



Appendix 5 – Cultural Heritage Assessment

Stirches Renewable Energy Park

Stiches Solar Farm Limited

Prepared by:

SLR Consulting Limited

The Tun, 4 Jackson's Entry, Edinburgh, EH8 8PJ

SLR Project No.: 405.VT3215.00001

June 2025



www.cfa-archaeology.co.uk

Project Name: Stirches Renewable
Energy Park, Stirches Mains, Hawick

Report type: Cultural Heritage Assessment

Author: Matt Brooks BA (Hons) ACIfA



info@cfa-arch.co.uk
www.cfa-archaeology.co.uk

Author	Matt Brooks BA (Hons) ACIfA
Illustrator	Sarah Bailey BTEC Dip BSc ACIfA
Editor	Mhairi Hastie BSc MSc FSA Scot MCIfA
Approver	Mhairi Hastie BSc MSc FSA Scot MCIfA
Commissioned by	Stirches Solar Farm Limited
Version	2
Date Issued	May 2025
Grid Ref	BNG 350383 617215

This document has been prepared in accordance with CFA Archaeology Ltd standard operating procedures.

Stirches Renewable Energy Park, Stirches Mains, Hawick

Cultural Heritage Assessment

CONTENTS

1	INTRODUCTION.....	1
2	PLANNING POLICY AND GUIDANCE	2
3	CONSULTATION	3
4	APPROACH TO THE ASSESSMENT	4
5	BASELINE CONDITIONS.....	9
6	ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL.....	12
7	IMPACTS AND MITIGATION	13
8	REFERENCES	18

APPENDICES

Appendix 1: Non-Designated Heritage Assets Within The Inner Study Area (Figure 1).....	20
Appendix 2: Archaeological Event Within The Inner Study Area (Figure 1).....	21
Appendix 3: Designated Heritage Assets Within The Outer Study Area (Figure 3).....	22
Appendix 4: Designated Heritage Assets Within The Outer Study Area With Predicted 'Bare Earth' Visibility Of The Proposed Development (Figure 3).....	32

FIGURES (BOUND AT REAR)

Figure 1: Cultural Heritage: Inner Study Area

Figure 2: Cultural Heritage: Map Regression

Figure 3: Cultural Heritage: Outer Study Area

EXECUTIVE SUMMARY

A cultural heritage desk-based assessment has been carried out to support a Section 36 application for a photovoltaic (PV) Solar Farm with associated battery energy storage system (BESS), substation and ancillary infrastructure.

The findings of the study indicate that there is a low to moderate potential for previously unrecorded archaeological remains to survive within the Site.

The potential for setting impacts on designated cultural heritage assets in the surrounding area has been assessed. It is assessed that the Proposed Development would have a negligible effect on the settings of cultural heritage assets within the Outer Study Area.

Any requirement for archaeological mitigation measures to avoid, reduce, and offset the effects of the Proposed Development would be at the discretion of the Scottish Borders Council (SBC) and could be accommodated following determination of the application. Any requirements would need to be agreed with SBC and detailed in a Written Scheme of Investigation, implemented in advance of development.

1 INTRODUCTION

This report assesses the potential for direct and indirect effects on the cultural heritage within the Proposed Development Site (the 'Site'), arising from construction activities, and the effects upon the settings of heritage assets with statutory and non-statutory designations in the wider landscape around the Site.

The Proposed Development will consist of a 30 MW alternate current (AC) photovoltaic (PV) Solar Farm with associated battery energy storage system (BESS) of 30 MW capacity, substation and ancillary infrastructure. The BESS equipment would be sited in a site compound with appropriate surface water drainage and enclosed by security fencing. Operational access is proposed via upgraded junctions and internal access tracks which would connect to the A7 and Stirches Road.

The Site is located on agricultural land south and east of Stirches Mains, approximately 300m northwest of Hawick in the Scottish Borders Council administrative area. The Site is centred on BNG 350383 617215. The Site is bounded by the A7 along its eastern boundary, and Stirches Road on the western boundary, which provides local access to a number of dispersed houses, the Hawick substation, and also serves as part of the Borders Abbey Way long distance path. The report was commissioned by Stirches Solar Farm Limited (the Applicant) to support a Section 36 application for the Proposed Development.

The scope of the assessment considers direct and indirect effects on:

- Identify the cultural heritage baseline within and in the vicinity of the Site;
- Assess the Site in terms of its archaeological and historic environment potential;
- Consider the potential effects of the Proposed Development on the baseline cultural heritage resource, within the context of relevant legislation and planning policy guidelines; and
- Propose measures, where appropriate, to mitigate any predicted adverse effects.

The assessment is illustrated by three figures and accompanied by two gazetteers:

- Figure 1: Cultural Heritage: Inner Study Area
- Figure 2: Map Regression
- Figure 3: Cultural Heritage: Outer Study Area
- Appendix 1: Non-Designated Heritage Assets Within the Inner Study Area
- Appendix 2: Archaeological Event Within the Inner Study Area
- Appendix 3: Designated Heritage Assets Within the Outer Study Area

- Appendix 4: Designated Heritage Assets Within the Outer Study Area with Predicted 'Bare Earth' Visibility of the Proposed Development

2 PLANNING POLICY AND GUIDANCE

2.1 National Planning Policy

The primary planning policy and guidance at the national level comprises:

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

National Planning Framework 4 (NPF 4)

The purpose of NPF 4 is to set out national planning policies which reflect Scottish Ministers' priorities for operation of the planning system and for the development and use of land. NPF 4 promotes consistency in the application of policy across Scotland whilst allowing sufficient flexibility to reflect local circumstances.

In NPF 4 (Part 2, Policy 7) the policy outcomes in respect of the historic environment are:

- The historic environment is valued, protected, and enhanced, supporting the transition to net zero and ensuring assets are resilient to current and future impacts of climate change.
- Redundant or neglected historic buildings are brought back into sustainable and productive uses.
- Recognise the social, environmental and economic value of the historic environment, to our economy and cultural identity.

NPF 4 Policy 7(a-o) contains details on how these principles are to be delivered through development management and planning.

Historic Environment Policy for Scotland (HEPS)

HEPS is a policy statement directing decision-making that affects the historic environment. It is non-statutory, which means that it is not required to be followed as a matter of law or statute, but it is relevant to a wide range of decision-making at national and local levels and is supported by detailed policy and guidance.

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) and 'Scotland's Archaeology Strategy' (2015).

HEPS contains six policies and core principles (HEP1 to HEP6) for managing the historic environment. These core principles are reflected in national and local policies.

Planning Advice Note 2/2011: Planning and Archaeology

Planning Advice Note 2/2011 (PAN 2) advises that, in determining planning applications, planning authorities should take into account the relative importance of archaeological sites (para 5). It also notes that in determining planning applications that may impact on 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. The objective should be to assure the protection and enhancement of monuments by preservation in situ, in an appropriate setting or, when preservation in situ is not possible, by recording and/or excavation followed by analysis and publication of the results (para 14).

2.2 Regional and Local Planning Policy

Scottish Borders Council Local Development Plan (2024)

The LDP contains the following policies relevant to the proposed development:

- Policy EP7: Listed Buildings:
- Policy EP8: Historic Environment Assets and Scheduled Monuments
- Policy EP9: Conservation Areas

3 CONSULTATION

Table 1: summarises the consultation responses received regarding Cultural Heritage and provides information on where and/or how they have been addressed in this assessment.

Consultee	Consultee Response	Response / Action Taken
Scottish Borders Council (SBC) Screening Opinion (21 March 2025)	Advised that an EIA level Heritage Impact Assessment should be undertaken for the Proposed Development.	Follow up consultation was carried out with SBC (email dated 4 April 2025) to seek confirmation of the scope and methodology required for the EIA level Heritage Impact Assessment.
Scottish Borders Council (SBC)	Advised that a fuller Heritage Impact Assessment should be produced that would consider both the:	The assessment methodology used is detailed below in Section 4.

Consultee	Consultee Response	Response / Action Taken
Post Screening Consultation (9 April 2025)	<ul style="list-style-type: none"> Proposed Development site for potential direct impacts that may result from construction of the Proposed Development; and potential for the Proposed Development to have adverse impacts on the setting of more distant monuments such as Rubers Law (SM2129). 	<p>Assessment of the potential direct (construction) impacts of the Proposed Development on heritage assets identified within the Site are assessed in Section 7.1.</p> <p>Assessment of the potential impacts of the Proposed Development on the setting of heritage assets in the wider landscape is provided in Appendix 4 and Section 7.2.</p> <p>A 5km Outer Study Area from the Battery Energy Storage System (BESS) footprint (aligned with the LVIA study area) has been used to identify heritage assets with statutory or non-statutory designations that could have their settings affected by the Proposed Development, with the inclusion of the Ruders Law (SM2129) which lies outwith 5km.</p>

4 APPROACH TO THE ASSESSMENT

4.1 Desk-based Assessment

The assessment was conducted in accordance with the:

- Chartered Institute for Archaeologists' 'Code of Conduct' (CIfA 2014; updated October 2022),
- 'Standard and Guidance for Historic Environment Desk-based Assessment' (CIfA 2014; updated October 2020);
- 'Environmental Impact Assessment Handbook' (SNH/HES 2018);
- 'Standard and Guidance for Commissioning Work or Providing Consultancy Advice on Archaeology and the Historic Environment' (CIfA 2014, updated October 2020);

- Principles of Cultural Heritage Impact Assessment in the UK (IEMA, ClfA, IHBC 2023); and
- 'Managing Changes in the Historic Environment: Setting' (HES 2016, updated 2020).

The following information sources were consulted as part of the desk-based assessment work:

- Scottish Borders Historic Environment Record (HER), digital data extract received 24/09/2024. Information was taken from the HER mapping for an area extending to 1km from the Site boundary sufficient to provide information on known constraints within the site and the local archaeological context.
- The National Record of the Historic Environment (NRHE) database (Canmore) (HES 2025a): for any information additional to that contained in the HER;
- Historic Environment Scotland (HES) Data warehouse (HES 2025b): for up-to-date data on the locations and extents of World Heritage Sites, Scheduled Monuments, Listed Buildings, Conservation Areas, Inventory Gardens and Designed Landscapes, and Inventory Historic Battlefields;
- Map Library of the National Library of Scotland: for Ordnance Survey maps and other historic map resources.
- Historic Land-Use Assessment Data for Scotland (HLAMap) (HES 2021b): for information on the historic land-use character of the Proposed Development Site and the surrounding area.
- Modern vertical aerial photographic imagery, available via Google Earth, Bing Maps and ESRI World Imagery: to obtain information on current land-use and evidence for continuing survival of sites and features identified through other desk-based resources.
- Scottish Remote Sensing Portal: for 1 m DTM¹ Lidar data covering the Proposed Site.

4.2 Assessment Methodology

The effects of the Proposed Development on heritage assets have been assessed based on their type (direct effects and impacts on setting) and nature (adverse or beneficial). The assessment takes into account the relative value/sensitivity of the heritage asset, and its setting, and the magnitude of the predicted impact.

- Adverse effects are those that detract from or reduce cultural significance or special interest of heritage assets.

¹Digital Terrain Model

- Beneficial effects are those that preserve, enhance or better reveal the cultural significance or special interest of heritage assets.

4.2.1 Assessing Sensitivity to change of Heritage Assets

Cultural heritage assets are given weight through the designation process. Designation ensures that sites and places are recognised by law through the planning system and other regulatory processes. The level of protection and how a site or place is managed varies depending on the type of designation and its laws and policies (HES, 2019).

Table 2 summarises the relative sensitivity of those heritage assets (and their settings) relevant to the Proposed Development based on the guidance set out in the SNH/HES EIA Handbook (version 5; 2018).

Table 2: Relative Sensitivity of Heritage Assets

Sensitivity of Asset	Definition / Criteria
High	Assets valued at an international or national level, including: World Heritage Sites Scheduled Monuments Category A Listed Buildings Inventory Gardens and Designed Landscapes Inventory Historic Battlefields Non-designated assets that meet the relevant criteria for designation (including sites recorded in HERs as non-statutory register (NSR) sites of presumed national importance)
Medium	Assets valued at a regional level, including: Archaeological sites and areas that have regional value (contributing to the aims of regional research frameworks). Category B Listed Buildings (Buildings of special architectural or historic interest which are major examples of a particular period, style or building type). Conservation Areas.
Low	Assets valued at a local level, including: Archaeological sites that have local heritage value. Category C listed buildings (Buildings of special architectural or historic interest which are representative examples of a period, style or building type). Unlisted historic buildings and townscapes with local (vernacular) characteristics.

Sensitivity of Asset	Definition / Criteria
Negligible	<p>Assets of little or no intrinsic heritage value, including:</p> <p>Artefact find-spots (where the artefacts are no longer in situ and where their provenance is uncertain).</p> <p>Poorly preserved examples of particular types of features (e.g. quarries and gravel pits, dilapidated sheepfolds, etc).</p>

4.2.2 Assessing Magnitude of Impact

The magnitude of impact (adverse or beneficial) has been assessed in the categories, high, medium, low, and negligible as described in Table 3.

Table 3: Magnitude of Impact

Magnitude of Impact	Criteria	
	Adverse	Beneficial
High	<p>Changes to the fabric or setting of a heritage asset resulting in the complete or near complete loss of the asset's cultural significance.</p> <p>Changes that substantially detract from how a heritage asset is understood, appreciated, and experienced.</p>	<p>Preservation of a heritage asset in situ where it would otherwise be completely or almost completely lost.</p> <p>Changes that appreciably enhance the cultural significance of a heritage asset and how it is understood, appreciated, and experienced.</p>
Medium	<p>Changes to those elements of the fabric or setting of a heritage asset that contribute to its cultural significance such that this quality is appreciably altered.</p> <p>Changes that appreciably detract from how a heritage asset is understood, appreciated, and experienced.</p>	<p>Changes to important elements of a heritage asset's fabric or setting, resulting in its cultural significance being preserved (where this would otherwise be lost) or restored.</p> <p>Changes that improve the way in which the heritage asset is understood, appreciated, and experienced.</p>
Low	<p>Changes to those elements of the fabric or setting of a heritage asset that contribute to its cultural</p>	<p>Changes that result in elements of a heritage asset's fabric or setting detracting from its cultural significance being removed.</p>

Magnitude of Impact	Criteria	
	Adverse	Beneficial
	<p>significance such that this quality is slightly altered.</p> <p>Changes that slightly detract from how a heritage asset is understood, appreciated, and experienced.</p>	Changes that result in a slight improvement in the way a heritage asset is understood, appreciated, and experienced.
Negligible	Changes to fabric or setting of a heritage asset that leave its cultural significance unchanged and do not affect how it is understood, appreciated, and experienced.	

4.2.3 Assessing Effects on Setting

The SNH/HES EIA Handbook (2018) Appendix 1, paragraph 42 advises that:

"In the context of cultural heritage impact assessment, the receptors are the heritage assets and impacts will be considered in terms of the change in their cultural significance".

Historic Environment Scotland guidance, 'Managing Change in the Historic Environment: Setting' (HES, 2016), notes that:

"Setting can be important to the way in which historic structures or places are understood, appreciated and experienced. It can often be integral to a historic asset's cultural significance."

"Setting often extends beyond the property boundary or 'curtilage' of an individual historic asset into a broader landscape context".

The guidance also advises that:

"If proposed development is likely to affect the setting of a key historic asset, an objective written assessment should be prepared by the applicant to inform the decision-making process. The conclusions should take into account the significance of the asset and its setting and attempt to quantify the extent of any impact. The methodology and level of information should be tailored to the circumstances of each case".

The guidance recommends that there are three stages in assessing the impact of a development on the setting of a historic asset or place:

- 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; and
- Stage 3: evaluate the potential impact of the proposed changes on the setting, and the extent to which any adverse impacts can be mitigated.

The SNH/HES EIA Handbook (2018) Appendix 1, paragraph 43 advises that:

“When considering setting impacts, visual change should not be equated directly with adverse impact. Rather the impact should be assessed with reference to the degree that the proposal affects those aspects of setting that contribute to the asset’s cultural significance”.

Following these recommendations, the Bare Earth ZTV (Figure 3) for the Proposed Development has been used to identify those heritage assets from which there could be theoretical visibility of one or more elements of the Proposed Development, and the degree of theoretical visibility.

5 BASELINE CONDITIONS

5.1 Study Areas

Two Study Areas have been employed for the cultural heritage assessment:

- An Inner Study Area (Figure 1): the Site boundary was used to identify any heritage assets, both those previously recorded in the HER and on designations lists, and those identified through detailed desk-based assessment, that could be directly affected by the Proposed Development.
- An Outer Study Area (Figure 3): an area extending 5km from the Battery Energy Storage System (BESS) footprint (aligned with the LVIA study area) was used to identify heritage assets with statutory or non-statutory designations that could have their settings affected by the Proposed Development. Assets identified as having settings sensitive to change are included in the assessment, even where no visibility is predicted from the asset, as views towards or across such sites may be important aspects of the settings. Consideration has also been given to designated heritage assets beyond 5km where these have been raised by statutory consultees, or where, based on appraisal of the ZTV, long-distance views and intervisibility are considered to be important aspects of an asset’s setting.

5.2 Historic Landscape Character

The Site is an area of improved pasture and arable fields to the west of the A7, north of Hawick, and surrounded by similar farmland. The total Site area within the red line boundary measures approximately 59.3 hectares (ha) and comprises a number of large-scale agricultural fields separate by stone dykes as well as a small hill which has been previously used for quarrying. Two tributaries of the Teviot Water are located near the Site; Boonraw Burn flows along part of the northern boundary of the Site, whilst Stirches Burn is located c. 450m south of the Proposed Development's BESS infrastructure.

The Historic Land-Use Assessment map (HLAmap) describes the current land use as 'Rectilinear Fields and Farms' with rectilinear field boundaries and associated farm steadings and other buildings are typical of agricultural improvements since the 1700s. Recent amalgamation of these fields is common.

Roy's 'Military Survey of Scotland' map of 1752-55 (Figure 2.1) depicts the location of the Site as unenclosed farmland to the north of Stirches. The location of the proposed cable route crosses the annotated 'Road from Selkirk to Hawick'.

The Ordnance Survey first edition map of 1863 (Figure 2.2) depicts the Site location as enclosed farmland, south of the Boonraw Burn. The proposed cable route passes directly south of the Stirches Quarry, east of Stirches Mains before following the main road towards Stirches Tower, Stirches Croft, Northcroft and Heip farmstead.

The Ordnance Survey 25-inch map of 1898 (Figure 2.3) shows a largely unchanged landscape, although Heip farmstead is no longer extant, and a sheepfold is shown to the immediate east of the eastern extent of the development site. Sequent maps from the 20th century (OS 1990 and 1954) show little changes within the Site and surrounding area.

5.3 Heritage Assets within the Inner Study Area (Figure 1; Appendix 1 and 2)

5.3.1 Designated Heritage Assets

There are no Scheduled Monuments or Listed Buildings within the Inner Study Area, and no part of the Inner Study Area lies within a World Heritage Site, Conservation Area, Inventory Garden and Designed Landscape, or Inventory Historic Battlefield.

5.3.2 Non-designated Heritage Assets

Prehistoric

There are no recorded sites or finds of prehistoric date within the Site.

Post-medieval

The HER records three undesignated heritage assets from the post-medieval period within the Inner Study Area, all are within in the area of the proposed cable route.

An improvement era farmstead (HER 342305) is depicted on the first edition Ordnance Survey map (1863) annotated as 'Heip'. The farmstead comprises four rectangular buildings and a T-shaped building, three larger enclosures, a small square enclosure and a garden. No remains of the building are visible on LIDAR DTM or modern aerial photographs (Google Earth; Bing). No upstanding remains of the former building were identified during the field survey, in what is an improved pasture field. However, it is possible that remains associated with the former farmstead may survive as below ground features. As the site of a former farmstead with potential for surviving buried remains, the site is assessed as being of heritage value at the local level and of low sensitivity.

Two post-medieval roads (HER 342309 and HER 342310) defined as old tracks marked on the first edition Ordnance Survey map (1863). No remains of the former trackways were visible on LIDAR DTM or modern aerial photographs (Google Earth; Bing). Field survey confirmed that no remains of the track (HER 342309) now survive in an improved pasture field. The trackway (HER 342310) has been replaced by a modern footpath running from Hawick to the electricity Substation and then continuing as a green track to the Dean Burn. As minor features of the historic landscape, they are assessed as being of little intrinsic heritage value and of negligible sensitivity.

5.3.3 Previous Archaeological Investigations

The HER records that a watching brief (HER 1014650) was undertaken during installation of the grid connection route that connects Langhope Rig Windfarm with Hawick substation partially within the Site (cable route element). The work did not uncover any features, deposits or artefacts of archaeological significance (Grey 2013).

5.4 Heritage Assets within the Outer Study Area (Figure 3; Appendix 3 and 4)

There are 155 designated heritage assets within the Outer Study Area, as shown on Figure 3 and listed in Appendix 3.

- Nine Scheduled Monuments of heritage value at the national level and of high sensitivity. Two of which have predicted Bare Earth visibility of the Proposed Development.
- Six Category A Listed Buildings of heritage value at the national level and of high sensitivity. Three of which have predicted Bare Earth visibility of the Proposed Development.

- Thirty-Nine Category B Listed Buildings of heritage value at the regional level and of medium sensitivity. Fifteen of which have predicted Bare Earth visibility of the Proposed Development.
- Ninety-nine Category C Listed Buildings of heritage value at the regional level and of low sensitivity. Sixty-one of which have predicted Bare Earth visibility of the Proposed Development
- One Conservation Area, of heritage value at the regional level and of medium sensitivity, which has some predicted Bare Earth visibility of the Proposed Development.

Most of the Listed Buildings lie within the Hawick Conservation Area (CA610). These are all 18th to 20th century buildings that form part of Hawick town.

The closest Scheduled Monument, Hawick Moat Park (SM1702), lies 1.8km south of the Proposed Development.

6 ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL

The evidence from the desk-based assessment has shown that there are three known heritage assets within the Site consisting of a farmstead (HER 342305) and two roadways (HER 342309 and HER 342310). The HLAmap records that the Inner Study Area comprises 'rectilinear fields and farms' and associated farm steadings and other buildings, typical of agricultural improvements since the 1700s.

There is no evidence of prehistoric or medieval activity within the Site or the local area, however Hawick's historic core, located c. 1.3km to the south, was established in the 12th century and expanded during the industrial revolution. The earliest findspot within proximity of the Site consists of a Roman Coin (Canmore ID 55271) located at Burnfoot within Hawick, 1.1km to the southwest.

The majority of evidence points to post-medieval agricultural practices both within and within locality of the Site, and there is some potential for subsurface remains linked to these practices to survive within the Site.

Taking the identified baseline within the Inner Study Area and the archaeological context of the wider landscape, into consideration, together with the historic and current land use, it is assessed that there is a **low to moderate** potential for as yet undetected, buried archaeological remains to survive within the Site.

7 IMPACTS AND MITIGATION

7.1 Construction Impacts

Any ground-breaking activities associated with the construction of the proposed development (such as those required for installation of array panel ground anchors, excavations for underground cabling, construction of tracks, substations, compounds, etc.) have the potential to disturb or destroy heritage assets (including buried remains). Other construction activities, such as vehicle movements, soil and overburden storage and landscaping also have the potential to cause direct, permanent, and irreversible impacts on heritage assets.

The installation of the pile-driven metal racks, which will hold the solar modules only involve limited ground penetration. However, the frequency of excavations across the Proposed Development Site has the potential to disturb the integrity of any buried remains that may be present and could potentially diminish the archaeological value of any remains present, or destroy archaeological evidence contained within any buried features.

Based on the results of the assessment, there are no known heritage assets within the Proposed Development Site that would be directly affected by construction works. No known heritage assets have been identified within the footprint of the proposed Solar Array or within the BESS and Substation Compound Area.

The proposed cable route would run along the existing road that runs from Stirches Mains to Hawick substation. Excavation for the cable route would lie wholly within the footprint of the road and would not extend beyond the previously disturbed road make-up.

Based on assessment of the archaeological context, there is a low potential for the Proposed Development to have an adverse impact on any previously unrecorded buried remains or archaeological deposits that may survive below ground.

7.2 Setting Impacts

The construction and presence of the Proposed Development may adversely affect the settings of heritage assets in its vicinity. Such effects would be long-term but ultimately reversible with the decommissioning of the Proposed Development.

The assessment of operational effects on the settings of heritage assets has been carried out with reference to the layout of the Proposed Development (shown on Figure 1) and locations of the cultural heritage assets (shown on Figure 3).

The Proposed Development has potential to have a limited adverse effect on the settings of cultural heritage assets in the wider landscape. The proposed solar panels are relatively low-profile features, while the associated infrastructure (including battery energy storage system (BESS), substation and ancillary infrastructure) would be of a small scale.

Based on assessment of the Bare Earth ZTV for the Proposed Development it is assessed that there is potential for the Proposed Development to result in effects on the settings of eight designated heritage assets within the Outer Study Area. A summary assessment of these is provided, in tabulated form, in Appendix 4.

The following discussion provides detailed assessments for those designated assets that have been either identified as having the greatest potential to be sensitive to impacts on their settings or have been identified by Scottish Borders Council as requiring detailed consideration.

Kaim Law fort (SM1697)

The remains of this monument comprise a later prehistoric fort defined by curved ramparts and ditches, with steep slopes enhancing its defensibility. The outer rampart, interpreted as a hornwork, is of similar construction, standing up to 1.8m in height. Visible archaeological features include at least one clearly defined oval hut surrounded by a narrow ditch, with traces of at least four additional hut platforms within the enclosure.

As a Scheduled Monument, Kaim Law fort is of heritage value at national level and is an asset of high sensitivity.

The monument is situated on the summit of a narrow ridge, overlooking the Siltrig Water from an elevation of approximately 237m AOD. The site comprises the remains of a fort measuring internally around 110m by 27m. The natural topography contributes to the defensive character of the site, with the northwest flank falling steeply for 15m, and the southeast displaying a similarly sharp gradient.

The setting of the fort contributes to its significance primarily through its elevated position on a narrow ridge, which offers commanding views over the surrounding landscape. These views reflect the fort's strategic placement for observation and defence and help convey its original function and purpose. The steep natural slopes to the northwest and southeast further reinforce its defensive character.

The aspects of the setting that contribute most to the forts cultural significant are its naturally defensive position, wide views over the surrounding landscape and views to the fort from the surrounding landscape.

Kaim Law fort lies 3.7km to the south-southeast of the solar arrays and 3.8km from the BESS and substation. The ZTV (Figure 3) shows that there would be predicted Bare Earth visibility of the solar arrays from the monument.

The introduction of the Proposed Development would result in the Proposed Development being visible in the distant views to the northwest of the monument. However, the Proposed Development would be sufficiently distant and in a separate landscape area to Kaim Law fort and it would remain possible to understand, appreciate and experience the defensive and strategic nature of the fort.

Overall, it is assessed that the Proposed Development would have no more than a **negligible** magnitude adverse effect on the setting of Kaim Law fort. The presence of the Proposed Development in the wider landscape surrounding the monument would not appreciably detract from the way the fort is understood, appreciated, or experienced, and the Proposed Development would not adversely affect the cultural significance of the designated heritage asset or its setting.

Rubers Law fort and Roman signal station (SM2129)

The remains of this monument comprise an Iron Age fort and Roman signal station which includes an inner enclosure or citadel on the main summit of Rubers Law and which likely represent the core defended area. The fort belongs to the Dark Age nuclear type of fortification. Additional structural elements include two fragments of walling, and an outer wall built along the edge of a natural terrace. These features reflect a well-planned defensive arrangement making strategic use of the hill's topography and suggest a long history of occupation and use as a Roman signal station.

As a Scheduled Monument, Rubers Law fort and Roman signal station is of heritage value at national level and is an asset of high sensitivity.

The fort has been sited on the summit of the prominent, Rubers Law location at approximately 424m AOD. As one of the highest hills in the surrounding landscape, the summit location affords the fort and signal station extensive and panoramic views across the surrounding landscape. Key views include the Cheviot range to the south and east, the Eildons and Lammermuirs to the north, and the hills of Selkirkshire and Liddesdale to the west and southwest. This location would have been chosen for its naturally defensive properties and to allow the occupiers of both the fort and the signal station key views over the strategic routes through the area.

While the fort may originally have been prominent within its topographic setting, it is now a series of large earthwork banks, which are not readily distinguishable from a distance. However, as a site likely to have been intended to be prominent and visible

in the landscape, views towards the fort from its surroundings are important in the appreciation of its cultural significance.

The aspects of the setting that contribute most to the fort's cultural significance are its naturally defensive position, wide panoramic views over the surrounding landscape, and views towards the fort from the surrounding landscape.

Rubers Law fort and Roman signal station lies 7.2km to the southeast of the solar arrays and 8.3km from the BESS and substation. The ZTV (Figure 3) shows that there would be predicted Bare Earth visibility of the solar arrays from the monument. The introduction of the Proposed Development would result in the proposed development being visible in distant view to the northwest of the monument. However, the Proposed Development would be sufficiently distant and in a separate landscape area not to compete with Rubers Law fort and Roman signal station for prominence and it would remain possible to understand, appreciate and experience why the fort and signal station were located on this summit for the defensive and strategic nature of the site.

Overall, it is assessed that the Proposed Development would have no more than a **negligible** magnitude adverse effect on the setting of Rubers Law fort and Roman signal station. The presence of the Proposed Development in the wider landscape surrounding the monument would not appreciably detract from the way the fort and signal station are understood, appreciated, or experienced, and the Proposed Development would not adversely affect the cultural significance of the designated heritage asset or its setting.

Hawick (CA610)

The Conservation Area in Hawick includes the High Street and the historic core of the town. Hawick has a long history that can be traced back to the 12th century. The Conservation Area is an asset of regional heritage value and is of medium sensitivity.

Within Hawick Conservation Area there is a varied selection of building types, styles and periods, and these reflect the history, diversity and development of the town. Properties range from two stories upwards in height and architectural details range significantly, all of these elements contribute to the character of the Conservation Area. There are 93 listed buildings within the Conservation Area, of which three are Category A Listed (Tower Mill LB34619; Town Hall LB34634; Equestrian Statue LB34645). The Conservation Area lies within a built-up urban environment, with intervening modern development and infrastructure and any views toward the Proposed Development are likely to be filtered or blocked by built form, mature tree cover, or changes in topography.

The Bare Earth ZTV (Figure 3) indicates that parts of the solar arrays could theoretically be visible from elevated locations within the Conservation Area, although visibility of the solar arrays are likely to be limited largely by surrounding buildings, and mature tree cover. There is no functional, historical, or visual connection between the Conservation Area and the Site and the rural setting of the Site does not form part of the designed or historical setting of the Conservation Area.

Overall, it is assessed that the Proposed Development would have no more than a **negligible** magnitude adverse effect on the setting of Hawick Conservation Area. The presence of the Proposed Development in the wider landscape surrounding the Conservation Area would, not detract from an appreciation or understanding of the layout of the Conservation Area or the relationship between the Listed Buildings within the Conservation Area. The character and setting of the Conservation Area would not be diminished by the Presence of the Proposed Development.

7.3 Mitigation

The emphasis in Planning Advice Note (PAN) 2/2011: Planning and Archaeology (PAN 2) (para 14) is for the preservation of important remains in situ where practicable and by record where preservation is not possible.

There is a low to moderate potential for further, hitherto unknown, buried archaeological remains to be encountered within the Site, and it may be that Scottish Borders Council (SBC) will require archaeological investigation/monitoring.

Any programme of mitigation works required as a condition of consent would be agreed in advance with SBC and detailed in a Written Scheme of Investigation (WSI). Any required work would be carried out prior to construction commencing to an appropriate standard.

If any significant discoveries were made during archaeological mitigation works, and it was not possible to preserve those discoveries in situ, provision would be made for the excavation where necessary of any archaeological remains encountered. The provision would include the consequent production of written reports on the findings, with post excavation analysis, conservation of finds, and publication of the results of the works where appropriate.

8 REFERENCES

Bibliographic

ClfA (2014) '*Code of Conduct.*' Chartered Institute for Archaeologists. (Revised 2022).

ClfA (2014) '*Standard and Guidance for a Historic Environment Desk-Based Assessment*', Chartered Institute for Archaeologists. (Updated 2020).

Scottish Borders Council Local Development Plan (2024). Available online at: <https://www.scotborders.gov.uk/plans-guidance/local-development-plan> [Accessed April 2025].

HES (2016) '*Managing Change in the Historic Environment: Setting.*' (Updated 2020). Edinburgh.

HES (2019) '*Historic Environment Policy for Scotland*' (HEPS).

HES (2023) '*Our Past, Our Future: The Strategy for Scotland's Historic Environment*'.

IEMA (2021) '*Principles of Cultural Heritage Impact Assessment in the UK.*

Scottish Government (2011) '*Planning Advice Note 2/2011 (PAN 2): Planning and Archaeology*'.

Scottish Government (2023) '*National Planning Framework 4*', Edinburgh.

SNH and HES (2018) '*Environmental Impact Assessment Handbook*'

Gray, H. 2013 *Langhope Rig Wind Farm Grid Connection, Hawick, Scottish Borders. Cultural Heritage Assessment Report.* CFA Archaeology Ltd, Report no. 3068.

Cartographic

Roy, Gen. W. 1752-55 Military Survey of Scotland.

Ordnance Survey (1863) *Roxburghshire, Sheet XXV*, six inches to one mile.

Ordnance Survey (1898) *Roxburghshire XXV.4*, 25 inches to one mile.

Ordnance Survey (1900) *Sheet 17 – Jedburgh*, one inch to one mile.

Ordnance Survey (1954) *NT51 - B*, 25 inches to one mile.

Internet Resources

HES 2024a National Record of Historic Environment (NHRE) database (Canmore), available at: <https://pastmap.org.uk/> [Accessed April 2025].

HES 2024b Historic Environment Scotland Data warehouse, available at: <http://portal.historicenvironment.scot/spatialdownloads> [Accessed April 2025].

HES 2024c Historic Land-Use Assessment Data for Scotland (HLAMap), available at: <https://hlapmap.org.uk/> [Accessed April 2025]

APPENDIX 1: NON-DESIGNATED HERITAGE ASSETS WITHIN THE INNER STUDY AREA (FIGURE 1)

Reference ID	Asset Name / Type	Easting	Northing	Source(s)	Description	Heritage Sensitivity
HER 342305	Heip, Farmstead	349772	616860	HER; Canmore; Historic maps	The HER and NRHE record that a farmstead, annotated 'Heap' is depicted on the Ordnance Survey first edition map (1863), comprising four rectangular buildings, a T-shaped building, four enclosures and a garden. The farmstead is not shown on subsequent maps. The HER records that field survey carried out in 2015 for the Langhope Grid Connection did not identify any upstanding remains of the farmstead in what is now a pasture field. No remains of the former farmstead are visible on LIDAR DTM or on modern aerial photographs (Goole Earth; Bing). Field survey for this assessment confirmed the results of the 2015 survey.	Low
HER 342309	Stouslie, former track	349352	616338	HER; Canmore; Historic maps	The HER and NRHE record that an old track is depicted on the Ordnance Survey first edition map (1863) linking Stirches to Stouslie. No remains of the former trackway are visible on LIDAR DTM or modern aerial photographs (Google Earth; Bing). Field survey confirmed that no remains of the track now survive in an improved pasture field.	Negligible
HER 342310	Kippielaw, former track	349363	615783	HER; Canmore; Historic maps	The HER and NRHE record that an old track is depicted on the Ordnance Survey first edition map (1863). The former trackway is not visible on LIDAR DTM or on modern aerial photographs (Google Earth). No remains of the former trackway were identified during the field survey in what is now an improved pasture field. The trackway has been replaced by a modern footpath (right of way) running from Hawick to the electricity Substation and then continuing as a green track to the Dean Burn.	Negligible

APPENDIX 2: ARCHAEOLOGICAL EVENT WITHIN THE INNER STUDY AREA (FIGURE 1)

Reference ID.	Event Name	Easting	Northing	Description	Source(s)
1014650	Langhope Rig Wind Farm Grid Connection, Hawick, Scottish Borders	349379	615854	The HER records that a watching brief was undertaken during installation of the grid connection route that connects Langhope Rig Windfarm with Hawick substation partially within the Site (cable route element). This work identified 58 assets of cultural heritage interest within the study corridor but failed to uncover any features, deposits or artefacts of archaeological significance within this section of the watching brief (Grey 2013).	HER; Canmore

APPENDIX 3: DESIGNATED HERITAGE ASSETS WITHIN THE OUTER STUDY AREA (FIGURE 3)

This appendix provides details on the heritage assets recorded within the Outer Study Area.

Those heritage assets with predicted 'Bare Earth' visibility of the Proposed Development are assessed in summary detail in Appendix 4.

Designation Ref. No	Designation Title	Easting	Northing	Heritage Sensitivity	Description	Predicted Bare Earth Visibility (Y/N)	Designation
SM2224	Ashkirkshiel earthwork	348018	620289	High	The monument is a hillfort of the Iron Age some 2000 to 2500 years old, situated on a ridge. The fort is defended on the easy NE approach by 3 ramparts, each fronted by a slight ditch. The two innermost ramparts lie close together; the outermost lies some 15m to 20m beyond. The inner rampart, which continues around the east, west and south sides, encloses an area measuring 60m square. To the SW of this enclosure, on the end of the ridge, is an annex enclosed by a low rampart on its east, west and south sides. Within the main enclosure are the remains of several circular house stances. The overall dimensions of the fort are c 170m northeast-southwest by 70m transversely. The area to be scheduled includes the whole of the fort and an area around in which traces of activities associated with its construction and use will survive, and measures 210m northeast-southwest by 110m transversely.	N	Scheduled Monument
SM2299	The Pisgah Saucer Barrows or Whitefield Cairns	346303	616795	High	A group of six saucer barrows is situated on the northeast slopes of Pisgah Hill. The best preserved (no 4) comprises a low cairn 28 ft in diameter. Nos 1, 2, 3 and 5 have been ploughed to a mere annular groove. A seventh saucer barrow is visible on-air photographs (106G/Scot/UK 141: 4110-1). There is no trace of it above ground.	N	Scheduled Monument

Designation Ref. No	Designation Title	Easting	Northing	Heritage Sensitivity	Description	Predicted Bare Earth Visibility (Y/N)	Designation
SM1695	Highchesters Hillfort	345826	614491	High	The Early Iron Age fort, located on a spur at the south end of Highchesters Hill. It is a sub-rectangular enclosure with fragmentary remains of three ramparts. The inner rampart appears as a grassy bank on the west and north, with a scarp along the northwest and south, while the medial rampart is best preserved along the north as a bank, fading on the southwest and south; the outer rampart is marked only by a southwest scarp. In the northeast, the inner and medial ramparts are most intact, with a ditch between them. The entrance was likely on the northeast, and the interior is now featureless due to cultivation.	N	Scheduled Monument
SM1702	Hawick Moat Park Motte	349916	614051	High	<p>The monument comprises an artificial earthen motte of truncated conical form, located on the high ground above the west bank of the Siltrig Water, some 500m southwest of its confluence with the River Teviot. The monument was last scheduled in 1958, but the area defined was inadequate to protect the likely bailey.</p> <p>The motte rises to some 7.6m and has a diameter at its base of about 29.75m. Excavation in 1912 located a ditch around the base which varied in width from 4.25m to 8.5m, and in depth between 1.2m and 2.15m. The limited finds located in the course of excavation, including a coin of Henry II, pointed to a twelfth-century date of construction, at a time when Hawick was a possession of the Lovell family. No traces of baileys or courtyards have so far been identified, though it is likely that one or more would have been associated with a motte of this scale.</p> <p>The area to be scheduled is intended to cover the motte itself, together with the area likely to have been occupied by the bailey. It is defined by the inner edges of the path surrounding the parkland around the motte, excluding the seating area to the north and the playground to the SW, extending to an area with extreme dimensions of 153m northeast-</p>	Y	Scheduled Monument

Designation Ref. No	Designation Title	Easting	Northing	Heritage Sensitivity	Description	Predicted Bare Earth Visibility (Y/N)	Designation
					southwest and 102m northwest/southeast, as marked in red on the accompanying map extract.		
SM1697	Kaim Law fort	351245	613184	High	This fort occupies the summit of a hillock at the southwest end of the Kaim Law ridge, with steep slopes on either side. The ramparts are most visible at both ends but show little evidence of continuing along the summit's margins. The better-preserved northeast ramparts form an arc with external ditches, while the southwest end features a reduced inner rampart with a second rampart below. Likely entrances existed at both ends. The interior, a roughly rectangular area of 0.33 hectares, has mostly escaped cultivation. In 1948, RCAHMS investigators noted traces of five ring-ditch houses and satellite imagery suggests the entire interior was densely occupied by timber roundhouses	Y	Scheduled Monument
SM2140	Campknowe Plantation, fort & enclosure	348202	621940	High	A fort or defended settlement sits on a low rocky ridge, previously covered by a plantation and bounded by a stone dyke. The remains are complex and denuded, consisting of inner and outer enclosures from multiple construction phases. At the SW end, the outer enclosure's ramparts and ditches are well-defined despite past cultivation, while the inner enclosure is overlaid by cultivation ridges. The northwest end has been more heavily ploughed, obscuring some defensive features. The outer enclosure follows a trapezoidal plan, suggesting it may have been a strongly enclosed rectilinear settlement rather than a fort. The SW perimeter features twin banks with a medial ditch, additional banks, and ditches suggesting multiple defensive phases. The northeast end is less defined but includes an outer bank and a natural gully, likely marking a second	N	Scheduled Monument

Designation Ref. No	Designation Title	Easting	Northing	Heritage Sensitivity	Description	Predicted Bare Earth Visibility (Y/N)	Designation
					entrance. The inner enclosure, likely a later addition, measures about 75m by 42m with a stony bank and an entrance on the southwest.		
SM13768	Acreknowe training trenches, Stobs Camp	349841	610807	High	The monument comprises the remains of training trenches constructed by troops based at the adjacent Stobs Camp during the First World War. The trenches, surviving in three distinct groups, are visible as earthworks on slopes on the southeast side of Acreknowe Burn and downstream of the Acreknowe Reservoir. They are located around 1.5km north-northeast of the core of Stobs Camp at around 205m above sea level.	Y	Scheduled Monument
SM2142	Midshiels standing stone	353394	617752	High	There is a standing stone on level ground at a distance of 90 yds. to the northeast of the cairn NT51NW 11 (RCAHMS 1956 No. 258). It is four-sided, with right-angled corners, and at ground-level, where the sides are almost equal, the girth is 7ft. It rises with a slight taper to a chisel-shaped top and is 7ft 3in in height.	N	Scheduled Monument
SM2143	Midshiels mound	353320	617702	High	No Bibliography entries for this designation.	N	Scheduled Monument

Designation Ref. No	Designation Title	Easting	Northing	Heritage Sensitivity	Description	Predicted Bare Earth Visibility (Y/N)	Designation
CA610	Hawick Conservation Area	296838	672501	Medium	<p>The Conservation Area in Hawick includes all the High Street and the historic core to the south. Hawick has a long and colourful history that can be traced back to the 12th century when the Norman family; the Lovels were granted land in and around Hawick by King David I. Situated close to the border with England, Hawick suffered greatly particularly during the 15th and 16th centuries when the town was repeatedly burned. Despite all of that, the town survived and flourished with the arrival of the industrial revolution, and in particular the expansion of the knitwear and textile industries and the introduction of the railway.</p> <p>It is evident that within the Hawick Conservation Area there is a great selection of building types, styles and periods, and these reflect the history, diversity and development of the town. Properties range from two stories upwards in height. Building materials range from sandstone and whin stone, harling, stucco and slate. Architectural details range significantly, fanlights, transom lights, sandstone rybats, margins and quoins, along with a wide range of elaborate other details within the Conservation Area. As all of these elements contribute to the Conservation Area, together they all form its character, any new development or alterations must respect the individual building and the wider Conservation Area. It is therefore important that all of these individual features are taken into account. There are currently 93 listed properties within the amended Conservation Area, of which 3 are category 'A'.</p>	Y	Conservation Area

LISTED BUILDINGS WITHIN HAWICK TOWN

Designation Title	Designation Ref. No	Listed Building Category	Predicted Bare Earth Visibility (Y/N)
Tower Mill, Kirkstile, Hawick	LB34619	A	Y
Town Hall, High Street, Hawick	LB34634	A	Y
Equestrian Statue, High Street, Hawick	LB34645	A	Y
Burnhead Tower	LB8376	B	N
St Mary's Church, St Mary's Place, Hawick	LB34612	B	Y
1 Tower Dykeside, Hawick	LB34624	B	N
3, 4 Tower Dykeside, Hawick	LB34624	B	Y
2 Tower Dykeside, Hawick	LB34624	B	Y
Tower Hotel, Tower Knowe, Hawick	LB34624	B	Y
4 Tower Knowe, Hawick	LB34625	B	Y
12 High Street, Hawick	LB34628	B	Y
Bank Of Scotland, 7 High Street, Hawick	LB34637	B	Y
Trustee Savings Bank, 11 High Street, Hawick	LB34639	B	Y
65, 67 High Street, Hawick	LB34643	B	N
63 High Street, Hawick	LB34643	B	Y
73 High Street, Hawick	LB34643	B	Y
71 High Street, Hawick	LB34643	B	Y
69 High Street, Hawick	LB34643	B	Y
Fountain, Drumlanrig Square, Hawick	LB34648	B	Y
Corn Mill, Mill Path, Hawick	LB34660	B	Y
Drumlanrig Hospital, The Loan, Hawick	LB34663	B	Y
St Cuthbert's Episcopal Church, Slitrig Crescent, Hawick	LB34664	B	Y
Albert Bridge, Hawick	LB34675	B	N
Wilton Church, Hawick	LB34678	B	N
Hawick Museum	LB34688	B	N
Hawick Cottage Hospital And Lamp Standard, Hawick	LB34694	B	N
43 North Bridge Street, Hawick	LB48106	B	N
47 North Bridge Street, Hawick	LB48108	B	N
49 North Bridge Street, Hawick	LB48109	B	N
Eastfield Mills	LB50813	B	N
Hawick Conservative Club, 22 Bourtree Place	LB51191	B	N
Wilton Parish Church Hall, Dickson Street	LB51197	B	N
23 Havelock Street	LB51201	B	N
18 High Street	LB51213	B	N
16 High Street	LB51213	B	N
Including The Queen's Head Pub, 32 High Street And 2 Cross Wynd	LB51214	B	N
Including 1 And 2 Laidlaw Terrace, Hawick Library, North Bridge Street	LB51218	B	N
1 North Bridge Street	LB51219	B	Y
3 Oliver Place	LB51222	B	Y
Norwood, Roadhead	LB51226	B	N

Designation Title	Designation Ref. No	Listed Building Category	Predicted Bare Earth Visibility (Y/N)
Ladylaw, Rosalee Brae	LB51227	B	Y
Gates And Steps, Boundary Walls, Including Outbuilding, Westwood, Sunnyhill Road	LB51233	B	N
Woodnorton, Sunnyhill Road	LB51234	B	N
3 Tower Dykeside	LB51235	B	N
4 Tower Dykeside	LB51235	B	N
2 Tower Dykeside	LB51235	B	N
1 Tower Dykeside	LB51235	B	Y
1 exchary's Place, Hawick	LB34616	C	Y
2 Tower Knowe, Hawick	LB34620	C	Y
3 Tower Knowe, Hawick	LB34621	C	Y
7 Tower Knowe, Hawick	LB34622	C	Y
2 High Street, Hawick	LB34626	C	Y
4 High Street, Hawick	LB34627	C	Y
8 High Street, Hawick	LB34627	C	Y
10 High Street, Hawick	LB34627	C	Y
6 High Street, Hawick	LB34627	C	Y
16, 18 High Street, Hawick	LB34629	C	Y
14 High Street, Hawick	LB34629	C	Y
Crown Hotel, 20-22 High Street, Hawick	LB34630	C	Y
Queens Head Public House, 32 High Street, Hawick	LB34633	C	Y
30 High Street, Hawick	LB34633	C	Y
1-3 High Street, Hawick	LB34635	C	Y
Borders Club, 9 High Street, Hawick	LB34638	C	Y
19, 21 High Street, Hawick	LB34640	C	Y
15 High Street, Hawick	LB34640	C	Y
17 High Street, Hawick	LB34640	C	Y
13 High Street, Hawick	LB34640	C	Y
29 High Street, Hawick	LB34641	C	Y
25 High Street, Hawick	LB34641	C	Y
27 High Street, Hawick	LB34641	C	Y
23 High Street, Hawick	LB34641	C	Y
Royal Bank Of Scotland, 33-35 High Street, Hawick	LB34642	C	Y
83 High Street, Hawick	LB34644	C	N
85 High Street, Hawick	LB34644	C	Y
81 High Street, Hawick	LB34644	C	Y
2 Howegate, Hawick	LB34646	C	Y
1 Howegate, Hawick	LB34647	C	Y
Slitrig Cottage, 1 The Village, Hawick	LB34651	C	N
Slitrig Bank House, 1 Slitrig Bank, Hawick	LB34653	C	N
8 Old Manse Lane, Hawick	LB34655	C	Y
Slitrig Gospel Hall, 2,4,6 Old Manse Lane, Hawick	LB34655	C	Y
Kirkwynd Bridge, Slitrig Water, Hawick	LB34656	C	Y
4 Slitrig Crescent, Hawick	LB34657	C	Y
3 Slitrig Crescent, Hawick	LB34657	C	Y
5 Slitrig Crescent, Hawick	LB34657	C	Y

Designation Title	Designation Ref. No	Listed Building Category	Predicted Bare Earth Visibility (Y/N)
7 Slitrig Crescent, Hawick	LB34658	C	Y
Mill House, 1 Slitrig Crescent, Hawick	LB34661	C	Y
Rectory, Lynnwood Road, Hawick	LB34665	C	Y
Riversdale, Lynnwood Road, Hawick	LB34665	C	N
1 Sandbed, Hawick	LB34666	C	Y
2 Sandbed, Hawick	LB34667	C	Y
Bridgend House, Sandbed, Hawick	LB34669	C	N
5 Buccleuch Street, Hawick	LB34670	C	Y
3 Buccleuch Street, Hawick	LB34670	C	Y
1 Buccleuch Street, Hawick	LB34670	C	Y
2 Buccleuch Street, Hawick	LB34671	C	Y
8 Buccleuch Street, Hawick	LB34672	C	Y
12 Buccleuch Road, Hawick	LB34672	C	Y
10 Buccleuch Street, Hawick	LB34672	C	N
14 Buccleuch Street, Hawick	LB34673	C	N
16 Buccleuch Street, Hawick	LB34674	C	N
22 Buccleuch Street, Hawick	LB34674	C	N
20 Buccleuch Street, 18, Hawick	LB34674	C	N
St George's West Church, St George's Lane, Hawick	LB34676	C	N
Old Parish Church Hall, Buccleuch Street, Hawick	LB34677	C	N
Old Parish Church, Buccleuch Street, Hawick	LB34677	C	N
North Bridge, Hawick	LB34684	C	N
Weensland Mills, Weensland Road, Hawick	LB34685	C	N
St Mary's Parish Church Hall, Sandbed, Hawick	LB34689	C	Y
4 Howegate, Hawick	LB46410	C	Y
6 Howegate, Hawick	LB46411	C	Y
10 Howegate, Hawick	LB46413	C	Y
12 Howegate, Hawick	LB46414	C	Y
7 Howegate, Hawick	LB46419	C	Y
11 Howegate, Hawick	LB46421	C	Y
19 Howegate, Hawick	LB46423	C	N
41 North Bridge Street, Hawick	LB48105	C	N
Former Office To Turnbells Finishing Works	LB50814	C	N
24 Commercial Road	LB50815	C	N
Turnbull And Scott (Engineers) Ltd, 16-20 Commercial Road	LB50816	C	N
Hawick Congregational Community Church And Halls, Bourtree Place	LB51189	C	N
Number 2	LB51190	C	Y
Number 4	LB51190	C	Y
Vestry And Halls, Including Session House, Trinity Church, Brougham Place	LB51192	C	N
Including Ancillary Structures And Boundary Walls, Ingleside, Buccleuch Road	LB51193	C	N

Designation Title	Designation Ref. No	Listed Building Category	Predicted Bare Earth Visibility (Y/N)
Steps And Lamp Post, Gate, Including Boundary Wall, Parkview, Buccleuch Road	LB51194	C	N
Peter Scott's Factory, 7-11 (Odd Numbers) Buccleuch Street	LB51195	C	Y
22 Buccleuch Street	LB51196	C	N
The Station Hotel, 1 Dovemount Place	LB51198	C	N
Number 2	LB51199	C	N
Number 7	LB51199	C	N
Numbers 3 To 6	LB51199	C	N
Number 1	LB51199	C	N
Silverbuthall Gatepiers, Havelock Street	LB51200	C	N
19 High Street	LB51203	C	N
21 High Street	LB51204	C	N
Former William Beck's Stocking Shop, Rear Of 21 High Street	LB51206	C	N
25 High Street	LB51207	C	N
27 Street	LB51208	C	N
29 High Street	LB51208	C	N
47 High Street	LB51209	C	N
79 High Street	LB51210	C	Y
77 High Street	LB51210	C	Y
8 High Street	LB51211	C	N
10 High Street	LB51212	C	N
Lynnwood Lodge, 10 Liddesdale Road	LB51215	C	N
Newbiggin, 9 Lockhart Place	LB51216	C	N
Former Wilton Parish Manse, 6 And 7 Mansfield Square	LB51217	C	N
Elm House Hotel, 17 North Bridge Street	LB51220	C	N
Including Stone Gatepiers, 2, 4 And 6 North Bridge Street And 2 Croft Road	LB51221	C	N
4 Oliver Place	LB51223	C	Y
12 And 13 Oliver Place And 1 Croft Road	LB51224	C	N
Wilton Centre (Former Wilton Parish School) Including Boundary Walls And Gatepiers, 36 Princes Street	LB51225	C	N
Little Salt Hall, Rosalee Brae	LB51228	C	N
Including The Exchange Bar, 1 Silver Street And 9 Kirkstile	LB51229	C	Y
19 Siltrig Crescent	LB51230	C	Y
17 Siltrig Crescent	LB51230	C	Y
18 Siltrig Crescent	LB51230	C	Y
Including Gatepier And Boundary Wall, East Langlands Lodge, Sunnyhill Road	LB51231	C	N
Boundary Wall And Gatepier, Including Garden Pavilion, East And West Langlands, Sunnyhill Road	LB51232	C	N
Pavilion	LB51232	C	N
5 And 6 Tower Knowe	LB51239	C	N
Gatepiers, Mansfield House Hotel	LB51240	C	N
Mansfield House Hotel	LB51240	C	Y

Designation Title	Designation Ref. No	Listed Building Category	Predicted Bare Earth Visibility (Y/N)
Gatepiers, Mansfield House Hotel	LB51240	C	N
Including Gatepier, Heronhill Lodge, 152 Weensland Road	LB51241	C	N
Ardenlea, West Stewart Place	LB51242	C	N
Former Kirklands Hotel, West Stewart Place	LB51243	C	N
Henderson Shelter	LB51244	C	N
Mcnee Fountain	LB51244	C	N
The Fountain And Macnee Fountain, Henderson Shelter, Boer War Memorial, Gatepiers And Structures Including War Memorial, Gate Lodge, Wilton Park	LB51244	C	N
Gatepiers	LB51244	C	N
Boer War Memorial	LB51244	C	N
The Fountain	LB51244	C	N
War Memorial	LB51244	C	N

LISTED BUILDINGS OUTSIDE HAWICK TOWN

Designation Title	Designation Ref. No	Listed Building Category	Predicted Bare Earth Visibility (Y/N)
Tentyfoot Tower, Branxholme	LB8397	A	N
Branxholme Castle	LB13686	A	N
Harden	LB15089	A	N
Goldielands Tower	LB8379	B	N
Fenwick	LB8380	B	N
Sundial, Harden	LB15090	B	N
Cavers Parish Church	LB2044	B	Y
St Cuthbert's Church, Cavers House	LB2045	B	N
Orchard House	LB2048	B	N
Cavers House	LB2051	B	N
Midshiels	LB8375	B	N
Burnhead Tower	LB8376	B	N
Teviotbank House	LB19733	B	N
St Cuthbert's Church, Cavers House	LB2045	B	N
Orchard House	LB2048	B	N
Cavers House	LB2051	B	N
Churchyard, Kirkton Church	LB2046	C	Y
Kirkton Church	LB2046	C	Y
Hornshole Bridge	LB8373	C	N
Stables, Teviotbank	LB15236	C	N
Linden Park Gatepiers and Gates	LB52586	C	N
Churchyard, Kirkton Church	LB2046	C	N

APPENDIX 4: DESIGNATED HERITAGE ASSETS WITHIN THE OUTER STUDY AREA WITH PREDICTED 'BARE EARTH' VISIBILITY OF THE PROPOSED DEVELOPMENT (FIGURE 3)

Designation Ref. No	Designation Title	Designation Type	Sensitivity of Asset	Setting Summary	Magnitude of Impact
SM1697	Kaim Law fort	Scheduled Monument	High	<p>The remains of this fort occupy the hillock forming the summit at the southwest end of the ridge known as Kaim Law, to the south of Hawick and overlooking the Siltrig Water.</p> <p>The monument comprises the well-preserved earthwork remains of a later prehistoric hillfort, visible as curved ramparts and ditches, strategically positioned on steep slopes.</p> <p>The fort was evidently sited to be a prominent feature within the surrounding landscape and to exert control over the land around it, especially movement along the Siltrig Water valley. The location of the fort provides a good vantage point to view the surrounding area and it commands views in all directions.</p> <p>Key characteristics of the monuments setting are its natural defensive position, wide views out over the surrounding landscape and views to the fort from the surrounding landscape.</p>	<p>Negligible</p> <p>Proposed solar array would be visible in farmland to the north-northwest.</p> <p>At over 3.7km away the solar array would form a minor addition to the wider landscape surrounding the fort and would only be visible in distant views.</p> <p>It would remain possible to understand, appreciate and experience the setting of this monument, and its wider landscape setting.</p>

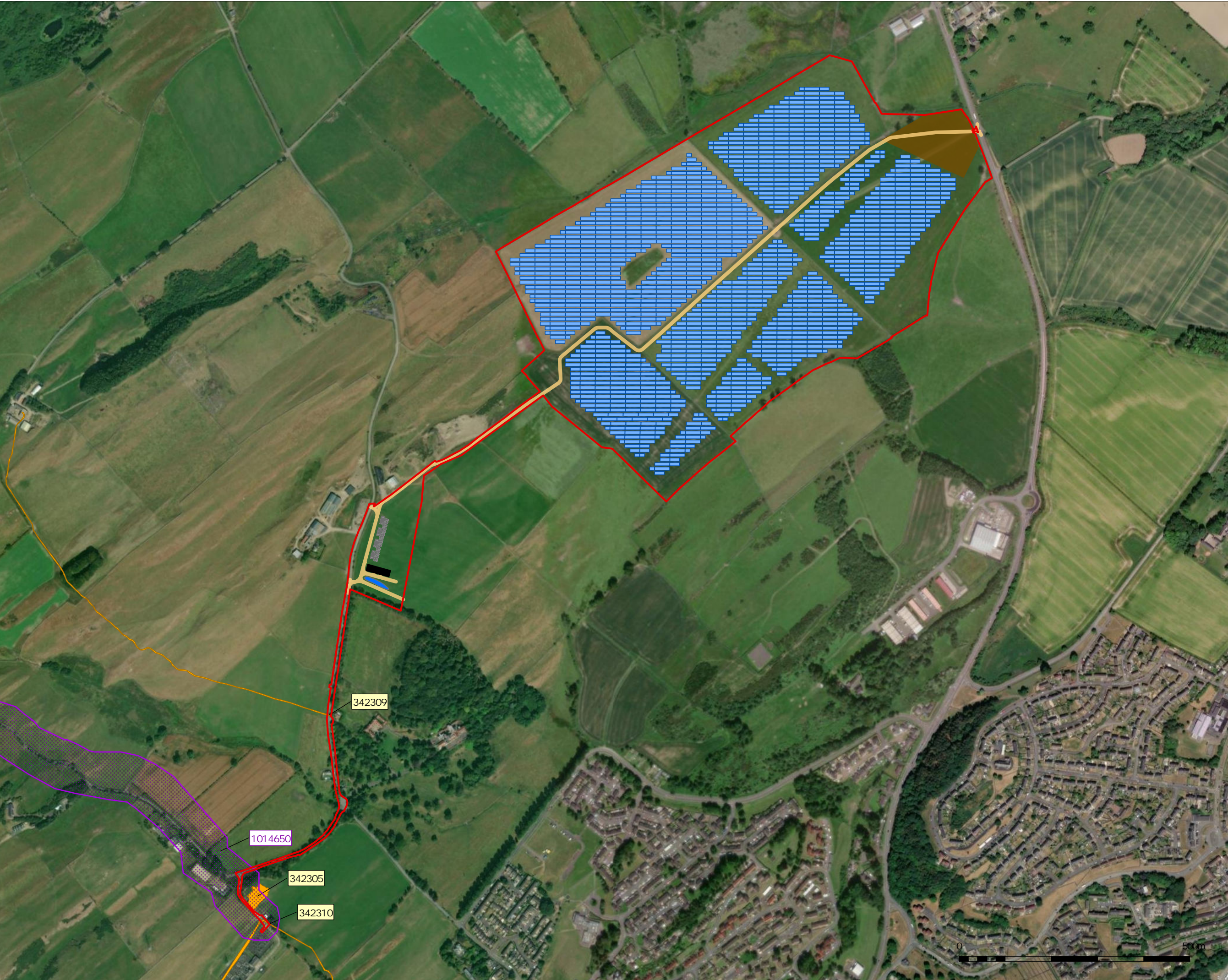
Designation Ref. No	Designation Title	Designation Type	Sensitivity of Asset	Setting Summary	Magnitude of Impact
SM2129	Rubers Law fort and Roman signal station	Scheduled Monument	High	<p>The remains of this monument comprise an Iron Age fort and Roman signal station on the main summit of Rubers Law.</p> <p>The monument comprises an inner enclosure or citadel, fragments of walling and an outer wall built along the edge of a natural terrace. Although the fort was clearly a prominent feature within its topographic setting, it is now only a series of large earthwork banks.</p> <p>As Rubers Law is one of the highest hills in the surrounding landscape the fort and signal station were evidently sited here to command extensive and panoramic views across the surrounding landscape. Key views include the Cheviot range to the south and east, the Eildons and Lammermuirs to the north, and the hills of Selkirkshire and Liddesdale to the west and southwest</p> <p>Key characteristics of the monuments setting are its naturally defensive position and to allow the occupiers of both the fort and the signal station key views over strategic routes.</p>	<p>Negligible</p> <p>Proposed solar array would be visible in farmland to the northwest.</p> <p>At over 7km away the solar array would form a minor addition to the wider landscape surrounding Rubers Law and would only be visible in distant views.</p> <p>It would remain possible to understand, appreciate and experience the setting of this monument, and its wider landscape setting.</p>

Designation Ref. No	Designation Title	Designation Type	Sensitivity of Asset	Setting Summary	Magnitude of Impact
SM13768	Acreknowe training trenches, Stobs Camp	Scheduled Monument	High	<p>The remains of this monument comprise are well-preserved training trenches constructed by troops based at the adjacent Stobs Camp (SM13767) during the First World War.</p> <p>The monument is comprised of three distinct groups of training trenches visible as earthworks on slopes of the southeast side of Acreknowe Burn.</p> <p>The training trenches were evidently sited at this location as ground close to the Acreknowe Burn simulated the Western Front and were within proximity of Stobs Camp.</p> <p>Key characteristics of the monuments setting are its First World War design within sloping terrain within a valley to simulate trench warfare.</p>	<p>Negligible</p> <p>Proposed solar array would be visible from a small percentage of the monument.</p> <p>At over 5km away the solar array would form a minor addition to the wider landscape north of the training trenches and would only be visible in distant views and from specific angles and limited parts of the trenches.</p> <p>It would remain possible to understand, appreciate and experience the setting of this monument, and its historic association with Stobs Camp.</p>
SM1702	Hawick Moat Park, motte	Scheduled Monument	High	<p>The remains of this moat occupy the high ground above the west bank of the Siltrig Water within Hawick town.</p> <p>The monument comprises an artificial earthen motte of truncated conical form strategically placed within proximity of the confluence of the River Teviot and the Slitrig Water.</p>	<p>Negligible</p> <p>Proposed solar array would be visible from 50% of the monument. Mostly within the designated zone for the bailey and courtyard with limited views from the motte.</p> <p>At over 2.7km away the solar array would form a minor addition to the wider landscape surrounding the motte and would only be visible in distant views from</p>

Designation Ref. No	Designation Title	Designation Type	Sensitivity of Asset	Setting Summary	Magnitude of Impact
				The moat was evidently sited to be a prominent feature to exert control over the surrounding landscape especially movement along the Siltrig Water and River Teviot. Key characteristics of the monuments setting are its topographical position, views out over and along the Siltrig Water and River Teviot.	<p>certain locations. It is also screened and surrounded by the built form of Hawick.</p> <p>It would remain possible to understand, appreciate and experience the setting of this monument, and its wider landscape setting.</p>
CA610	Hawick Conservation Area	Conservation Area	Medium	<p>Conservation Area provides setting for Listed Buildings within the historic core of Hawick. including all the High Street.</p> <p>The oldest part of the town is the area between St Mary's Kirk and the Motteand in particular the Drumlanrig Square area.</p> <p>Listed Buildings within the Conservation Area are concentrated around the oldest part of the town between St Mary's Kirk, the Motte and Drumlanrig Square. The current buildings within this area date mainly from the Victorian era all of which have localised settings defined by their relationship with other historic buildings within the village.</p> <p>Main views are concentrated within the town which is within a valley and surrounded by woodland and farmland.</p>	<p>Negligible</p> <p>Views of the Proposed Development largely (if not entirely) screened by intervening topography and surrounding mature woodland.</p> <p>Rural setting of Conservation Area would be unaffected.</p> <p>The character and setting of the Conservation Area would not be diminished by the presence of the Proposed Development.</p>

Designation Ref. No	Designation Title	Designation Type	Sensitivity of Asset	Setting Summary	Magnitude of Impact
LB2044	Cavers Church And Graveyard	Category B Listed Buildings	Medium	<p>A 19th century church with 20th century additions and associated graveyard located within the grounds of Cavers House.</p> <p>The church stands on a ridge located to the immediate north of a country road with houses to the southwest. Views are gained from the graveyard out to the immediate farmland to the north with woodland to the south and east.</p> <p>Views to the church are afforded from the immediate public road that pass the church on its southern side.</p> <p>Localised village setting.</p>	<p>Negligible</p> <p>Proposed solar array visible in farmland to the northwest of the church.</p> <p>At over 3.3km away the solar array would form a minor addition to the wider landscape surrounding the church and would only be visible in distant views.</p> <p>The localised setting of the church and graveyard would not be compromised.</p>
LB51227	Rosalee Brae, Ladylaw	Category B Listed Buildings	Medium	<p>This house was purposefully located for their privacy and their elevated, commanding views over Hawick and the surrounding valley.</p> <p>The principal elevation of the House is orientated to the southeast looking toward Hawick associated with other nearby houses built predominantly by Hawick's wealthy mill owning families.</p> <p>The House is closely surrounded by mature woodland on all sides which filters views out in this direction and towards to Proposed Development.</p>	<p>Negligible</p> <p>Proposed solar array visible in farmland to the north of the house.</p> <p>At over 1.8km away the solar array would form a minor addition to the wider landscape surrounding the house and would only be visible in distant views. Views would also be filtered by topography and urban/vegetative screening.</p> <p>The localised setting of the house would not be compromised.</p>

Designation Ref. No	Designation Title	Designation Type	Sensitivity of Asset	Setting Summary	Magnitude of Impact
				Key characteristics of the House's setting are the woodland policies in which it stands and the relationship with other listed building within proximity.	
LB2046	Kirkton Church (Church of Scotland) Including Graveyard, Boundary Walls, Gatepiers and Gates	Category C Listed Buildings	Low	<p>19th century church and associated graveyard located within the village of Kirkton.</p> <p>The church stands on a ridge at the western end of the village and views are gained from the graveyard out to the immediate farmland and across the Kirkton Burn.</p> <p>Views to the church are afforded from the immediate public roads that pass the church on its northwest and south sides.</p> <p>Localised village setting.</p>	<p>Negligible</p> <p>Proposed solar array visible in farmland to the northwest of the church.</p> <p>At over 4.5km away the solar array would form a minor addition to the wider landscape surrounding the church and would only be visible in distant views.</p> <p>The localised setting of the church and graveyard would not be compromised.</p>



Key:

Site Boundary

Solar PV

Reproduced with the permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationary Office, © Crown copyright. CFA Archaeology Ltd, Old Engine House, Eskmills Park, Musselburgh EH21 7PQ. AL100034785



Title:
Cultural Heritage:
Inner Study Area

Project:
Stirches Renewable Energy Park

Client:
Stirches Solar Farm Limited

Scale at A3:
1:7,500

Drawn by: SB	Checked: SW	Date: 20/05/2025
-----------------	----------------	---------------------

Report No: -	Fig. No: 1
-----------------	---------------



Fig 2.1: Roy's 'Military Survey of Scotland' map of 1752-55, not to scale

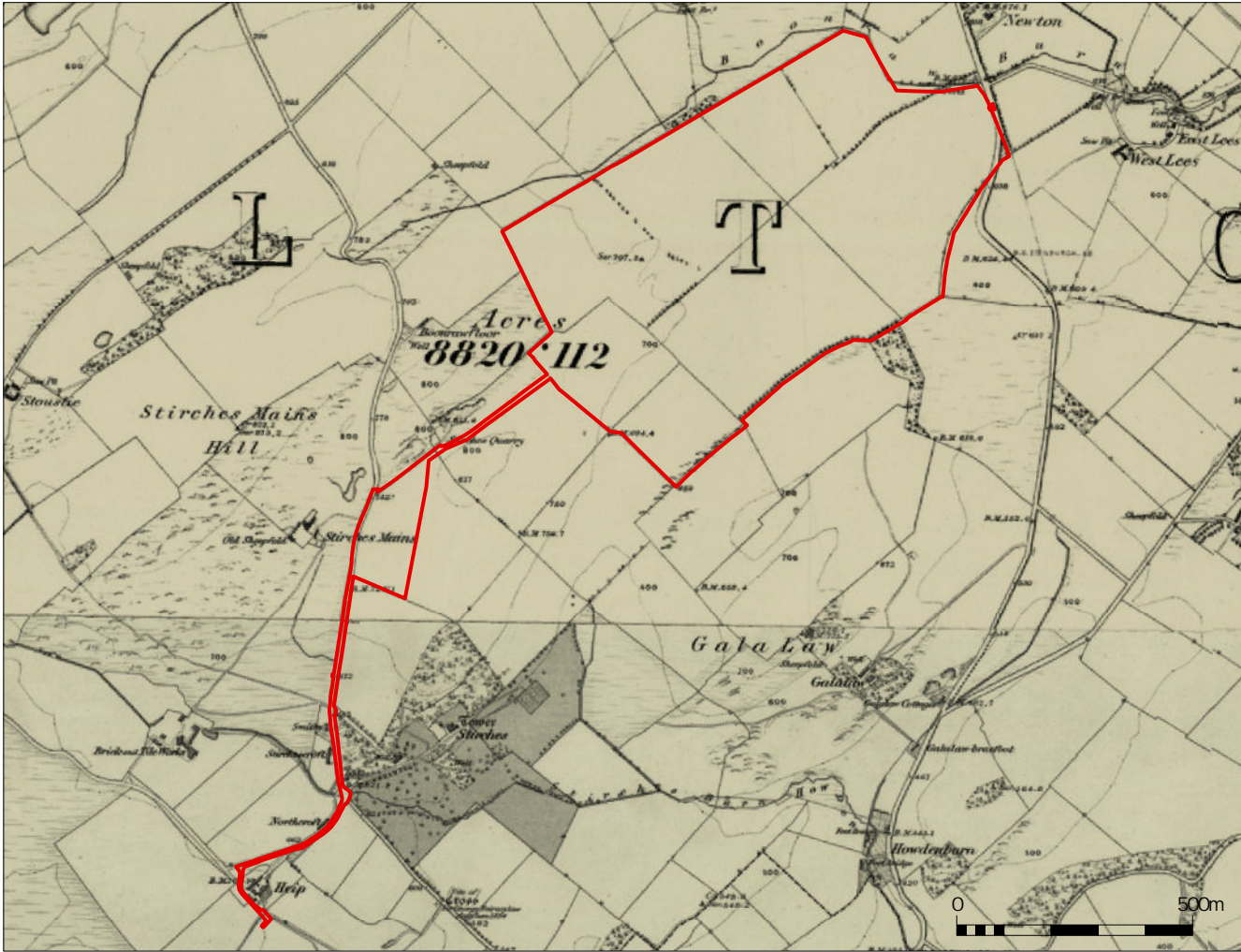


Fig 2.2: Ordnance Survey (1863) Roxburghshire, Sheet XXV, six inches to one mile

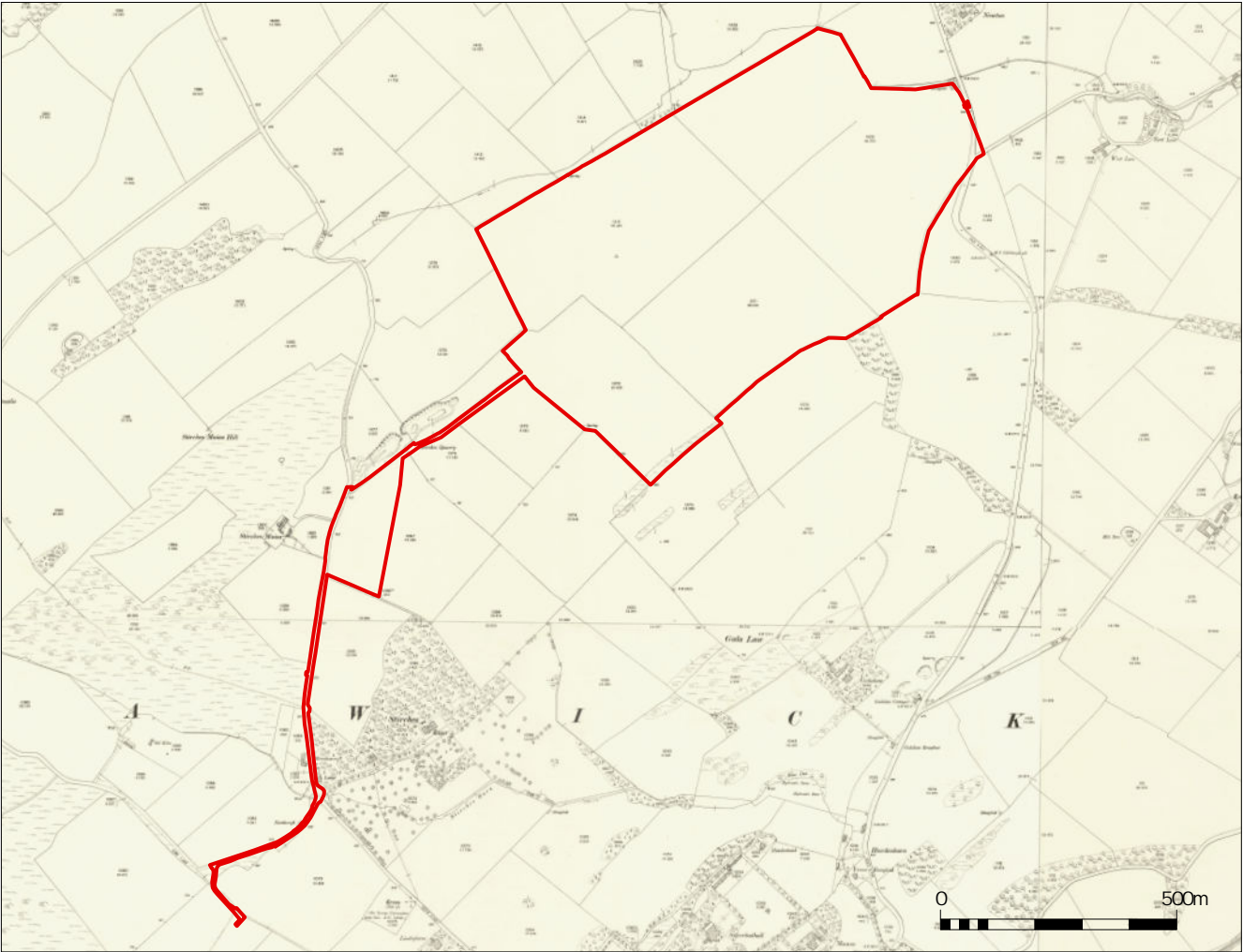


Fig 2.3: Ordnance Survey (1898) Roxburghshire XXV.4, 25 inches to one mile.



Reproduced with the permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office, © Crown copyright. CFA Archaeology Ltd, Old Engine House, Eskmills Park, Musselburgh EH21 7PQ AL100034785



Title:
Map Regression

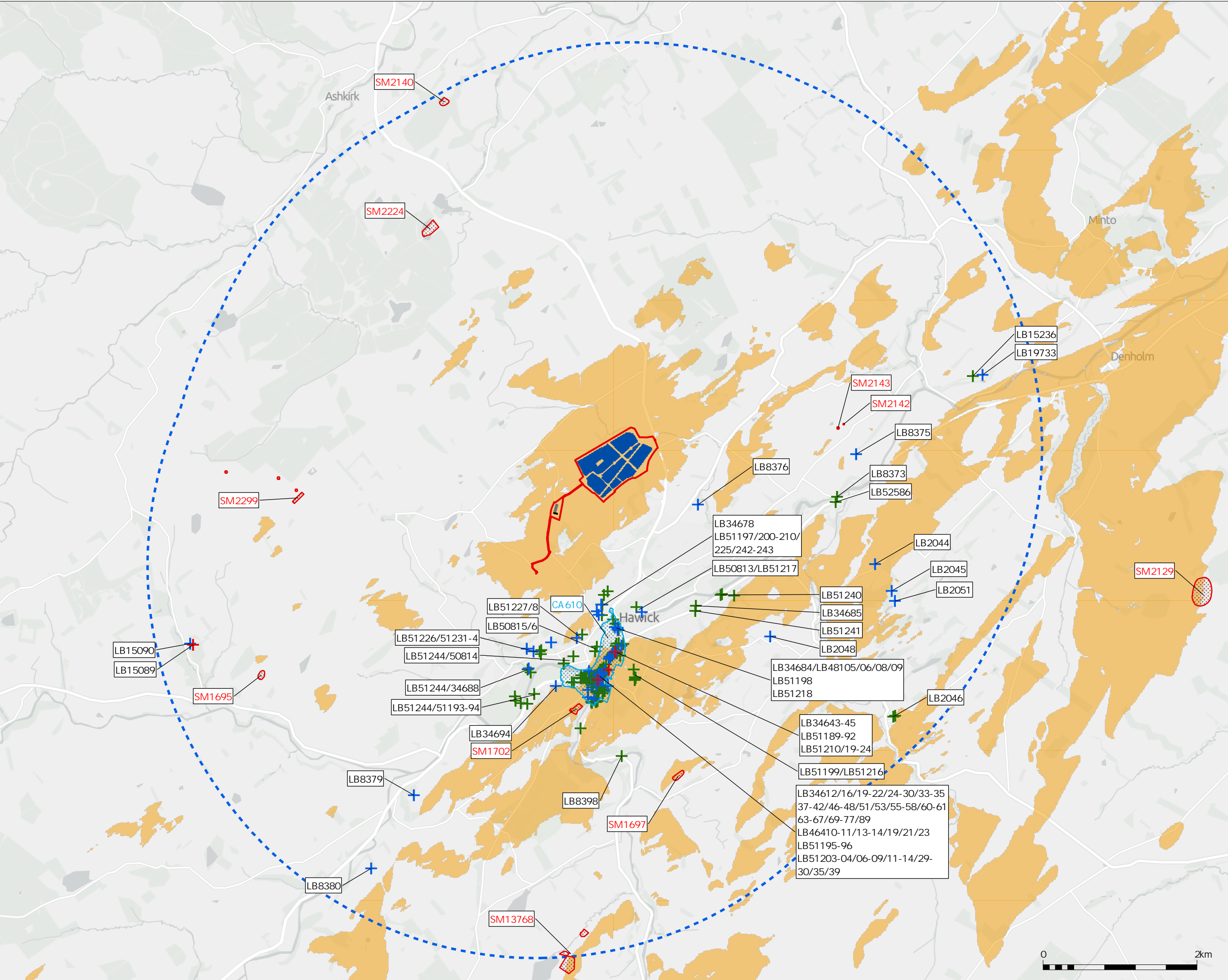
Project:
Stirches Renewable Energy Park

Client:
Stirches Solar Farm Limited

Scale at A3:
1:7,000

Drawn by: SB
Checked: SW
Date: 20/05/2025

Report No: -
Fig. No: 2



Key:

- Site Boundary
- Solar PV
- BESS Units 1
- BESS Units 2
- Substation
- Outer Study Area (5km Buffer)
- Scheduled Monument
- Listed Building (Category A)
- Listed Building (Category B)
- Listed Building (Category C)
- Conservation Area
- Substation/BESS and Solar PV ZTV (Bare Earth)
- Theoretically Visible

Reproduced with the permission of Ordnance Survey on behalf of The Controller of Her Majesty's Stationery Office, © Crown copyright. CFA Archaeology Ltd, Old Engine House, Eskmills Park, Musselburgh EH21 7PQ. AL100034785



Title: Cultural Heritage: Outer Study Area		
Project: Stitches Renewable Energy Park		
Client: Stitches Solar Farm Limited		
Scale at A3: 1:45,000		
Drawn by: SB	Checked: SW	Date: 21/05/2025
Report No: -		Fig. No: 3



HEAD OFFICE - Musselburgh

Old Engine House
Eskmills Park, Musselburgh
East Lothian, EH21 7PQ

t: +44 (0) 131 273 4380
e: enquiries@cfa-arch.co.uk

Leeds

Clayton Works Business Centre
Midland Road
Leeds, LS10 2RJ

t: +44 (0) 113 271 6060
e: yorkshire@cfa-arch.co.uk

Milton Keynes

Suite 11, Letchworth House
Chesney Wold, Bleak Hall
Milton Keynes, MK6 1NE

t: +44 (0) 1908 226 124
e: miltonkeynes@cfa-arch.co.uk

Carlisle

Warwick Mill Business Village
Warwick Bridge, Carlisle
Cumbria, CA4 8RR

t: +44 (0) 1228 564 531
e: cumbria@cfa-arch.co.uk

Sheffield

Office 5, Ecclesfield Business Centre
46 Stocks Hill, Ecclesfield
Sheffield, S35 9YT

t: +44 (0) 114 327 1108
e: sheffield@cfa-arch.co.uk

Leicester

Business Box
3 Oswin Road, Brailsford Industrial Estate
Leicester, LE3 1HR

t: +44 (0) 116 279 5156
e: leicestershire@cfa-arch.co.uk

Hertfordshire

Amwell House
9 Amwell Street, Hoddesdon
Hertfordshire, EN11 8TS

t: +44 (0) 845 017 9847
e: herts@cfa-arch.co.uk

Registered Head Office - The Old Engine House, Eskmills Park, Musselburgh,
East Lothian, EH21 7PQ • Company no. 208318 • VAT No. 751 4761 29

