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**Northbank, Lathockar, Fife
Luxury Lodge Development
Historic Environment Assessment**



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	Originator	Checked by	Reviewed by	Approved by
ORIGINAL	NAME Alastair Rees	NAME Alastair Rees	NAME Alastair Rees	NAME Alastair Rees
DATE 21/09/17	SIGNATURE	SIGNATURE	SIGNATURE	SIGNATURE
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Executive Summary

ARCHAS Cultural Heritage Ltd. were appointed by Alan Seath of Seath Planning Consultants on behalf of Gleneagles Holiday Park Limited to complete an Historic Environment Assessment (hereafter HEA) in advance of a proposed development located to the north of the A915 and east of the existing Northbank Farm roughly centred on NGR: NO 4845 1091. The proposed development involves construction of up to 82 Luxury Lodges, a bar/restaurant, reception area and landscaped open space along with associated site access, roads and site infrastructure.

The development area was identified as one that required an assessment of its Historic Environment potential following submission of a scoping report that was required by Fife Council following the submission of a Screening request to Fife Council on 19th January 2017. This assessment identifies any archaeological features that may be affected by the development and recommends mitigation. This report will guide Fife Councils archaeological response to the project.

The HEA demonstrated that the development area contains no known archaeological sites or features and the development will therefore have no direct impact on any known upstanding Historic Environment Elements. In one small area to the north of North Bank Farm, a small row of c19th agricultural buildings once stood but no trace survives of these.

Several sites were identified within the wider landscape surrounding the development area, however, the development is unlikely to have the potential to directly or indirectly affect any of these sites. However, NMRS records show that there is a Second World War prisoner of war camp in close proximity to the site but note that it will also be unaffected.

A record of the work has been deposited with the Online Access to the Index of Archaeological Investigations (OASIS) website hosted by the Archaeological Data Service (OASIS ID archascu1-395216) and with Discovery and Excavation in Scotland (DES), the annual publication of fieldwork by Archaeology Scotland.

1 Introduction

1.1 General

- 1.1.1 ARCHAS Cultural Heritage Ltd. was appointed by Alan Seath of Seath Planning Consultants on behalf of Gleneagles Holiday Park Limited to complete an Historic Environment Assessment in advance of a proposed development located to the north of the A915 and east of the existing Northbank Farm roughly centred on NGR: NO 48450 10910. The client proposes to construct approx 82 Luxury Lodges and associated infrastructure covering a total of around 6 hectares over existing farmland.
- 1.1.2 Following submission of a scoping report to Fife Council, the site was identified as one with a degree of archaeological potential, in the main due to the close proximity of several Category C Listed buildings and the known location of Second World War Prisoner of War camp. As such, the client commissioned ARCHAS to undertake a HEA as a means to inform the development and act as a guide to Fife Council when submitting a revised plan and layout of the proposed Lodges.
- 1.1.3 In preparing the HEA, all readily accessible records for the development area were studied, including assessing known historical sites within a wider 1km buffer zone around the site. The results of this assessment are used to reach conclusions as to the likelihood of archaeological deposits surviving within the proposed development boundary.
- 1.1.4 ARCHAS Cultural Heritage Ltd. conforms to the standards of professional conduct outlined in the Chartered Institute for Archaeologists Code of conduct, and relevant Standards and Guidance documents.
- 1.1.5 Data gathering and assessment was undertaken in accordance with the Chartered Institute for Archaeologists (CiFA Standard and Guidance on Historic Environment Desk-Based Assessments (2014).
- 1.1.6 This report contains several maps reproduced by permission of the Trustees of the National Library of Scotland (NLS). To view these maps online, see www.nls.uk.

1.2 Setting



Figure 1: Location of the proposed development outlined in red

1.2.1 The proposed development area lies immediately north of the A915 Largoward to St Andrews road centred roughly at NGR NO 48450 10910.

1.3 Study Area

1.3.1 The study area comprises a circular area approximately 1km in diameter around the 6 hectare development area.

1.4 Development Area

1.4.1 The development area comprises an irregular, elongated shaped field, bounded by open countryside and agricultural fields to the north and east. The A915 and agricultural land bounds the site to the south with the existing Northbank farmhouse and associated buildings located immediately to the west. The immediate area beyond is dominated by agricultural land uses and associated farm and residential properties, including a row of four cottages along the southern boundary of the site. Cameron Burn and Cairnsmill are located to the north of and entirely outwith the proposed site boundary.

1.4.2 The site is currently used for agriculture.

1.5 Geology

1.5.1 The majority of the superficial geology comprises of till deposits from the Devensian period formed up to 2 million years ago in the Quaternary Period. These sedimentary deposits are glacial in origin. They are detrital, created by the action of ice and meltwater, they can form a wide range of deposits and geomorphologies associated with glacial and inter-glacial periods during the Quaternary were formed in shallow seas with mainly siliciclastic sediments.

1.5.2 The underlying bedrock geology is composed of sedimentary rock cycles of the Pathhead Formation Sedimentary Rock Cycles, Strathclyde Group Type. Sedimentary Bedrock formed approximately 329 to 331 million years ago in the Carboniferous Period. Local environment previously dominated by swamps, estuaries and deltas. (www.bgs.ac.uk – 20/09/17).

2 Planning and Legislative Background

2.1 World Heritage Sites

2.1.1 World Heritage Sites are described by The United Nations Educational, Scientific and Cultural Organization (UNESCO) as cultural and/or natural heritage sites which are of outstanding universal value. UNESCO seeks to protect and preserve such sites through an international treaty called the Convention concerning the Protection of the World Cultural and Natural Heritage, drawn up in 1972. Scottish Ministers identify and put forward sites to the Department for Culture, Media and Sport for nomination and are also responsible for ensuring compliance with the UNESCO Convention in relation to sites in Scotland. Historic Scotland undertakes this role as part of its wider responsibility towards the historic environment.

2.1.2 There are no World Heritage Sites in the vicinity of the development.

2.2 Scheduled Monuments

- 2.2.1 Some archaeological sites, buildings or structures have statutory protection as Scheduled Monuments (SMs), protected under the Ancient Monuments and Archaeological Areas Act 1979, and are by definition of National importance.
- 2.2.2 Without the prior written consent of the Scottish Ministers, known as Scheduled Monument Consent (SMC), it is an offence to undertake any works which would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding or covering up a Scheduled Monument. Development which will have an adverse effect on a scheduled monument or the integrity of its setting should not be permitted unless there are exceptional circumstances. Under article 15 (1) of the Town and Country Planning (General Development Procedure) (Scotland) Order 2007 notification to Historic Scotland of any planning application affecting a Scheduled Monument is also required.
- 2.2.3 There are no sites protected as Scheduled Monuments within 4km of the development boundary or 1km study area.

2.3 Listed Buildings

- 2.3.1 Buildings (including structures, wall and bridges) of special architectural or historic interest may also benefit from statutory protection as Listed Buildings (Graded Category A, B or C(s)) under the terms of the Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Works which will alter or extend a listed building in a way which would affect its character or its setting, and demolition works require listed building consent. Works requiring listed building consent may also require planning permission. It is a criminal offence to undertake such works without this consent.

Any object or structure which is fixed to a listed building, or which falls within the curtilage of such building and, although not fixed to the building, has formed part of the land since before 1 July 1948, is treated as part of the building and also listed. Some buildings of lesser interest may be protected under Local Plan policies (see below).

- 2.3.2 There are ten Listed Buildings within 1km of the development area. All are protected as Category C Listed Buildings and there are four groupings including Lathocker farmhouse, cottage/store and steading; Cameron School and Schoolhouse; Cameron House and Walled Garden and Cameron Church, Churchyard and Manse.

2.4 Conservation Areas

- 2.4.1 The Town and Country Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 imposes a duty on local planning authorities to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses as well as designate and protect the historic character and appearance of some areas through their designation as Conservation Areas. These are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. The main implication of designation is that consent will be required for specific types of development that would not otherwise require it. 'Conservation area consent' is used for applications to demolish unlisted buildings in conservation areas.

2.4.2 There are no Conservation Areas in the vicinity of the proposed development.

2.5 Gardens and Designed Landscapes (GDLs)

2.5.1 Gardens and Designed Landscapes of National Importance are included in the Inventory of Gardens and Designed Landscapes compiled by Historic Scotland. They are protected under Section 15(1)(j)(iv) of The Town and Country Planning (General Development Procedure) (Scotland) Order 1997 (the GDPO) which requires planning authorities, prior to granting planning permission, to consult Scottish Ministers on 'development which may affect a historic garden or designed landscape'. Planning authorities have a role in protecting, preserving and enhancing gardens and designed landscapes included in the current Inventory and gardens and designed landscapes of regional and local importance.

2.5.2 There are no Gardens or Designed Landscapes in the vicinity of the proposed development.

2.6 Archaeological Legislation

2.6.1 Central government guidance on archaeology in the planning process is given in SPP and Planning Advice Note 2/11, Archaeology (2/11). Key tenets of these documents are the desirability of preserving a monument (whether scheduled or not) and its setting and this is considered to be a material consideration in determining a planning application, and that while preservation *in situ* is the preferred option for mitigating impacts on the cultural heritage resource, where this is not feasible then preservation by record is an acceptable alternative.

2.6.2 SPP outlines the Government's advice to developers and local authorities etc. in their consideration of development proposals affecting amongst others Listed Buildings and their setting, Conservation Areas and other historic buildings. Paragraph 113 of SPP states that "when determining applications for planning permission or listed building consent, to have special regard to the desirability of preserving the building or its setting, or any features of special architectural or historical interest which it possesses". While there is a presumption against development that adversely affects the character of a listed building or its setting, each case should be judged on its own merits. In general, listing should not prevent sympathetic adaptation and innovative solutions may be appropriate providing the special interest of the building is protected.

3 Methodology

3.1 Historic Environment Assessment

3.1.1 The methodology for the HEA was designed to ensure that all known and, where possible, unknown archaeological remains in the vicinity of the proposed development were identified.

3.1.2 In order to define the historic environment baseline for the proposed development, an area of approximately 1km around the proposed development area was assessed. Sources consulted for this study area included:

- *National Monuments Record of Scotland (NMRS) as held by The Royal Commission on the Ancient and Historical Monuments of Scotland (RCAHMS);*
- *Historic Scotland Database of Listed Buildings;*
- *Historic Scotland Database of Scheduled Monuments,*
- *The Inventory of Gardens and Designed Landscapes in Scotland,*
- *Early editions of Ordnance Survey and earlier mapping held by the Map Library of the National Library of Scotland (NLS);*
- *Current and historic Aerial imagery as held by online platforms;*
- *Published and unpublished archaeological reports, articles journals and books.*

3.1.3 Additional information was gathered and examined for the wider surrounding area to place the baseline information in its local and regional context, and to assess the potential for unknown and buried archaeological remains. All site numbers in the text are highlighted in bold and are in parentheses.

3.1.4 All designated sites of cultural heritage interest identified from these sources are shown on **Error! Reference source not found.**, with details and descriptions given in the Gazetteer (Appendix A). Non-designated sites in the immediate vicinity of the development which were considered relevant were also included.

3.3 Aims and Objectives

3.3.1 The objective of this study is to identify the archaeological and built heritage resource of the study area considered for potential development. The study will highlight known features of cultural heritage significance while possibly identifying further features previously unidentified/noted. The assessment will also look at a wider 1km buffer around the development area. This will allow any identified sites to be placed properly into their wider landscape context. The evidence presented, and the conclusions reached, aim to offer a comprehensive basis for further decisions on the formulation of a strategy for mitigation of impact, should this be required.

3.4 Assessment of Sensitivity of Cultural Heritage Sites

3.4.1 An assessment of the degree of sensitivity to change of each cultural heritage receptor within the study area has been made on a five-point scale of Very High, High, Medium, Low, Negligible and Unknown, according to the criteria given in

Table 1 below. Any existing statutory and non-statutory designations will be taken into account in the assessment of sensitivity.

Table 1: Cultural Heritage Impacts

Sensitivity	Criteria
Very High	World Heritage Sites or other sites of acknowledged international importance.
High	Scheduled Monuments (SM), Category A or B Listed Buildings; Other listed buildings that can be shown to have exceptional qualities not adequately reflected in the listing grade; Sites proposed for Scheduling or Listing; Conservation Areas containing very important buildings; Parks and gardens included on the Gardens and Designed Landscapes in Scotland and Site is not Scheduled or Listed, but meets the criteria used in Scottish Historic Environment Policy 2 (SHEP2) for the designation of SAMs or criteria used in their designation of Listed Building categories (Memorandum of Guidance on Listed Buildings and Conservation Areas, Historic Scotland 1998. In general, these sites will be rare and in outstanding condition.
Medium	Category C (s) Listed Buildings; Conservation Areas containing buildings that contribute significantly to its historic character; Historic Townscape or built-up areas with important historic integrity in their buildings or built settings; Site is a non-statutory archaeological site or standing structure that contributes significantly to the Cultural Heritage resource of the local area or, to a lesser extent, the county as a whole; and, Site is of low sensitivity, but has wider value as part of a group of sites.
Low	Site is a non-statutory archaeological site or standing structure that contributes to the local Cultural Heritage of the parish/local area
Negligible	Site is a non-statutory archaeological site with no surviving remains; Buildings of no architectural or historical note; and Buildings of an intrusive character.
Unknown	The sensitivity of the site cannot be ascertained.

3.5 Predicted Impacts

3.5.1 Criteria for the assessment of the magnitude of impact are set out in Table 2.

Table 2: Criteria to Assess Magnitude of Impact on Archaeology and Historic Buildings

Magnitude	Criteria
Major	Complete or nearly complete demolition or truncation of most or all key elements of a site; Development will be visible from the site and/or a significant viewpoint and will change several landscape elements, important to the understanding of the site; and, Development would physically sever one element of the site from another regardless of its visual intrusion.

Magnitude	Criteria
Moderate	Demolition or truncation of many key elements of a site; Development will substantially alter the setting of a historic building, transforming its character, removing or altering significant elements within this, to affect the understanding and appreciation of the structure; and, Development will be visible from the site and/or a significant viewpoint and will alter several small, or a single large landscape element, which may affect our understanding of the site. The development may interrupt views from a site, or change the function of landscape elements, and the interactions between them, important to the understanding of the site.
Minor	Demolition or truncation of key elements of a site; Development will be visible from the site and/or a significant viewpoint and does not represent a change in overall character of the landscape setting; A small change to an element of the landscape character. Typically this would be physically removed from the site and affect only a small proportion of its surrounding landscape; and, Development represents a change to landscape elements which are visible from the site, but which are of very minor or no importance to the understanding of the site.
Negligible	Change to or loss of minor elements of a site; Elements of the scheme will be barely visible from the site and/or from a significant viewpoint to the site, and does not represent an overall change to the character of the landscape; and, The scheme will change historic landscape elements of little relevance to the understanding of a site.
No Change	No observable loss of site elements; and, The scheme is not visible from the site and/or from a significant viewpoint, and will only change historic landscape elements of no relevance to the understanding of a site.

3.6 Assessment of Significance of Effects

3.6.1 Significance of effect is determined as a combination of the site sensitivity and impact magnitude. Five levels of significance were defined which apply equally to beneficial and adverse impacts. These are shown in Table 3.

Table 3: Significance of Effects Matrix

Sensitivity	Magnitude				
	Major	Moderate	Minor	Negligible	No Change
Very High	Very Large	Large / Very Large	Moderate / Large	Slight	None
High	Large / Very Large	Moderate / Large	Moderate / Slight	Slight	None
Medium	Moderate / Large	Moderate	Slight	Neutral / Slight	None
Low	Slight / Moderate	Slight	Neutral / Slight	Neutral / Slight	None
Negligible	Slight	Neutral / Slight	Neutral / Slight	Neutral	None

3.6.2 Using the criteria outlined in

Table 1 and Table 2 as well as the matrix outlined in Table 3, the impact on each site identified in the DBA will be assessed and is outlined in the Gazetteer, Appendix A.

4 Desk Based Assessment

4.1 General Historical Background

General

- 4.1.1 There are no known upstanding sites within the boundaries of the proposed development protected by statutory legislation, or recorded within the NMRS or identified from other sources consulted.

Prehistoric

- 4.1.2 There is no direct evidence for Prehistoric occupation within the proposed development or study area, and within the wider landscape, there are no known Prehistoric Sites within 2-3km of the development area. An archaeological evaluation undertaken in 2016 to the south west of the development area (Site 10) revealed no trace of Prehistoric occupation.

Medieval

- 4.1.4 According to the Old Statistical Account of Scotland, Vol. XI (Mair, J. 1794), *“This Parish was disjoined from St Andrews about 160 years ago. The Church and Manfe lie almoft in the centre, about 3 computed miles S.W from the city of St Andrews. Under the section entitled “Cultivation, Minerals, Soil it is stated that the area comprised “one continued tract of heath; but at prefent, nothing of that kind if to be feen, excepting upon the lands of Lathockar , belonging to Mifs Scott, who, it is to be hoped, when he arrives at majority, will give proper encouragement to cultivate that barren fpot.”* There is however, no mention of field antiquities or sites of interest.
- 4.1.5 This appears to be the only reference to medieval activity in the Lathockar/Cameron area.

Post-Medieval

- 4.1.6 The vast majority of the sites recorded in the 1km buffer zone around the proposed development are post-medieval in date and relate to the parish of Cameron. They include Farmsteads, cottages and a milestone. According to the New Statistical Account of Scotland, Vol IX, Adamson, T. 1845), *“In almost every part of the prish, either coal, frestone, trap whinstone or Limestone may be found”*. Further, he states: *“Almost all of the land in the parish has the appearance of having been under the plough at a former period, as it still retains in some places the high ridges and low furrows of ancient times.”*
- 4.1.7 There are two main post medieval sites in the 1km buffer zone and they are: Cameron House (1810) Church (1808) built on the site of the old Church (1645-6). and Lathockar House little of which little is known. The first mention of Cameron was in Fifae Vicecomitatus, The Sherifdome of Fyfe 1654.

- 4.1.8 The farm at North Bank located just outside the development area is noted on the OS 1st edition 6" to the mile Fife Sheet 19 and comprises large sheds, a farmhouse and a horse gin. A row of four small adjoining buildings are shown to the north of the farm complex probably comprising gardeners huts as a cultivated area is shown to the north of the buildings. These structures are within the present development area.

Modern

- 4.1.8 The only notable modern feature near the proposed development area is the Second World War Prisoner of War campsite at Lathockar. The NMRS state that The camp site is depicted on the OS 1:10000 scale map (1975) to the S of the A915 public road about 350m NW of Lathockar House (NO41SE 24) and part of the site is annotated as 'Tower'. It is also noted that, "The small prisoner-of-war camp site is visible on postwar vertical air photographs (106G/Scot/UK 5, 3213-3215, flown 14 April 1946) to the S of the public road. Six to seven huts are visible on the air photographs."

4.2 Map Regression

- 4.2.1 All relevant available maps as held by NLS were consulted in order to identify the recorded development of the site as well as any additional features that may previously have gone unrecorded within the site boundary. A summary of all consulted maps are listed in Appendix B.

Pre-Ordnance Survey maps

- 4.2.2 The earliest detailed map of the Cameron/Lathockar area was General Roys map of 1747-52 which shows Cameron Kirk and Cameron as small settlements.
- 4.2.3 Cameron is also shown as a settlement in William Roy's 'Military Survey of Scotland' conducted in 1747-1755. Roy's map revolutionised map making in Scotland, containing a lot more terrain detail than previously. Although the map was the result of 'rapid reconnaissance rather than a measured topographic survey', the various inaccuracies can be forgiven in providing us with the first cartographic view of Scotland with any level of detail – a snapshot of mid 18th century Scotland.

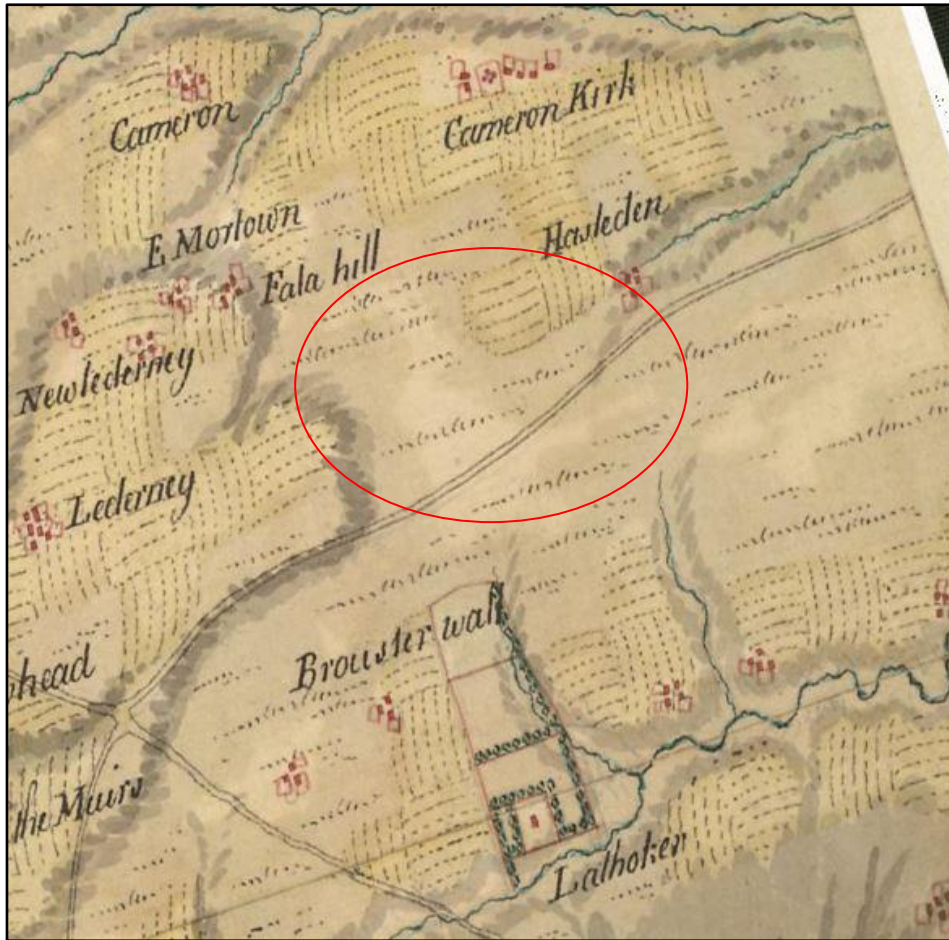


Figure 2: Roy's map showing in more detail the landscape of Cameron and Lathocker with Northbank not present

- 4.2.5 The general area is shown as extensively farmed with large plough patterns and land boundaries covering most of the available land. Cameron Kirk and Cameron at the site of the present farm are shown although no features or buildings are noted within the development area although this is difficult to accurately locate on Roys map. .
- 4.2.6 Many of the early maps do not show the site in sufficient detail to ascertain with certainty whether there was any occupation at the proposed development site. However, it seems somewhat clear from these maps that the proposed development site was potentially free of historical occupation.

Ordnance Survey maps

- 4.2.7 The Ordnance Survey began their survey of the Cameron area in 1853, publishing the 6 inch to 1 mile, Fife Sheet 19 (includes Cameron, Carnbee; Crail; Dunino; Kilconquhar) in 1855.
- 4.2.8 The 1855 6 inch to 1 mile, Fife Sheet 19 is the first to show the area in real detail. The landscape is shown to be a series of fields, tree lined roads and defined property boundaries. This edition shows North Bank Farm as a large farm complex with a square arrangement of large sheds, a horse gin on its west side, a large pond, a "pump" a detached farmhouse with a large garden and a further cultivated area to the north with what appears to be a row of gardeners cottages. The subsequent 2nd editions of

the 6" to the mile Sheet XV.SW (includes: Cameron; Carnbee; Dunino) published in 1896 and 1912 show all the elements of North Bank Farm including the gardeners Cottages. The Fifeshire 015.09 (includes Cameron) 25 inch to the mile map of 1894 shows what may be a row of cold frames to the east of the garden area. The site of the gardeners cottages now demolished is within the development area (Fig 3).



Figure 3: Aerial image overlying OS 25 inch map ca.1894

Conclusion

- 4.2.10 The map regression has shown that the proposed development area is one that has remained free of significant development or known occupation from the post-medieval period to the present day.
- 4.2.11 The 1st and 2nd editions of the 6" to the mile and 25 inch to the mile maps all show that a small part the former site of the gardeners cottages lies within the boundaries of the development representing the only element of known built heritage that existed within the development boundary.
- 4.2.12 No surviving archaeological or historical features were noted within the boundaries of the site.

4.3 Aerial Photography

- 4.3.1 Readily available aerial images held by online platforms of the proposed development area were consulted in order to assess the potential for previously unrecorded archaeological features to survive within the boundaries of the site.
- 4.3.2 No new archaeological features or anomalies were identified within the limits or environs of the proposed development area. In all aerial images, the site clearly was used to extract sand and eventually left barren.

4.4 Landscape and Setting

- 4.4.1 The predominantly farmed landscape around Cameron and Lathockar is characterised by a pattern of medium-scale arable or grazed fields. These are frequently bound by a combination of hedgerows or post-and-wire fencing, interspersed with boundary trees and shrubby vegetation. The combination of localised hills, undulating ground, field boundary vegetation and built form notably contains wider views to create a fairly intimate landscape. Localised tree cover is diverse and comprises woodland belts, field boundary trees, riparian woodlands (often associated with burn valleys), policy woodlands and blocks of coniferous plantation. Historic estates across wider Fife, such as at Craigtoun, also make an important contribution to the local landscape character, most notably through the presence of historic buildings, estate woodlands, parkland, mature trees and boundary walls. The A915 (Largoward to St. Andrews Road), which runs through the proposed study area in broadly north-south direction, is a well-used cross-country road in east Fife that provides access to the countryside as well as the settled areas of Kirkcaldy and St. Andrews. Settlement within the study area is limited to scattered farmsteads and small clusters of rural dwellinghouses, which are generally located along the local road network. A number of businesses are present within the surrounding rural landscape, including B&Bs, stonemasons and industrial units at nearby Hillwood Industrial Estate (off A915/ Lathockar junction), a sawmill and farm shop (Landscape and visual chapter Arup scoping report).
- 5.1.4 The Category C Listed buildings around the Cameron area to the north and east of the proposed development (Sites **5 & 6**) lie in relatively close proximity to the A915 and an unclassified road (Site **2**). Any effect of the development on the setting of these Buildings will be negligible as this will already be hugely impacted by the presence of the transport network.
- 5.1.5 It is suggested that due to the low level and largely sympathetic nature of the development allied to the absence of any Historic environment features likely to be impacted that there are no recorded indirect effects on the setting of any Historic Environment features.

5 Assessment of Impacts

- 5.1.1 An assessment was made of the importance and sensitivity of all noted sites within 1km of the proposed development following the methodology described in Section 3. The assessment of sensitivity for each site is included in Appendix A and is summarised in the table below:

Table 4: Summary of Assessment of Sensitivity of Identified Heritage Sites

Assessment of Sensitivity	Number of Sites
High	0
Medium	0
Low	8

Negligible	2
Unknown	0
Total	10

5.1.2 Of the ten identified sites, most are of Low Sensitivity with two Negligible with all outside the proposed development area. No potential impacts physical or visual on known sites have been assessed or identified.

6 Discussion

6.1 Impact of the Development on known and potential archaeological sites

Known Sites

6.1.1 There are no known upstanding or surviving sites within the limits of the proposed development. The nearest designated sites are six Category C Listed Buildings (three groupings) that will not be affected visually or directly.

Unknown Sites

6.1.2 It is possible that previously unknown archaeological deposits may survive within the development areas, however, it is suggested that the probability of this is low.

6.1.3 The HEA Assessment has demonstrated that there are no known or upstanding sites within the boundaries of the development, while the map regression has further demonstrated that no recorded significant settlement or occupation of the area has taken place.

6.1.4 However, the possibility always remains that previously unknown and buried Prehistoric or Medieval occupation deposits survive within the proposed development area.

6.1.6 Most of the sites located within 1km of the proposed development are of a modern or Post-Medieval nature.

7 Conclusions and Recommendations

7.1.1 The proposed development is to be constructed in an area that has been shown to be free of known historical or archaeological features. Whilst previously unknown and buried archaeological features may be present on site the likelihood is low. In addition, there is not expected to be any negative visual impact on any Historic Environment Assets.

7.1.2 Consultation with the Fife Council Archaeology service is recommended for their opinion on any potential advance speculative archaeological fieldwork.

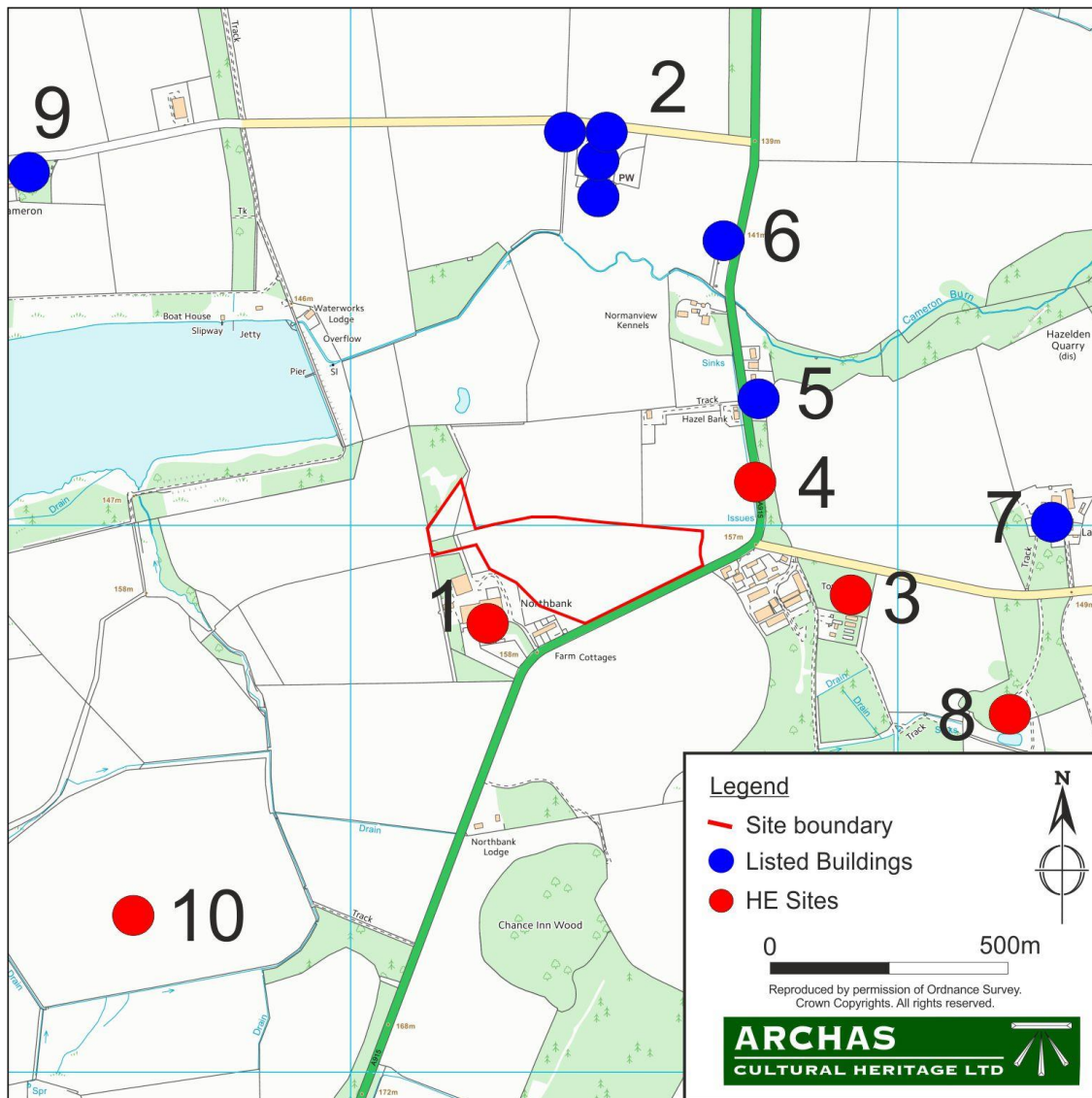


Figure 4: Sites Location

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Websites

www.rcahms.gov.uk

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www.google.co.uk/maps/
www.historic-scotland.gov.uk
www.nls.uk
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Appendix A - Gazetteer

Table 5: Sites located within the c.1km buffer of the proposed development

Site No	Site Name	Site Type	NGR	NMRS/Canmore HER No.	Source	Designation	Sensitivity	Magnitude	Affects	Description
1	North Bank	Farm/Farmhouse	NO 4825 1081	NO41SE 23 32975	HER NMRS	none	Negligible	No Change	none	Cartographic study revealed that a farmhouse, sheds, horse gin and gardernes cottages were present on this site going back to the mid 19 th Century
2	Cameron House, Manse, walled garden, Church and Churchyard	House, Church, Manse Churchyard	NO 4843 1167 (centred)	NO41SE13,38/1	HES, NMRS	Category C Listed Building	Low	No Change	None	The HES records the presence of five separate Listed Buildings all of Category C. They comprise a Church, Manse, Churchyard, walled garden and Offices.
3	Lathockar	Prisoner of War Camp	NO 4892 1088 (centred)	NO 41 SE 66, 204119	HES, NMRS	None	Negligible	No Change	None	The NMRS records the presence of a prisoner-of-war camp recorded as part of the Defence of Britain Project (R McKintosh 1996). The camp site is depicted on the OS 1:10000 scale map (1975) to the S of the A915 public road about 350m NW of Lathockar House (NO41SE 24) and part of the site is annotated as 'Tower'. Information from RCAHMS (DE), December 2001 The small prisoner-of-war camp site is visible on postwar vertical air photographs (106G/Scot/UK 5, 3213-3215, flown 14 April 1946) to the S of the public road. Six to seven huts are visible on the air photographs.

4	Hazeldene	Milestone	NO 48745 11100	NO41SE75 305988	NMRS	None	Low	No Change	None	The NMRS records the presence of a milestone, which has been painted white, stands on the E verge of the St Andrews to Largo public road (A915) a little S of Hazeldene. It is a dressed sandstone pillar, 0.34m square and 0.64m high, with an Ordnance Survey bench mark about halfway up its NW face. The missing cast-iron information cap would have originally indicated the distances in miles to St Andrews (4) on its SW face and Largo Pier (8) and Colinsburgh (6) on its NW face.
5	Hazel Cottage	Cottage	NO 48736 11231	NO41SE46/ LB2698 99477	NMRS HES	Category C Listed Building	Low	No Change	none	HES records the presence of a Cottage " Circa 1855-60. Single-storey cottage, squared rubble with droved ashlar dressings. Originally 2 cottages, now door with small porch and 5 windows (second from left formerly door, others with original 12-pane glazing) Piended pantiled roof, 2 droved ashlar stacks with cavetto cornices, and tall brick stack to west. U-plan to rear. West wing longer than east one, with door and window in gable, central brick and corrugated iron roofed outshot.
6	Cameron	School and Schoolhouse	NO 1306 1781	NO11NW 114 MPK11029	HER NMRS	Category C Listed Building	Low	No change	none	The HES records the presence of Early 19th century. Fairly unaltered example of parish school. Two-storey Schoolhouse and single-storey school in line droved coursers with broached ashlar dressings. Schoolhouse, originally single-storey raised to 2, Gillespie of St Andrews, 1880. 3-window front with poor central boarded

										porch, unsightly plumbing to left, L-plan on harled wing at back with lean-to outshot in re-entrant angle. Slated roof, straight skews and end stacks (right hand rebuilt in brick. Rendered rear wing with one window in gable. School has door to left and 3 windows to right. Slated roof with ventilator, window with bracketted cornice - east gable. Later Parallel harled rear wing with bipartite in east gable, and 2 windows and recessed door to north. Slated roof with bracketted eaves.
7	Lathockar Farmhouse	Farm, Steading and Cottage	NO 49292 11005	NO41SE 25.01, 02 * 03 LB 2704, 5 & 6	HER NMRS AND hes	Category C Listed Building	Low	No change	none	A group of Three Listed Buildings all comprised a farmhouse, steading and Cottage. Early 19th century with later rear wing. Two-storey, droved coursers with dressings 2 courses deep. Three window front with central timber porch, matching window at ground floor to left of porch. Gabled slated roof, straight skews and end stacks with block cornices. Gables rubble, one window each floor. Central 2-storey later rear wing with door, window over and bipartites to right. Single-storey rubble out-building in other re-entrant angle, heightened to 2-storey and cement rendered. Pump at back door. Reglazed throughout to 12-pane pattern.
8	Lathockar House	Country House	NO 4920 1065	NO14SE24 32976	HER NMRS	None	Low	No change	none	The NMRS records the presence of a House. (Little information)

9	Cameron	Farmhouse	NO 47416 11624	NO 14SE 37	NMRS, HES	Category C Listed Building	Low	No change	none	HES record a Cat C Listed Building comprising Early 19th century. Plain Georgian. Gabled 2-storey and dormerless attic, 3-window front with central door. Neat coursers with margins and droved ashlar dressings, 2 courses deep. Original glazing. One window gables, with low single-storey piended outshot on left. Rear 2 windows (left hand a tall stair window) and single-storey lean-to rendered porch. Slated roof, skews and ashlar end stacks with cavetto cornice.
10	Cameron Resorvoir	Field Drains (event)	NO 47619 10281	NO 41 SE 82	NMRS	None	Negligible	No Change	None	The NMRS records A 4% evaluation was carried out, 10–13 October 2016, of a 9.8ha area of open, poorly drained farmland to the SE of Cameron Reservoir, in advance of the proposed development of a solar farm. The 1960 linear metres of trenches recorded 0.2–0.3m of ploughsoil overlying boulder clay with some evidence of iron panning. Modern drainage attempts were reflected by the presence of numerous deeply set drain cuts and several broken clay tile drains. The drains were set at 5.0m intervals and ran NW/SE.

Appendix B – Cartographic References

Maps consulted during the cartographic regression include:

Robert Gordern (1580-1661)

- 'A map of Eastern Scotland, Including basins or Rivers Don, Dee, Tay, Forth and Tweed'. Imprint ca. 1636-52

Blaeu, Joan 1596-1673, Gordon, James, (1615 1686) Fiffae Vicecomitatus, The Sherifdome of Fyfe

John Adair (1650 -1722)

- 'The Mapped of Straithern, Stormont & Cars of Gourie with the rivers Tay and Ern'. Imprint 1683

William Roy (1726-1790)

- Military Survey of Scotland – Highlands. Ca. 1747-55

John Thomson (1777-c.1840).

- 'Atlas of Scotland'. Ca. 1832

Ordnance Survey Maps (1854-present)

- 25 inch to 1 mile, Fifeshire, Sheet O15.09 (includes Cameron) published 1894.
- 6 inch to 1 mile, 1st edition, Fife, Sheet 9 (includes: Cameron, Carnbee; Crail; Dunino; Kilconquhar), survey 1853, publish 1855.
- 6 inch to 1 mile, 2nd edition, Fife and Kinross, Sheet XV.SW (includes: Cameron, Carnbee; Dunino), publish 1896.
- .Fifeshire 1:25,000 of Great Britain, NO11, revised 1938-1954, published 1956.

Appendix C – Proposed Discovery & Excavation Scotland entry

LOCAL AUTHORITY:	Fife Council
PROJECT TITLE/SITE NAME:	Northbank, Fife Historic Environment Assessment
PROJECT CODE:	282
PARISH:	Cameron
NAME OF CONTRIBUTOR:	Alastair Rees
NAME OF ORGANISATION:	ARCHAS Cultural Heritage Ltd.
TYPE(S) OF PROJECT:	Archaeological Desk Based Assessment
NMRS NO(S):	n/a
SITE/MONUMENT TYPE(S):	n/a
SIGNIFICANT FINDS:	None
NGR (2 letters, 8 or 10 figures)	NO 48433 10924 (centred)
START DATE (this season)	1/09/17
END DATE (this season)	29/09/17
PREVIOUS WORK (incl. DES ref.)	None
MAIN (NARRATIVE) DESCRIPTION: (May include information from other fields)	ARCHAS Cultural Heritage Ltd. were appointed by Alan Seath of Seath Planning Consultants on behalf of Gleneagles Holiday Park Limited to complete an Historic Environment Assessment (hereafter HEA) in advance of a proposed development located to the north of the A915 and east of the existing Northbank Farm roughly centred on NGR: NO 4845 1091. The proposed development involves construction of up to 82 Luxury Lodges, a bar/restaurant, reception area and landscaped open space along with associated site access, roads and site infrastructure. No Historic Environment features were identified within the boundaries of the development.
PROPOSED FUTURE WORK:	
CAPTION(S) FOR ILLUSTRS:	n/a
SPONSOR OR FUNDING BODY:	Gleneagles Holiday Park Ltd
ADDRESS OF MAIN CONTRIBUTOR:	ARCHAS Cultural Heritage Ltd Unit 37, 1 Begg Road, Kirkcaldy KY2 6HD
EMAIL ADDRESS:	Alastair.rees@archas.co.uk
ARCHIVE LOCATION	NMRS and Fife Council (intended)