Site are likely to be agricultural in nature. These may comprise assets such as former field boundaries or cultivation remains. The examination of such remains under archaeological conditions would contribute little to further our understanding of agricultural practices during these periods due to the availability of information and examples which already exist within the archaeological record. However, they would be of archaeological significance according to Policy 26B: Archaeology. Should unforeseen archaeological remains of this nature be discovered during development, the developer is required to notify Perth and Kinross Heritage Trust who will advise on the appropriate archaeological investigations and recording if and where required.

6.2 Potential Direct Physical Impacts

The Proposed Development would comprise a solar array and a Battery Energy Storage System (BESS) development with a maximum capacity of 30 MW and 6 MW, the footprint of which would necessitate ground disturbance associated with the following components:

- PV solar array & modules (~30 MW);
- BESS (~6 MW);
- Site access and internal tracks across wider site; and
- Other ancillary infrastructure.

Direct physical impacts on any cultural heritage assets would derive from any groundworks or other ground disturbance undertaken as part of the construction phase of the proposed development. Where significant ground disturbance takes place, these activities would remove or change any cultural heritage assets within the area of ground disturbance, if they were to be present. This damage would be irreversible and permanent.

Appropriate mitigation undertaken during construction is proposed in the form of:



- Archaeological monitoring and recording, the scope of which would be agreed with Perth and Kinross Council/Heritage Trust, targeting the eastern-most portion of the Site where there is the highest potential for unknown prehistoric remains associated with **MPK3222**. The works would require a Project Design (formerly a Written Scheme of Investigation (WSI)) approved by the Archaeological Advisor to the Local Planning Authority (LPA).
- A toolbox talk to any operatives in advance of construction to explain the necessity of the archaeological monitoring and recording as a requirement from the LPA would complement the archaeological monitoring and recording. This would also explain the role of the attending archaeologist and their authority to cease mechanical excavation in order to allow for the recording of any archaeological remains which are identified.



Settings Assessment

7.1 Issues Scoped Out

As outlined in **Section 3**: Consultation, PKHT required that assessment of visual impacts on known assets were to be undertaken. **Table 2** presents the elements not considered to give rise to likely adverse effects through changes within their setting as a result of the proposed development and have therefore not been considered in this assessment.

Table 2: Matters scoped out

Element Scoped Out	Justification
Assessment of Proposed Development on Listed Buildings	<p>A high-level assessment has been conducted and it is determined that the Site does not contribute to the significance of, nor share any meaningful spatial, historical, functional, or visual associations with the listed buildings present within the study area.</p> <p>As such, the Listed Buildings listed below and present within the 1 km study area are not anticipated to experience significant adverse impacts from the Proposed Development and were scoped out of further assessment at screening. They have therefore not been assessed further in this report:</p> <ul style="list-style-type: none">• LB5465 Balvaird Farmhouse• LB5464 Binn Farm• LB5461 Pittuncarty Farmhouse• LB5462 Catochill Farmhouse• LB5463 Catochill Steading• LB5460 Glentarkie, Old Walled Garden• LB5459 Glentarkie Farmhouse

One designated asset was identified within the 1 km study area with the potential for the proposal to result in a negative change to aspects of the setting that contribute to the asset's significance, namely Balvaird Castle (**SM90027**).

7.2 Balvaird Castle (SM90027)

7.2.1 Assessment

This asset is comprised of a tower house, historically associated with the Murray family, who acquired the estate through marriage into the Barclays of Balvaird and Arngask. The Murrays later acquired the Sccone estate in 1604, which became their principal residence. By the 18th century, the family had attained the title of Earls of Mansfield. The castle was placed into state care in 1975 and is currently managed as a heritage asset.



The principal structure, constructed c.1495, is a sophisticated example of late medieval domestic architecture. It follows a modified L-plan layout, with a spiral staircase housed in a turret within the re-entrant angle. Subsequent additions included formal courtyards and a substantial walled garden to the east. While the ancillary ranges are now ruinous, the main tower remains roofed and retains significant internal features such as timber partitions and original wall plaster, which are rare among comparable structures.

The asset derives part of its significance from its archaeological potential, as there is a reasonable possibility that an earlier structure predated the existing late 15th-century tower house. While no definitive evidence has yet confirmed the presence of an earlier castle or fortified residence, the strategic location and prominence of the site suggest it may have been occupied prior to the construction of the current tower. Limited archaeological excavations undertaken in the 1980s were constrained in scope and did not conclusively address this question. Further targeted investigation could yield valuable insights into the origins and evolution of the site, including the form and function of any earlier phases of occupation. This has the potential to further inform our understanding of medieval domestic and defensive structures and the reuse of the landscape across different periods, as well as the status of the inhabitants reflected in the form and function of any such remains. The currently known remains reflect the high status of the Murray, with unusual features for the time, included advanced plumbing arrangements and the inclusion of a kitchen, as well as exceptionally fine stonework. The presence of walled gardens or orchards to the south and east also suggest a sophisticated nature.

The asset is situated prominently on a gentle slope situated at c.181 m AOD in an undulating agricultural landscape. It looks westwards over a valley which runs northwards from the modern settlement of Gateside to Glen Farg, continuing between the foothills of the Ochils towards Perth and the River Tay. This valley is likely to have been of importance during the medieval period when the asset was constructed, as the valley forms a natural routeway through the landscape from south to north between the Ochil Hills, linking northern Fife and southern Perthshire. The modern settlement of Gateside, located c.2.6 km to the south-east, has its origins in the medieval period, with the medieval Chapel of St Mary of Dungaitside being recorded within it. Additionally, the surrounding agricultural lands to the east, and to Arngask c.2.8 km to the west are likely to have belonged to the Murray family, and would have serviced the castle, providing food for the inhabitants, though the full extent of their land ownership is not well documented.

The aspects of Balvaird Castle's setting that contribute to its significance are largely derived from its defensive nature. The castle's proximity to major routes through the surrounding landscape would have allowed its inhabitants to monitor and control travel through the valley, defending access to the surrounding lands. Its chosen position above this routeway, providing views to the north-west and south-east therefore forms the primary aspect of its setting from which it derives its significance.

Additionally, its prominence in the landscape would have formed a statement of power and ownership over the surrounding lands to those travelling along the valley, with views of the castle along this routeway therefore also contributing to its significance of setting. Views over the wider landscape would also have contributed to its setting with long distance views over the lands belonging to its inhabitants in all directions allowing them to monitor and control activity on its associated farmland, as well as providing scenic views.

Though the landscape around the asset has largely retained its rural character since the construction of the castle, there have been several more modern intrusions into its setting. Four wind turbines are visible to the north-east, with the closest of these located at c.1.7 km distance. A signal tower is also located c.2.3 km to the north, with these forming a minor distraction in this direction. Powerlines are also visible c.0.23 km to the east and c.0.22 km to the north-west, with both lines running towards the north of the asset, forming a minor modern intrusion. The surrounding post-medieval and modern farm houses also represent a



change in the landscape since the medieval period, though they retain the rural character of the agricultural landscape.

The south-western and western-most extents of the Proposed Development are predicted to be visible from Balvaird Castle according to the ZTV (**Figure 1**). These segments of the Proposed Development would be visible in views from the asset towards the north-east and would form a minor distraction to the ability to experience the relationship between the agricultural lands held by the inhabitants of the castle and the asset itself, as it would form a modern intrusion within the rural landscape. Views over the surrounding lands in all other directions would remain preserved. Views along the valley to the north-west and south-east would remain unaffected by the Proposed Development and the ability to appreciate, understand and experience the relationship between the asset and the control it would have had over this routeway and the surrounding lands would remain intact.

The Proposed Development is also not predicted to be visible in views towards the asset when travelling along the valley in either direction, and views of the solar panels would not be present upon approach to Balvaird Castle from the west, as views upon approach are screened by the slope upon which the asset is situated.

As such the effect of the Proposed Development on Balvaird Castle would be **negative**, however would comprise only a minimal change to the setting of the asset at most and would form only a minor distraction to the ability to appreciate, understand and experience one aspect of the assets setting which contributes to its significance. The changes to the setting of the asset would therefore be of low impact on the cultural significance that would not impact the integrity of setting of the monument in line with NPF4 Policy 7 h, ii. A photomontage from Balvaird Castle is provided in Annex D of Appendix C of the SEIR.

7.2.2 Mitigation and Residual Effect

Embedded landscape and visual mitigation measures to counteract the visibility of the Proposed Development from Balvaird Castle include the planting of a screening area of native woodland on the south-western border of the Proposed Development as described in **Appendix C** of the Supporting Environmental Information Report (SEIR): Landscape and Visual Assessment and seen on **Annex D**. Whilst the planting of an area of screening vegetation would not fully counteract the impact of the Proposed Development upon Balvaird Castle, it would reduce the visibility of modern development within the rural character of the surrounding landscape and therefore retain more of the rural, semi-wooded landscape that would have formed part of the asset's original setting. Through the creation of a barrier

8 between the aspect of the asset's setting that contribute to its significance and the modern development, the impact on the asset's setting would be reduced.

Conclusions

This Historic Environment Desk-Based Assessment has defined the Site's cultural heritage baseline conditions; including known/recorded heritage assets within the Site, and the potential for any unrecorded heritage assets to survive buried within the Site. No new assets were identified within the Site, based on analysis of historic mapping, available LiDAR data, aerial photography and a walkover survey.

This Historic Environment Desk-Based Assessment has not identified any known heritage assets that would be susceptible to direct impact as a result of groundbreaking works from the Proposed Development.

There is a moderate potential for unknown archaeological remains of prehistoric date within the Site, with the potential being highest in the eastern portion of the Site, where subsurface remains of satellite settlement features related to **MPK3222** may be present. Mitigation in the



form of archaeological monitoring and recording is proposed to prevent impact upon any such remains.

There is also considered to be a low potential for medieval and post-medieval agricultural remains to be present throughout Site. Mitigation in the form of a toolbox talk is proposed in order to ensure operatives understand the need for the archaeological monitoring and recording and the role of the attending archaeologist.

This Historic Environment Desk-Based Assessment has also considered the potential for the proposals to cause any negative impacts to the setting of any designated and/or regionally significant heritage assets, which would affect cultural heritage significance. This assessment has demonstrated that the proposed development would have a negative effect on the setting of Balvaird Castle (**SM90027**), though the changes to the setting of the asset would be of such a low impact on its cultural significance that the integrity of setting of the monument in line with NPF4 Policy 7 h, ii would not be impacted. Embedded mitigation in the form of native screening vegetation has been incorporated in this design of the proposed development.

In summary, this assessment has not identified anything that would preclude development within the Site or result in any significant effects in relation to cultural heritage. The proposals would ensure compliance with the provisions of NPF4, HEPS (2019) and the Perth and Kinross Local Development Plan 2 (2019).



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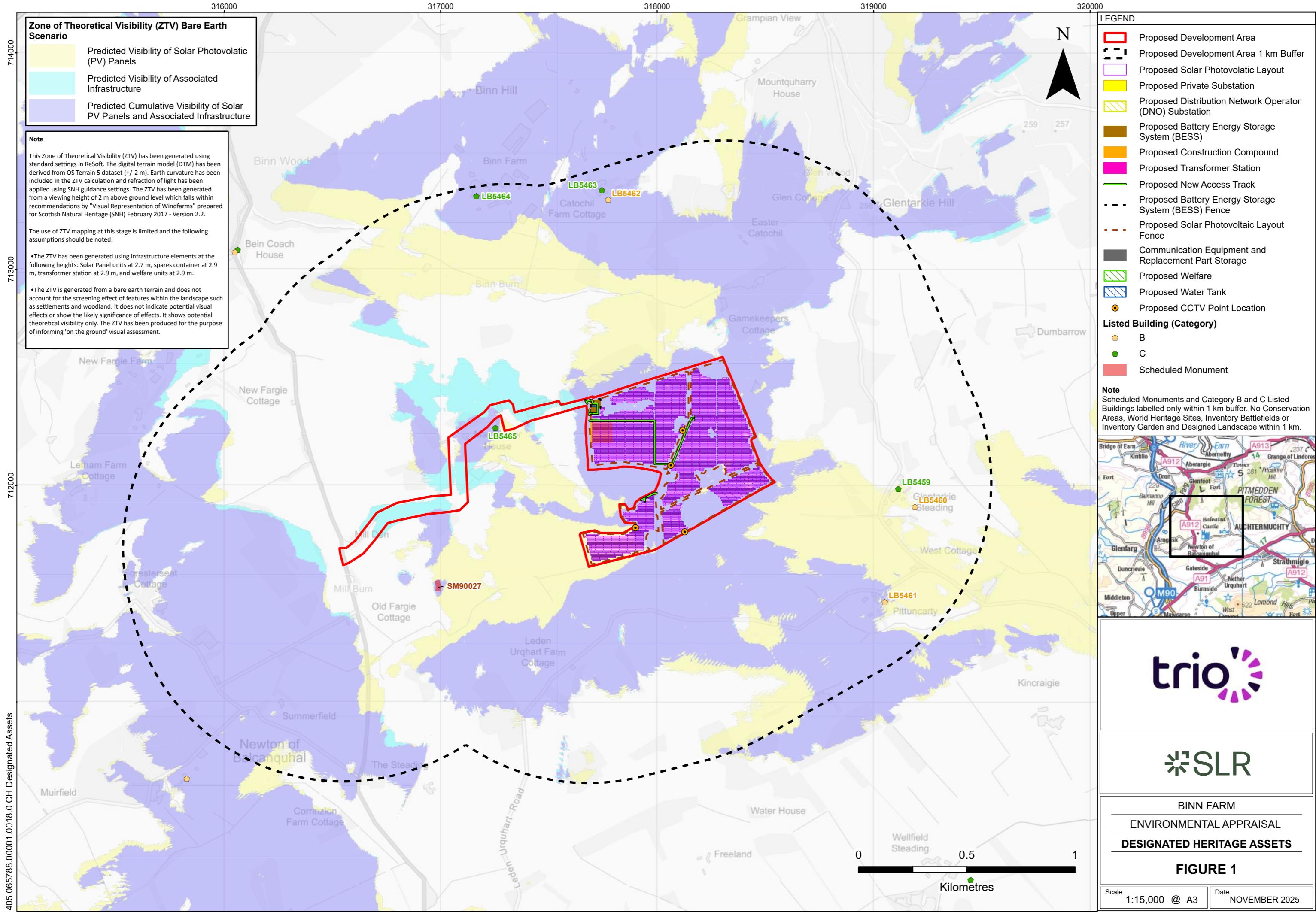
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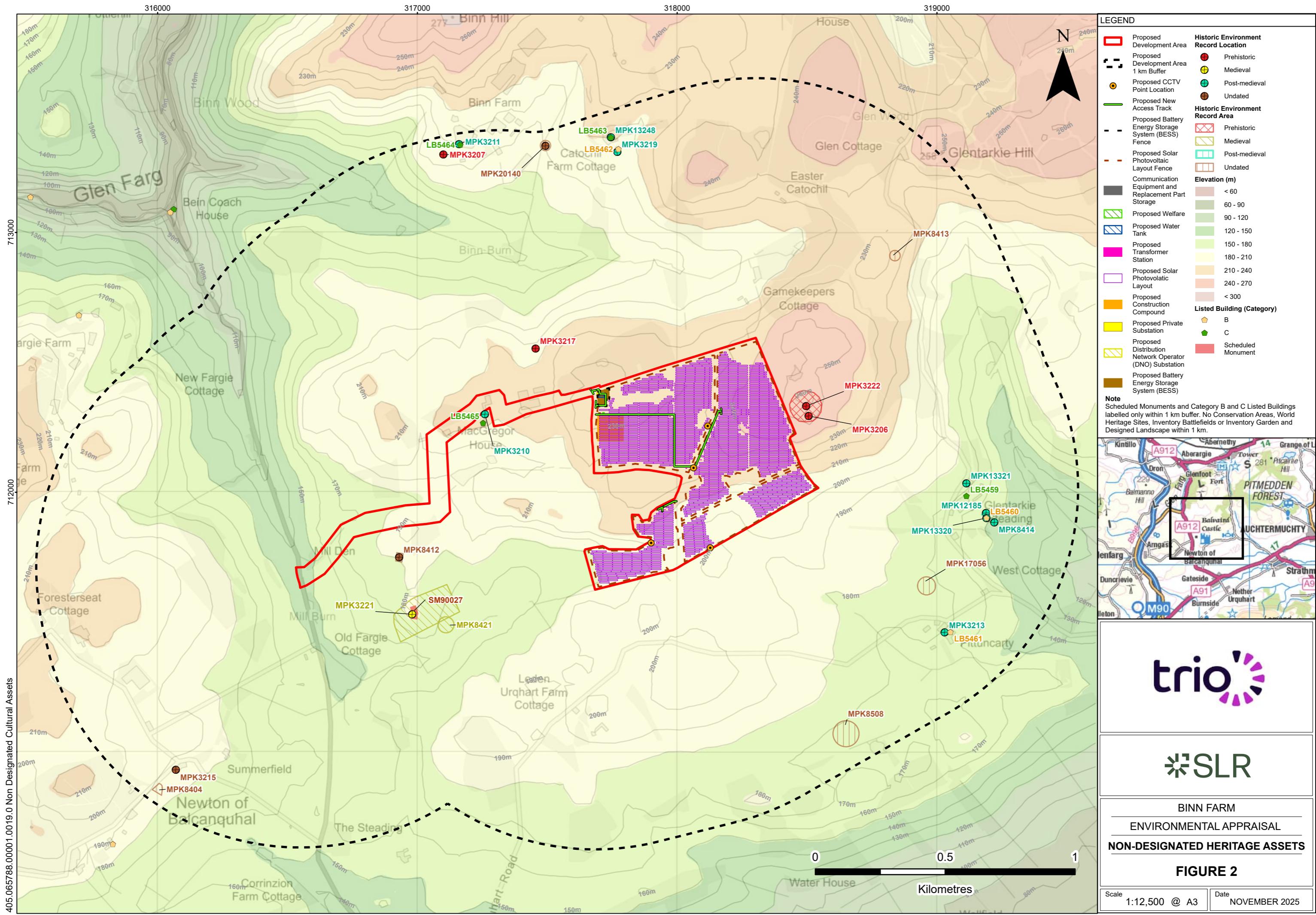
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Annex A Site Gazetteer

Appendix E: Historic Environment Desk-based Assessment

Binn Farm Solar and BESS

Trio Power Limited

SLR Project No.: 405.065788.00001

16 December 2025

Table A.1: Gazetteer of Heritage Assets within 1km of the Site

Designation Reference	PKHT ID	Name	Classification	Period
Scheduled Monuments				
SM90027	MPK3221	Balvaird Castle	Walled Garden, Tower House	Medieval
Listed Buildings				
LB5465	MPK3210	Balvaird	Farmhouse	Post-medieval
LB5464	MPK3211	Binn Farm	Farmstead, Farmhouse	Post-medieval
LB5461	MPK3213	Pittuncarty Farm and Farmsteading	Farmstead, Farmhouse, Horse Engine House	Post-medieval
LB5462	MPK3219	Catochil / Catochill	Farmhouse, Farmstead	Post-medieval
LB5463	MPK13248	Catochill Steading	Farmstead	Post-medieval
LB5460	MPK13320	Glentarkie, Old Walled Garden	Walled Garden, Bee Bole	Post-medieval
LB5459	MPK13321	Glentarkie	Farmhouse, Farmstead	Post-medieval
Non-Designated Assets				
	MPK3206	Beins Law	Cairn, Cist	Prehistoric
	MPK3222	Fort, Beins Law	Hillfort	Prehistoric
	MPK3207	Binn Farm	Findspot	Prehistoric
	MPK3217	Balvaird	Findspot	Prehistoric
	MPK8421	Balvaird Castle	Building	Medieval
	MPK8421	Balvaird Castle	Building	Medieval
	MPK8414	Glentarkie	Dovecote	Post-medieval
	MPK12185	Glentarkie	Bee Bole	Post-medieval
	MPK8404	Newton Of Balcanquhal	Building, Quarry	Undated



Designation Reference	PKHT ID	Name	Classification	Period
	MPK8412	Balvaird	Farmstead	Undated
	MPK8413	Beins Law	Building	Undated
	MPK8508	Pittuncarty	Rectilinear Enclosure	Undated
	MPK17056	Pittuncarty	Enclosure	Undated
	MPK20140	Fire Pit, Binn Wind Farm	Fire Pit	Undated
	MPK3215	Newton Of Balcanquhal, Blindwell	House	Undated



Annex B Site Photographs

Appendix E: Historic Environment Desk-based Assessment

Binn Farm Solar and BESS

Trio Power Limited

SLR Project No.: 405.065788.00001

16 December 2025





Photo 1: View from NO 17683 12300 facing east





Photo 2: View from NO 18200 12168 facing east





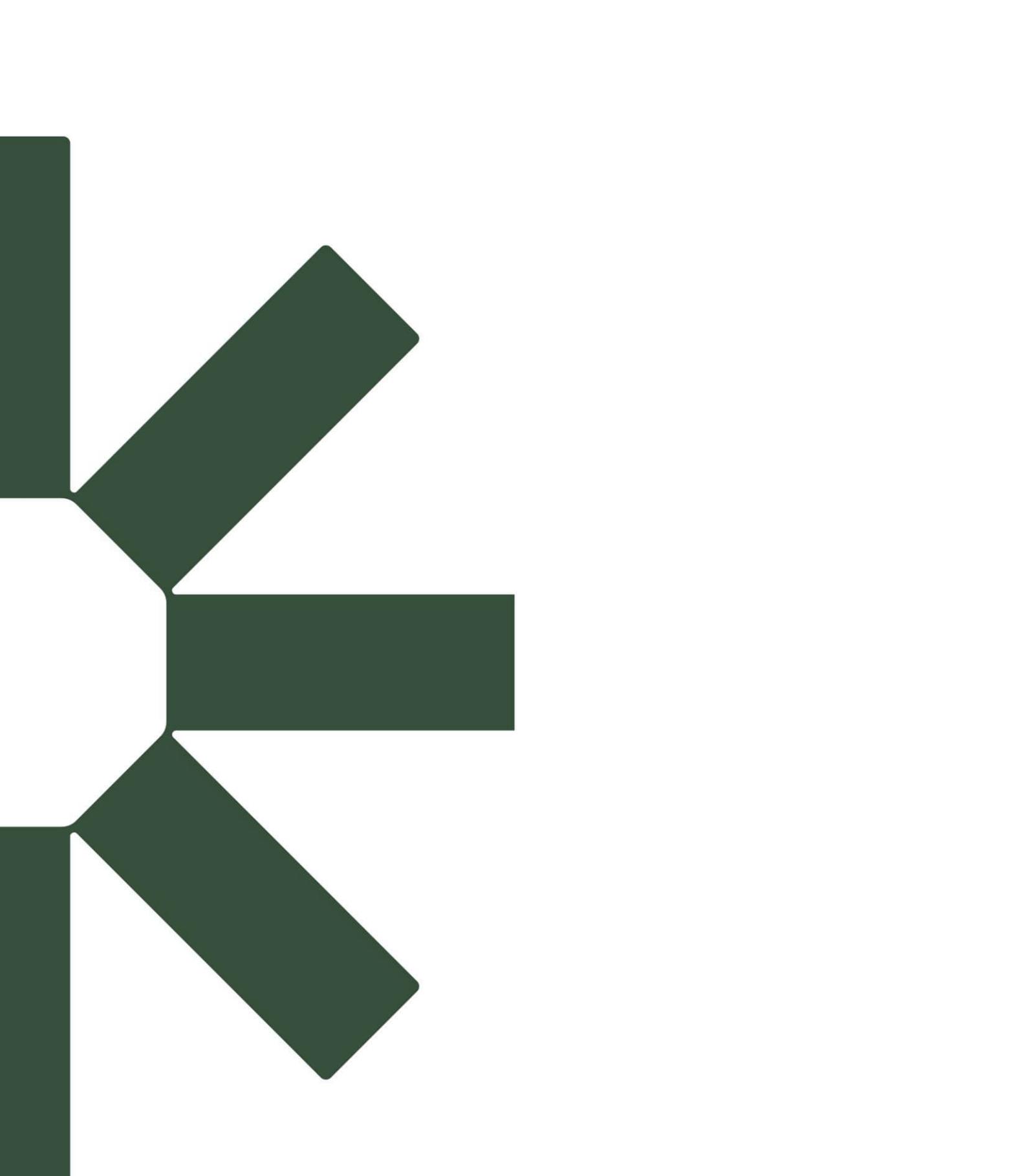
Photo 3: View from NO 17997 11910 facing west





Photo 4: View from NO 17939 11780 facing west





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