



**Pitconochie, Crossford, Fife:
Desk-based Cultural Heritage Assessment
Project 4565**

**Pitconochie, Crossford, Fife:
Desk-based Cultural Heritage Assessment**

On behalf of: Stewart Milne Homes

NGR: NT 0600 8675 (centred)

Project Number: 4656

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*This document has been prepared in accordance
with GUARD Archaeology Limited standard operating procedures.*

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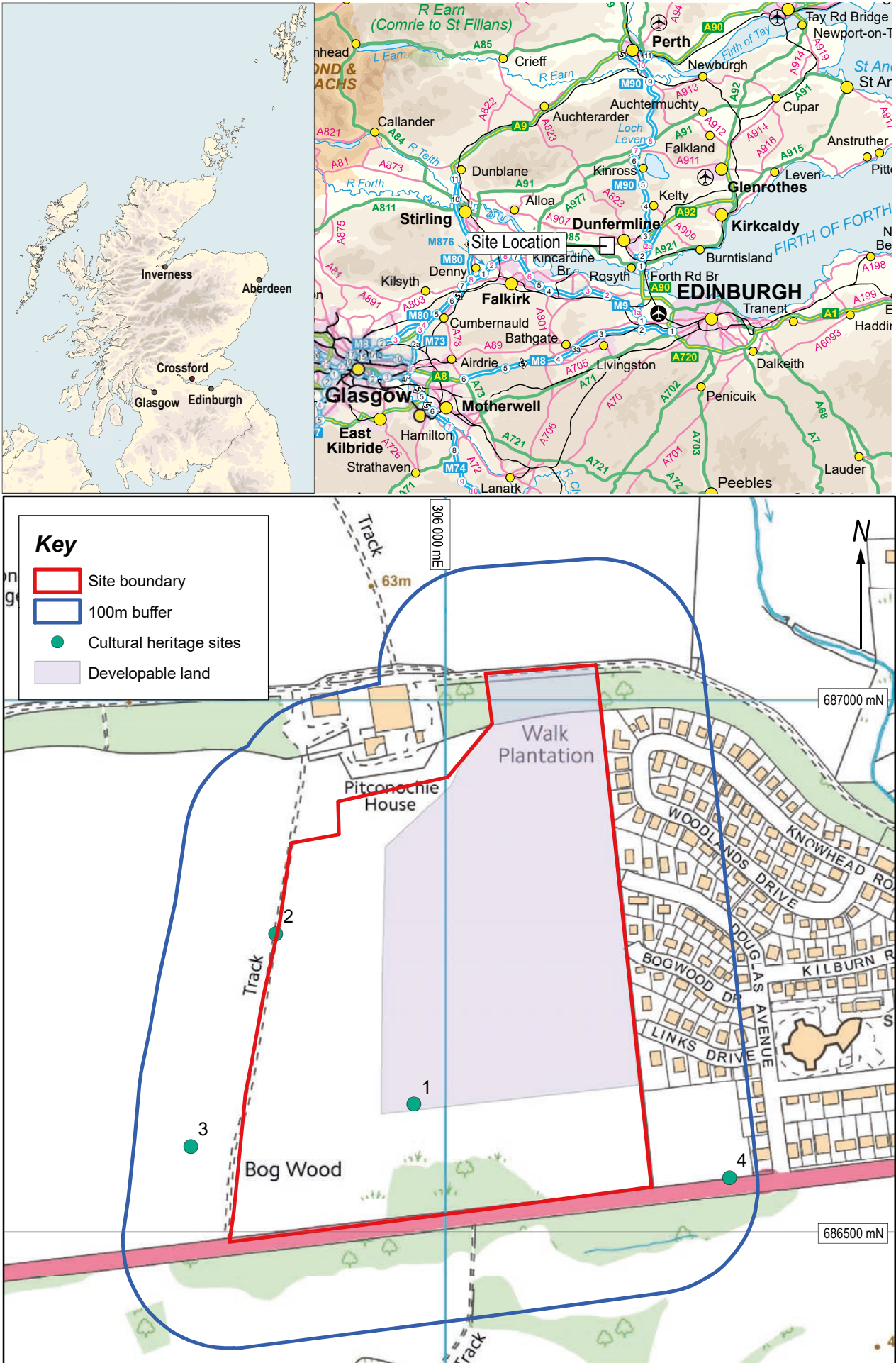


Figure 1:
Site location.

Executive Summary

- 1.1 In August 2017, GUARD Archaeology Limited undertook an archaeological desk-based assessment of an area of land at Pitconochie, Crossford, Fife on behalf of Stewart Milne Homes. The aims of the assessment were to assess evidence for the past human use of the area, its archaeological sensitivity, and the potential impact of any development upon the archaeological resource.
- 1.2 The assessment found that there is one known cultural heritage site within the proposed development area. A further two features of cultural heritage interest are located within the 100 m buffer zone surrounding the Site. All of these are of lesser cultural heritage significance. One previous archaeological investigation is known to have been carried out within the proposed development area.
- 1.3 Cartographic regression shows that the greater part of the Site has been agricultural land since at least the mid-eighteenth century. A woodland plantation was recorded within the Site from the early nineteenth century, but had been considerably reduced in extent by the later twentieth century.
- 1.4 While the proposed Pitconochie, Crossford development site is not considered to be especially archaeologically sensitive, prehistoric and medieval activity is known within the wider area around the Site. The presence of prehistoric and medieval sites within the locale increases the possibility that previously unrecorded sub-surface deposits, structures or artefacts from these periods may survive within the Site. Accordingly, it is advised that Fife Council may require that a programme of archaeological works be carried out in order to establish the presence or absence of any sub-surface cultural heritage remains within any areas of the Site that will be subject to ground disturbance.

Introduction

- 2.1 In August 2017, Stewart Milne Homes commissioned GUARD Archaeology Limited to undertake a desk-based assessment of an area of land at Pitconochie, Crossford, Fife (NGR: centred at NT 0600 8675). The assessment was carried out as part of a submission for a permission in principle planning application for development of the land.
- 2.2 The proposed development is located on the western side of Crossford and comprises a mix of cultivated land, scrub, woodland and an access track (Figure 1). The Site is about 14.8 ha in size.
- 2.3 The Site is bounded to the north by Hilton Road, to the south by the A994 public road and by housing to the east. To the west lies agricultural land that is separated from the proposed development area by a track.
- 2.4 The proposed development is located within a gently rolling landscape. The terrain over the Site slopes down from north to south before rising again at the south. The bedrock over the Site consists of three forms of limestone; Limestone Coal Formation at the north, Lower Limestone Formation at the south and a band of Top Hosie Limestone between these two rock types. The latter corresponds to the dip between the two rises. The superficial geological deposits are Devensian Till and alluvium (British Geological Survey viewer).

Legislative Background

- 3.1 The statutory framework for heritage in Scotland is outlined in the Town and Country Planning (Scotland) Act 1997, as amended by the Planning (Listed Buildings and Conservation Areas) (Scotland) Act, and The Ancient Monuments and Archaeological Areas Act 1979, both of which are modified by the Historic Environment (Amendment) (Scotland) Act (2011).
- 3.2 Cultural heritage resources consist of designated and non-designated sites, including individual monuments, related settings and the wider cultural landscape. Sites with statutory designations are defined in the Historic Environment Scotland Policy Statement 2016, and comprise:

- Scheduled Monuments;
- Listed Buildings;
- Conservation Areas;
- Historic Marine Protected Areas;
- Gardens and Designed Landscapes, and
- Historic Battlefields.

National Planning Legislation

- 3.3 The implications of the acts noted above with regard to local government planning policy are described within Scottish Planning Policy (SPP) (2014a), Historic Environment Scotland Policy Statement (HESPS) (2016a) and Planning Advice Note 2/2011 (2011). SPP and HESPS deal specifically with planning policy in relation to heritage.

National Policy Guidelines

- 3.4 One paragraphs of *Scottish Planning Policy (SPP) 2014: Valuing the Historic Environment* are pertinent to this assessment of the proposed Pitconochie, Crossford development.

Archaeology and Other Historic Environment Assets

- 3.5 SPP paragraph 150 states: 'Planning authorities should protect archaeological sites and monuments as an important, finite and non-renewable resource and preserve them in situ wherever possible. Where in situ preservation is not possible, planning authorities should, through the use of conditions or a legal obligation, ensure that developers undertake appropriate excavation, recording, analysis, publication and archiving before and/or during development. If archaeological discoveries are made, they should be reported to the planning authority to enable discussion on appropriate measures, such as inspection and recording.'

National Record of the Historic Environment (NRHE) and the local Historic Environment Record (HER)

- 3.6 Other cultural heritage and archaeological sites, not subject to other designations, are recorded within the National Record of the Historic Environment (NRHE) and the local Historic Environment Record (HER), and many such sites have not yet been identified or recorded. Such undesignated sites are frequently assigned to regional, local or lesser categories of significance. The regional or local importance of such a site is established on the basis of professional judgement, although the criteria for identifying nationally important sites (as outlined in HESPS 2016 Annex 1) will often be referred to in making such judgements. Some sites are also, variously, classed as of lesser importance, unknown importance or other importance. Unknown or other importance usually refers to examples where insufficient information exists to assign importance.

Local Policy Guidelines

- 3.7 Local planning policy is defined in SESplan Strategic Development Plan (2013), FIFEplan; The Fife Local Development Plan: Modified Proposed Plan (2017) and in the Supplementary Guidance Making Fife's Places (2015).
- 3.8 FIFEplan includes one policy relating to cultural heritage that is pertinent to this assessment.

Policy 14 - Built and Historic Environment (extract)

Six qualities of successful places

The Council will apply the six qualities of successful places when considering development

proposals. New development will need to demonstrate how it has taken account of and meets each of the following six qualities:

1. distinctive; 2. welcoming; 3. adaptable; 4. resource efficient; 5. safe and pleasant; and 6. easy to move around and beyond.

Guidance on how these qualities will be interpreted by the Council and addressed by those proposing development will be provided in the Fife’s Designing Places Supplementary Guidance.

For all historic buildings and archaeological sites, whether statutorily protected or not, support will only be given if, allowing for any possible mitigating works, there is no adverse impact on the special architectural or historic interest of the building or character or appearance of the conservation area.

Enabling development may be acceptable where it can be clearly shown to be the only means of preventing the loss of the asset and securing its long-term future.

All archaeological sites and deposits, whether statutorily protected or not, are considered to be of significance. Accordingly, development proposals which impact on archaeological sites will only be supported where:

- remains are preserved in-situ and in an appropriate setting; or
- there is no reasonable alternative means of meeting the development need and the appropriate investigation, recording, and mitigation is proposed.

In all the above, development proposals must be accompanied with the appropriate investigations. If unforeseen archaeological remains are discovered during development, the developer is required to notify Fife Council and to undertake the appropriate investigations.

3.9 The Supplementary Guidance Making Fife’s Places states that “Any development proposal should analyse each individual site or building in relation to its historic context” (Fife Council 2015, Appendix C). The SG summarises the key actions and guidance relating to cultural heritage that should be followed in preparing an application.

3.10 The proposed Pitconochie, Crossford development area is located within the local authority area of Fife, which is advised on archaeological matters by the Fife Council Archaeology Service (FCAS).

Aims and Objectives

4.1 The aims of this study were to assess the known or potential archaeological resource within the Site and the likely impact of any development on the archaeological resource, and to recommend a strategy for mitigating this impact upon any known or potential archaeological remains.

4.2 The specific objectives of the assessment were:

- to identify any previously known archaeological monuments present within the Site area through a search of the National Record of the Historic Environment and the local Historic Environment Record;
- to identify any previously unknown archaeological sites through the examination of documentary and cartographic evidence;
- to carry out a walkover survey of the Site;
- to assess the potential impact of any development on the archaeological resource, taking into account its varied significance; and

- to suggest appropriate mitigation measures for the protection of the archaeological resource or, where necessary, the investigation and recording of any sites likely to be affected by development where preservation *in situ* cannot be achieved.

Methodology for baseline assessment

- 5.1 The desk-based assessment examined the Site and a radius of approximately 100 m beyond its boundary (the Buffer Zone). Study of the surrounding landscape was necessary to establish the local archaeological and historical context, in order to provide a broader understanding of the historical development of the Site and the potential for as-yet-unidentified archaeological remains within the Site.
- 5.2 The desk-based assessment of the Site and Buffer Zone employed the following methodology:
- GIS data on Scheduled Monuments and Listed Buildings was obtained from Historic Environment Scotland (HES);
 - GIS data on cultural heritage sites was obtained from the National Record of the Historic Environment (NRHE), maintained by HES;
 - Information from the Fife Historic Environment Record (HER) was requested from FCAS on 23rd August 2017;
 - Pre-Ordnance Survey maps of the Site, held by the National Library of Scotland (NLS), were identified and consulted on-line. Relevant maps, including manuscript maps, range in date from the sixteenth to the nineteenth centuries;
 - First, second and subsequent editions of the Ordnance Survey maps of the area of interest, were identified and examined via NLS;
 - Vertical aerial photographs were viewed online at The National Collection of Aerial Photograph website in order to identify any unknown sites or features of archaeological interest: Four series of vertical photographs, ranging in date from 1946 to 2011 were viewed;
 - Readily accessible primary and secondary historical sources were consulted for information relating to the area's historical past, including details relating to earlier land-use;
 - A walkover survey of the Site was carried out on 22nd August 2017.

Assessment methodology

- 5.3 The methodology used in the assessment, including the terminology, was agreed with the then Historic Scotland.
- 5.4 The significance of a potential effect resulting from a direct effect related to the proposed development is assessed by considering the sensitivity of the cultural heritage feature and the magnitude and nature of the effect.
- 5.5 The sensitivity of the feature is determined with reference to any statutory or non-statutory designation and, especially for non-designated archaeological remains, by professional judgement made with reference to criteria such as those set out in Annex 1 to HESPS. Other forms of non-designated cultural heritage feature can be assigned equivalent levels of importance, with reference, for example, to the criteria for designating Listed Buildings, as outlined in Annex 2 of HESPS. Table 1 represents a guide used in assigning levels of sensitivity to designated and non-designated cultural heritage features.

Table 1: Sensitivity/Importance of Cultural Heritage and Archaeology

Sensitivity	Importance	Feature Examples
High	National	Scheduled Monuments or sites of schedulable quality; A-listed buildings or buildings of equivalent quality; Inventory Gardens and Designed Landscapes; Inventory Battlefields, some Conservation Areas
Medium	Regional	B-listed buildings or buildings of equivalent quality; some Conservation Areas; archaeological remains of regional importance
Low	Local	C-listed buildings or buildings of equivalent quality; some Conservation Areas; archaeological remains of local importance
Lesser	Lesser	Archaeological remains of lesser importance
Unknown	Unknown	Archaeological remains of unknown character and importance

5.6 The magnitude of the effect is determined with reference to the scale and type of the potential change to the feature:

Table 2: Definitions of Magnitude of Effect

Magnitude	Definition
Substantial	Total loss of or major alteration to key elements or features of the pre-project conditions, such that the post-project character or composition of the feature would be fundamentally changed.
Moderate	Loss of or alteration to key elements or features of the pre-project conditions, such that the post-project character of the feature would be partially changed.
Slight	Minor alteration from pre-project conditions.
Negligible/ No change	No or slight change to pre-project conditions.

5.7 The significance of any potential effect on a feature has been assessed as major, moderate, minor, negligible or none. Judgement of the significance of an effect was made with reference to the assessment matrix in Table 3.

Table 3: Matrix for the Assessment of Significance of Effect

		Sensitivity of Feature			
		Lesser/ unknown	Low	Medium	High
Magnitude of Effect	Substantial	Minor/ unknown	Minor/ Moderate	Moderate/ Major	Major
	Moderate	Negligible/ unknown	Minor	Moderate	Moderate/ Major
	Slight	None/ unknown	Negligible	Minor	Minor/ Moderate
	Negligible/ No change	None/ unknown	None	None	None

5.8 Where the effect on a feature is classified as major or moderate, this is considered to be equivalent to likely significant effects referred to in The Town and Country Planning (Environmental Impact Assessment) (Scotland) Regulations 2017.

Baseline Assessment

6.1 The NRHE was checked on 21st August 2017. Any additions to the record made after that date have not been included in this assessment.

6.2 The baseline assessment found that there is one known cultural heritage site within the proposed development area and a further two features of cultural heritage interest are located within the 100 m buffer zone surrounding the Site. One previous archaeological investigation has been carried out within the Site.

6.3 In the following assessment, the reference in parenthesis (CHS and number) refers to the cultural heritage sites noted at Appendix B and Figure 1.

Prehistoric, Roman and early historic sites (8000 BC – AD 600)

- 6.4 There are no known prehistoric or early historic sites within the Site, or in the 100 m buffer zone surrounding it.
- 6.5 Prehistoric activity is known within the environs of the Site. In 1972, a cist burial and food vessel (NRHE NT08NE 36) were uncovered at Morar Road/Affric Way, about 630 m south-east of the Site.

Medieval sites (AD 600 - AD 1600)

- 6.6 There are no known cultural heritage sites of medieval date within the Site, or in the 100 m buffer zone surrounding it.
- 6.7 Within the wider area around the Site, Pitfirrane Castle (NRHE NT08NE 21) includes a fifteenth century tower house. Now used as the club house for Dunfermline Golf Club, it is located about 450 m to the south south-east of the Site.

Post-medieval and modern sites (AD 1600- Present)

- 6.8 There is one known cultural heritage site of post-medieval or modern date within the Site and a further two are recorded within the surrounding 100 m buffer zone.
- 6.9 The cartographic evidence for the early post-medieval period is rather scant and none of the maps consulted depicted the Site or gave any indication of the land-use (Gordon 1642; Blaeu 1654; Blaeu 1662; Moll 1745).
- 6.10 On Roy's 1747-55 map (Figure 2), the proposed development area cannot be positively identified. Judging solely by the surrounding place-names, it lay to the east of Hilltown farm and to the north of Pitfirren estate. What is evident from this map is that the Site lay within an unenclosed agricultural landscape and that the land was under cultivation in the mid-eighteenth century.



Figure 2: Excerpt from Roy's 1747-55 Military Survey of Scotland with approximate Site location. Reproduced by permission of the Trustees of The National Library of Scotland.

- 6.11 The 1828 map by Greenwood et al (Figure 3) was the earliest to record Bog Wood plantation (CHS 1). The plantation was at that time considerable more expansive that it currently exists, extending further to the north and west. This map also indicates that both Hilton Road and Lundin Road had been built, and that the woodland to the immediate east of Pitconochie farm had been planted. The shading on Greenwood’s map suggests that the Site was at that time within Pitfirrane estate.



Figure 3: Excerpt from Greenwood, Fowler and Sharp's 1828 Map of the counties of Fife and Kinross: South West section. Reproduced by permission of the Trustees of The National Library of Scotland.

- 6.12 The Ordnance Survey map of 1856 (Figure 4) recorded the field boundaries almost exactly as they exist today. The Witches’ Stone (CHS 3) and milestone (CHS 4) were both recorded on this map.

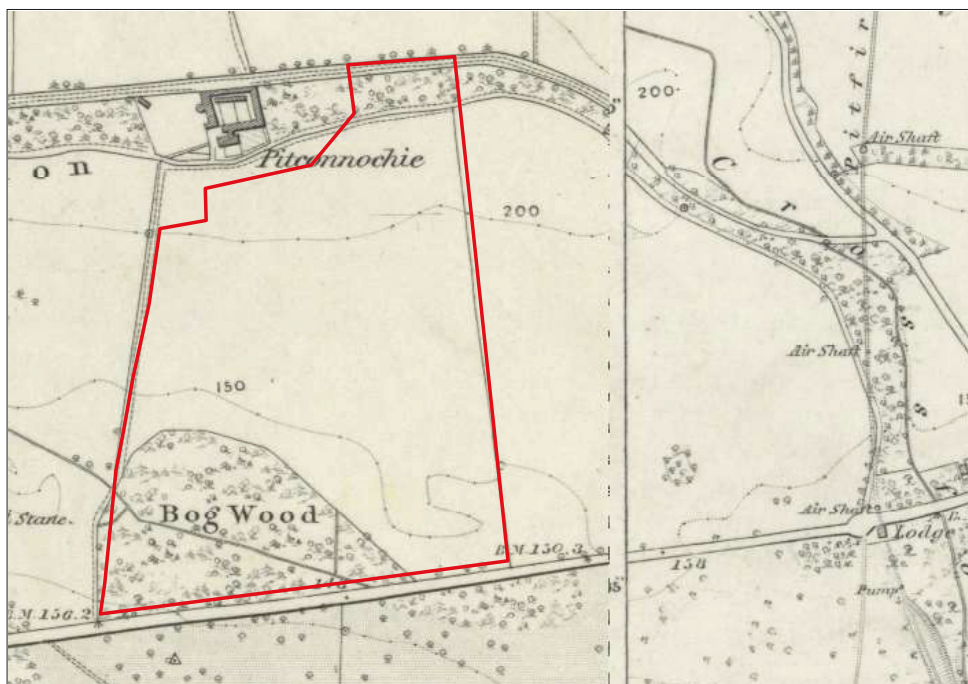


Figure 4: Excerpt from Ordnance Survey map Fife, Sheet 34 (1856). Reproduced by permission of the Trustees of The National Library of Scotland.

- 6.13 Subsequent editions of the Ordnance Survey maps recorded no changes within the Site or surrounding 100 m buffer zone.

Vertical Aerial Photographs

- 6.14 Four series of aerial photographs from the NCAP collection were examined on-line. These covered the period 1946 to 2011.
- 6.15 In 1946, Bog Wood plantation (CHS 1) was considerably more extensive than it is today, and the Witches' Stone (CHS 3) was visible in the field to the west of the Site.
- 6.16 By 1988, Bog Wood plantation had been reduced to its present extent. The Witches' Stone was no longer in existence, having been blown up by the farmer in 1972.
- 6.17 The 1995 and 2011 series of aerial photographs did not record any changes in land use or to the cultural heritage sites identified in this assessment.
- 6.18 No previously unrecorded cultural heritage sites were noted on any of the images consulted.

Previous Archaeological Investigations

- 6.19 The track that delineates the western boundary of the Site was the subject of a desk-based assessment and archaeological evaluation in 2000. The evaluation established that the track comprised broken stone and colliery waste (Farrell 2000).
- 6.20 As far as can be ascertained, no other previous archaeological work has been carried out within the proposed development area.

Walkover Survey

- 6.21 A walkover survey of the proposed development area was carried out on 22nd August 2017 in overcast weather conditions.
- 6.22 The survey entailed systematically walking the Site in parallel traverses spaced, where possible, about 20 m apart. To prevent damage to the cereal crop growing in the field, the survey was limited to walking the tramlines.
- 6.23 The survey found that the crop covered about three quarters of the Site, with only the extreme north and south unplanted (Plate 1).



Plate 1: General view over the Site from the south-west.



Plate 2: Bog Wood plantation viewed from the east.

- 6.24 Scrubland and the remains of Bog Wood plantation (CHS 1; Plate 2) lay to the south of the cultivated land.
- 6.25 No previously unrecorded cultural heritage sites were located during the walkover survey.

Potential direct effects of development

- 7.1 Potential adverse direct effects on known cultural heritage features can occur within the boundary of the proposed development area, where avoidance of such features is not possible. There is also the potential for direct effects on as-yet-undiscovered archaeological remains, which may occur where, for example, sub-surface remains are present but have not yet been identified because they have no visible, above-ground elements.
- 7.2 Direct effects on known or as-yet-unidentified cultural heritage features may result from:
- Ground-breaking and demolition works related to the construction of the proposed development;
 - Movement of machines over or near to sensitive areas, resulting in the disturbance of elements of a feature, including through the rutting and/or compaction of archaeological deposits.
- 7.3 Potential direct effects on the archaeological resource are typically adverse, permanent and irreversible.
- 7.4 The baseline studies identified one cultural heritage site that could potentially be directly adversely impacted by the proposed development. The following direct impact assessment is based on the methodology outlined in Tables 1 - 3.

Table 4: Direct Impact Assessment without mitigation

Site #	Site Name	Site Sensitivity	Magnitude of Effect	Significance of Effect
1	Bog Wood plantation	Lesser	Negligible	None

- 7.5 The known cultural heritage remains within the Site consist of the remains of a post-medieval woodland plantation and the proposed development would potentially have an adverse direct effect on this feature.
- 7.6 The woodland at Bog Wood (CHS 1) was planted in the late eighteenth or early nineteenth century when the proposed development appears to have formed part of Pitferrane estate (Figure 3). As the name suggests, the woodland was probably established to assist with drainage of the improved agricultural land. The woodland as recorded in the earlier nineteenth century may have extended into the land identified as suitable for development, but the proposal would have no significant direct effect on the existing remains of the plantation, which lie at the south of the Site.

Mitigation of Direct Effects

- 7.7 Where possible any cultural heritage remains should be preserved in-situ through avoidance of direct effects. Where this is not possible, preservation through record, using some or all of the following methods; archaeological survey, building recording, evaluation, excavation, post-excavation analyses and publication, should be achieved following consultation with Fife Council, in accordance with SPP, PAN 2/2011 and local planning policies.
- 7.8 Although unaffected by the proposed development, it may be prudent to ensure that the existing woodland at Bog Wood plantation is protected from inadvertent direct effects by fencing-off the woodland during the groundworks and construction phases of the proposed development.
- 7.9 Although the remainder of the proposed development area is not considered especially archaeologically sensitive, groundbreaking works may have a potential direct impact upon unrecorded archaeological remains that may lie buried beneath the undisturbed parts of the proposed development area.

Table 5: Potential Direct Impact Assessment following mitigation

Site #	Site Name	Site Sensitivity	Mitigation	Residual Effect
1	Bog Wood plantation	Lesser	Protection from direct effects through fencing-off during groundworks and construction phases.	None

- 7.10 Following the implementation of mitigation, no residual direct effects on the cultural heritage resource within the proposed development are anticipated.

Conclusions

- 8.1 The cultural heritage assessment at Pitconochie, Crossford has found that there is one known cultural heritage site within the proposed development area. Bog Wood plantation (CHS 1) dates from the post-medieval period, although the plantation has been significantly reduced in extent since the later twentieth century.
- 8.2 The Site has largely been agricultural land since at least the mid-eighteenth century. As such, it has not been intensively occupied and, consequently, there is some potential for the survival of sub-surface archaeological remains. Given this potential and that there are known prehistoric and medieval remains within Crossford, it is advised that Fife Council may require that a programme of archaeological works be carried out in order to establish the presence or absence of any sub-surface cultural heritage remains within those areas of the Site that would be subject to ground disturbance.
- 8.3 The proposed development would have no direct effect on the former location of the Witches' Stone (CHS 3) or on the milestone located on the A994 public road (CHS 4).

Technical Information

- 8.4 The paper and digital archive for the desk-based assessment will be lodged with the National Record of the Historic Environment. The list of archive material can be found at Appendix C.
- 8.5 There are no existing heritage or archaeological site management plans in operation in the vicinity of the proposed development.
- 8.6 All elements of the assessment have been undertaken in line with the following policies and guidelines of the Chartered Institute for Archaeologists of which GUARD Archaeology Ltd is a Registered Organisation.
- *Code of Conduct (2014);*
 - *Standards and Guidance for commissioning work on, or providing consultancy advice on, archaeology and the historic environment (2014), and*
 - *Standard and Guidance for historic environment desk-based assessment (2017).*
- 8.7 The Chartered Institute for Archaeologists requires that information pertaining to archaeological assessments is made publicly available via the OASIS project. The project aims to provide an on-line index to otherwise inaccessible archaeological grey literature, such as this desk-based assessment. The online OASIS form for this project (OASIS Reference: guardarc1- 293985) has been completed. Once the Planning Application has been determined by Fife Council, and with the consent of Stewart Milne Homes, the desk-based assessment will be uploaded to OASIS. Fife Council Archaeology Service will then validate the OASIS form thus placing the information into the public domain. OASIS can be accessed at <http://ads.ahds.ac.uk/project/oasis/>

**Pitconochie, Crossford, Fife:
Desk-based Cultural Heritage
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Section 2: Appendices



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Appendices

Appendix A: References

Documentary Sources Consulted

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Ordnance Survey 1915 *Fifeshire O38.07*. 25 inch 2nd and later editions, Scotland, 1892-1949.

Ordnance Survey 1920 *Fife and Kinross Sheet XXXVIII.NE*. Six-inch 2nd and later editions, Scotland, 1892-1960.

Ordnance Survey 1926 *Fifeshire 038.07*. 25 inch 2nd and later editions, Scotland, 1892-1949.

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Vertical aerial photographs consulted

Sortie	Date	Frame(s)
106G/Scot/UK/0085	10/5/1946	4314
ASS/51988	7/6/1988	0035
AF/96C/0587	29/5/1995	5972
2011/01	8/4/2011	DP100615

Appendix B: Gazetteer of Cultural Heritage Sites

Site No: 1
 Name: Bog Wood, plantation
 NGR: NT 05970 86620
 NRHE No: NT08NE 453
 HER No:
 Significance: Lesser
 Description: This is the site of a plantation which was depicted on the 1856 Ordnance Survey first edition map (*Fife and Kinross, Sheet 34*). It has been recorded as cropmarks on aerial photography (RCAHMSAP 1999).

Site No: 2
 Name: Pitconochie, archaeological trial trenching
 NGR: NT 0584 8678
 NRHE No: NT08NE 339
 HER No:
 Significance: Lesser
 Description: A desk-based survey was undertaken to determine the historical background of a road at Pitconochie farm, which was being upgraded for access. Trial trenching revealed that broken stone with colliery waste formed the road. No artefacts were found.

Site No: 3
 Name: Witches' Stone
 NGR: NT 0576 8658
 NRHE No: NT08NE 19
 HER No:
 Significance: Lesser
 Description: The Witches' Stone lay in a cultivated field and was an irregularly-shaped sandstone boulder. It was removed by detonation.

Site No: 4
 Name: Crossford, milestone

NGR: NT 06267 86551

NRHE No: NT08NE 471

HER No:

Significance: Lesser

Description: This milestone is situated on the north side of the A944 road. It is a whinstone block which has a rounded back and two front faces. The south-west facet bears an incised inscription which indicates the distance of two miles to Dunfermline. The south-east facet indicates the distance of 14 miles to Alloa.

Appendix C: Archive material

	Description	Format	Number
Paper archive	Photographic record	A4	1
Digital archive	Digital photographs	JPEG	9
	Report	PDF	1
	Shapefiles (ArcMap)	.cpg	1
		.dbf	1
		.prj	1
		.sbn	1
		.shp	1
			1
		Adobe Illustrator	1

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