

Archaeology and Built Heritage Assessment

Land South-West of Inglis Farm, Cockenzie, EH32 0JT

On behalf of Cockenzie Storage Ltd

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Document Management.

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1. Introduction

1.1. Pegasus Group have been commissioned by Cockenzie Storage Ltd to prepare an Archaeology and Built Heritage Assessment to consider the proposed energy storage development on land south-west of Inglis Farm, Cockenzie, East Lothian, EH32 0JT, as shown on the Site Location Plan provided at Plate 1.

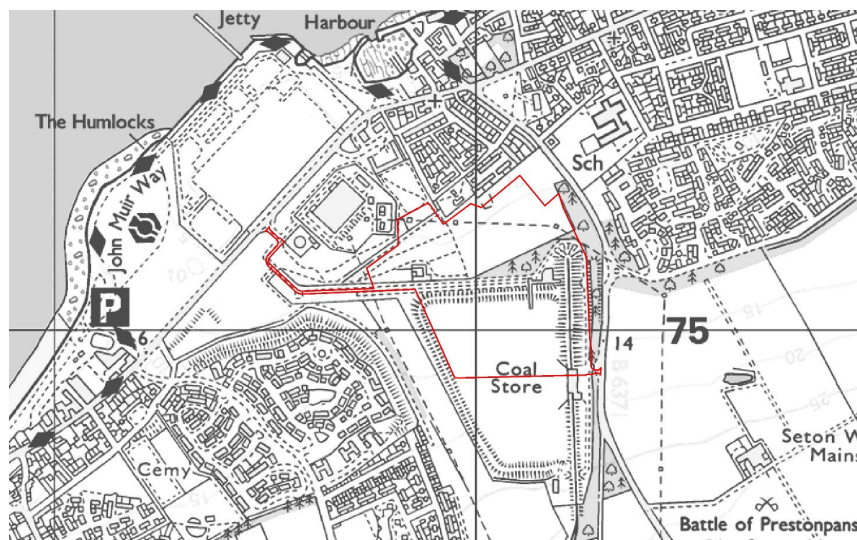


Plate 1: Site Location Plan (not to scale)

1.2. The proposed development site lies within the Inventory Boundary of the Historic Battle of Prestonpans (ref. BTL16). No other heritage assets are recorded within the site, although a number are recorded in the wider vicinity.

1.3. This Assessment provides information with regards to the significance of the historic environment to fulfil the requirements of the Scottish Government's *National Planning Framework 4 (NPF4)* which requires:

“Development proposals with a potentially significant impact on historic assets or places will be accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset and/or place”

1.4. In order to inform an assessment of the acceptability of the scheme in relation to impacts on the historic environment and archaeological resource, following Policy 7 of NPF4, any harm to the historic environment resulting from the proposed development is also described, including impacts on significance through changes to setting.

¹ Scottish Government, *National Planning Framework 4 (NPF4)* (Edinburgh, February 2023), Policy 7 a), p.45.

2. Proposed Development

2.1. The application seeks consent to construct and operate a battery energy storage system (BESS) of up to 342 megawatts (MW). The site boundary for the Application allows for all development associated with the proposed development including access from the south of the site and connection to the grid (Plate 2). The associated equipment will be split between two areas of the site and would comprise:

- 3 Substations and Substation Equipment, with some elements being in the region of 14m in height
- Battery storage units – battery units arranged in rows around 7m in length, 2.8m wide, and 3.1m in height;
- Switchgear containers – around 20m in length, 3.5m wide and 4.1m in height;
- Inverters and transformers local to the batteries will be around 3m in height;
- Landscaped bunds;
- Landscape features around the site will include trees and hedgerow planting;

- Site fencing, access gate and CCTV – around 2.4m high security mesh fence with access gates, CCTV and light poles to be around 5m high; and,
- Wires to existing pylons.

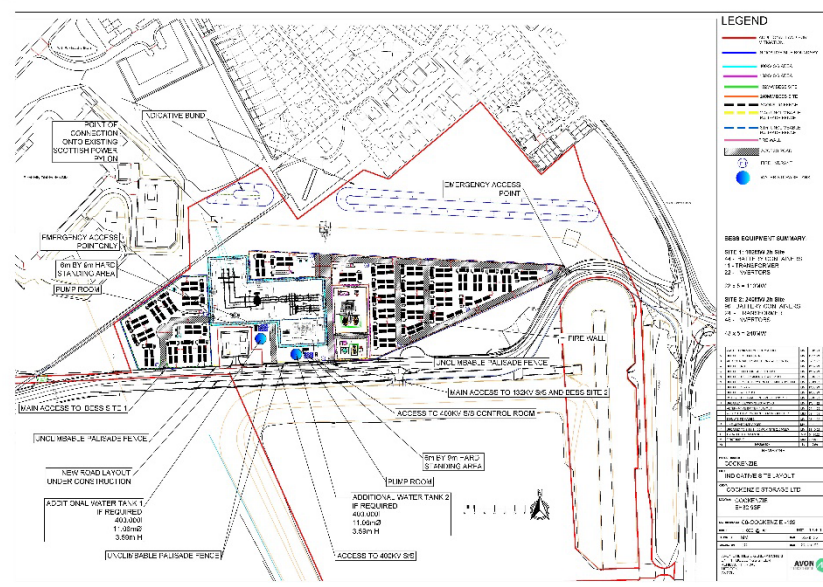


Plate 2: Indicative Site Layout

3. Site Description and Planning History

Site Description

- 3.1. The site comprises approximately 15.2ha of predominantly arable land and is located on land south-west of Inglis Farm, Cockenzie, East Lothian, EH32 0JT. The site includes part of a former storage area to the south of the area proposed for development, to hold a temporary construction compound.



Plate 3: Photograph taken from west of site, facing east-north-east, across site.

- 3.2. Modern residential housing, along with a band of woodland, and the B6371 Road lie to the east of the site.

To the north-west lies the former Cockenzie Power Station and the Cockenzie substation, and the B1348 Edinburgh Road. The town of Cockenzie & Port Seton lies to the north and east of the site. Land to the south is occupied by a former coal store associated with the former power station, which is surrounded by a large earthwork bund, and is fenced off. The site also lies in close proximity to the periphery of the town of Prestonpans which extends to the south-west, beyond a narrow band of land, and a large, earthwork bund.

Planning History

- 3.3. The site was previously included as part of a wider site for an application for an energy park submitted by Scottish Enterprise (ref. 14/00015/PAN). No decision documents relating to this are available in online records.
- 3.4. The site also forms part of a recent application onshore substation, underground electricity cables and associated temporary and permanent infrastructure to export electricity from the Seagreen Offshore Wind Farm into the national electricity transmission network (refs. 21/00290/PPM, 22/00460/PM, and 22/01364/PM). The approved plans include a proposed substation, located to the immediate north-west of the site, adjacent to the existing distribution centre. This also lies within the boundaries of the Prestonpans Historic Battlefield, and it is noted that HES raised no objections, and were satisfied that the proposals would not have a significant adverse effect on any key features of the Battlefield site. It was however identified that the site had potential for archaeological remains, and that a programme of



evaluative works (trial trenching) should be carried out prior to the commencement of development.

4. Methodology

4.1. The aims of this Report are to assess the significance of the heritage resource within the site/study area, to assess any contribution that the site makes to the heritage significance of the identified heritage assets, and to identify any harm or benefit to them which may result from the implementation of the development proposals, along with the level of any harm caused, if relevant.

4.2. This assessment considers insert archaeological resource and built heritage.

Sources

4.3. The following key sources have been consulted as part of this assessment:

- The East Lothian Historic Environment Record (HER) for information on the recorded heritage resource within the vicinity of the site;
- Historic Environment Scotland's records of designated heritage assets;
- Historic maps available online;
- The National Library of Scotland's online catalogue and mapping; and
- Other online resources, including Ordnance Survey Open Source data; geological data available from the British Geological Survey; and, Google Earth satellite imagery.

4.4. For digital datasets, information was sourced for a 1km study area measured from the boundaries of the site. Information gathered is discussed within the text where it is of relevance to the potential heritage resource of the site. A gazetteer of recorded sites and findspots is included as **Appendix 1** and maps illustrating the resource and study area are included as **Appendix 2**.

4.5. Historic cartographic sources and aerial photographs were reviewed for the site, and beyond this where professional judgement deemed necessary.

4.6. Heritage assets in the wider area were assessed as deemed appropriate (see Section 6).

Site Visit

4.7. A site visit was undertaken by a Principal Heritage Consultant from Pegasus Group on 13th July 2023, during which the site and its surrounds were assessed.

Photographs

4.8. Photographs included in the body text of this Report are for illustrative purposes only to assist in the discussions of heritage assets, their settings, and views, where relevant. Unless explicitly stated, they are not accurate visual representations of the site or development proposals nor do they conform to any standard or guidance i.e., the Landscape Institute Technical Guidance Note 06/19. However, the photographs included are intended to be an honest representation and are taken

without the use of a zoom lens or edited, unless stated in the description or caption.

Assessment Methodology

4.9. Full details of the assessment methodology used in the preparation of this Report are provided within **Appendix 3**. However, for clarity, this methodology has been informed by the following:

- ClfA's *Standard and Guidance for Historic Environment Desk-Based Assessment*;²
- *Historic Environment Scotland's Managing Change in the Historic Environment: Setting*;³
- *Historic Environment Scotland's Managing Change in the Historic Environment: Historic Battlefields*;⁴ and,
- *Historic Environment Scotland's Managing Change in the Historic Environment: Asset Management*.⁵

Consideration of Impacts

4.10. It is important to consider whether the proposals will impact historic assets or places. If they do, then one must

consider whether this represents a "significant impact" or to the identified designated heritage assets, in the context of Policy 7 a) of *NPF4*.⁶ *NPF4* notes that where impacts cannot be avoided they should be minimised.⁷

4.11. The *Historic Environment Policy for Scotland (HEPS)* states that to understand the likely impact of proposed actions or decisions, it is important to:

- Assess and predict the likely level of the impact of proposals on the historic environment, context, asset or place.
- Make the level of impact clear so that it can inform decision-making.⁸

² Chartered Institute for Archaeologists (ClfA), *Standard and Guidance for Historic Environment Desk-Based Assessment* (revised edition, October 2020).

³ Historic Environment Scotland, 2016, *Managing Change in the Historic Environment: Setting*.

⁴ Historic Environment Scotland, 2016, *Managing Change in the Historic Environment: Historic Battlefields*

⁵ Historic Environment Scotland, 2019, *Managing Change in the Historic Environment: Asset Management*

⁶ Scottish Government, 2023, *NPF4*, p.45.

⁷ Scottish Government, 2023, *NPF4*, p.47.

⁸ Historic Environment Scotland, 2019, *HEPS*, pp. 15

5. Policy Framework

Legislation

- 5.1. Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997*, which provides statutory protection for Listed Buildings and their settings and Conservation Areas.⁹
- 5.2. Scheduled Monuments are protected by the provisions of the *Ancient Monuments and Archaeological Areas Act 1979* which relates to nationally important archaeological sites.¹⁰ Whilst works to Scheduled Monuments are subject to a high level of protection, it is important to note that there is no duty within the 1979 Act to have regard to the desirability of preservation of the setting of a Scheduled Monument.
- 5.3. Full details of the relevant legislation are provided in **Appendix 4**.

National Planning Policy Guidance

- 5.4. National Planning Policy guidance relating to the historic environment is provided within Part B, Section 7 of the

Scottish Government's *National Planning Framework 4* (NPF4), which was published in February 2022.

- 5.5. The Historic Environment Policy for Scotland (HEPS) (2019) is a policy statement directing decision-making that affects the historic environment. HEPS sits alongside national policies addressing land use matters and decisions and should be used with them.
- 5.6. Full details of the relevant national policy guidance is provided within **Appendix 5**.

The Development Plan

- 5.7. Applications for Planning Permission in Cockenzie are currently considered against the policy and guidance set out within the East Lothian local development plan, adopted 27th September 2018.
- 5.8. Details of the policy specific relevant to the application proposals are provided within **Appendix 6**.

⁹ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

¹⁰ UK Public General Acts, *Ancient Monuments and Archaeological Areas Act 1979*.

6. The Historic Environment

- 6.1. This section provides a review of the recorded heritage resource within the site and its vicinity in order to identify any extant heritage assets within the site and to assess the potential for below-ground archaeological remains. It has been informed by draft chapters of the South East Scotland Archaeological Research Framework, where available, and by the National Framework, for periods not yet covered by the draft regional framework.
- 6.2. Designated heritage assets are referenced using their HES references, HER 'event' numbers have the prefix EEL and HER 'monument' numbers have the prefix MEL.
- 6.3. A gazetteer of relevant heritage data is included as Appendix 1. Designated heritage assets and HER records are illustrated on Figures 1-5 in Appendix 2.

Previous Archaeological Works

- 6.4. A large number of previous archaeological works are recorded as having been undertaken within the vicinity of the site. A programme of site investigation works is recorded as having extended across the western extent of the site, which included a geophysical survey within the westernmost extent of the site (ref. EEL1100). The survey identified some irregularly shaped anomalies in an apparent linear arrangement which were identified as being indicative of possible archaeology. A review of the

report suggests that these features are likely to lie immediately to the west of the site, but potentially extend into the edge of the site. A modern service was also recorded in the west of the site.¹¹

- 6.5. The results of these works are discussed below, where relevant to the potential archaeological resource of the site.

Topography and Geology

- 6.6. The proposed development site is broadly level, with a very slight downwards slope from c.12.8m aOD in the south, to c.10m aOD in the north.
- 6.7. Bedrock geology across the site is mapped as Upper Limestone Formation – sandstone with subordinate argillaceous rocks and limestone. This sedimentary bedrock formed between 329 and 324 million years ago during the Carboniferous period.
- 6.8. Superficial deposits within the site are mapped as Till, Devensian – diamicton. These sedimentary superficial deposits formed between 116 and 11.8 thousand years ago during the Quaternary period.¹²

¹¹ Wessex Archaeology, 2016, *Inch Cape Offshore Windfarm Onshore Transmission Works by the former Cockenzie Power Station Cockenzie, East Lothian: Archaeological Site Investigation Works Synthesis Report*, p.20

¹² British Geological Survey, *Geology of Britain Viewer*, <https://www.bgs.ac.uk/map-viewers/geology-of-britain-viewer/>.

Archaeological Baseline

Earlier prehistoric (c.12,700 BC – c.800 BC)

- 6.9. Palaeolithic and Mesolithic sites in the region appear to show a focus on riverine and coastal regions, in particular the Tweed valley, and Forth Littoral.¹³ The site is not in proximity to any river valleys or watercourses, but does lie near the coast, which is approximately 450m to the north.
- 6.10. No archaeology from these periods is recorded either within the site, or its vicinity, and the site is therefore considered to have low potential for significant archaeological remains from these periods.

Neolithic (c.4,100 BC – c.2,500 BC), Chalcolithic and Bronze Age (c.2,500 BC – c.800 BC), and Iron Age (c.800 BC – c.AD 400)

- 6.11. No later prehistoric archaeology is recorded within site, although a moderate amount of heritage from these periods, or potentially dating to these periods is identified within the wider vicinity.
- 6.12. Our understanding of early Neolithic settlement in South East Scotland is based on a relatively small number of sites, with large timber halls having been identified at Doon Hill, and Sprouston, but evidence otherwise limited to a few sites with pits, along with possible hearths. The distribution pattern of Carinated Bowl pottery, derived from settlement and funerary sites, in the South East is

noted as echoing the wider pattern within Scotland as having close correlation with good agricultural land, with many findspots being near the coast or along major rivers.

- 6.13. Evidence for Middle Neolithic settlement in the region is also sparse, with a group of pits recorded at Knowes Farm, and a sub-circular wattlework building and pits identified at Overhailes, with some evidence of activity in coastal areas e.g., at Hedderwick. Some monumental sites are also identified from this period, with a large concentration of flint identified around the henge at Overhowden. Evidence of Late Neolithic settlement is similarly sparse, with pottery having been recovered from a number of coastal sites, and with occasional pits being identified, although evidence of a light timber structure was identified at Dalkeith.¹⁴
- 6.14. The Chalcolithic Period in Scotland appears to show a degree of continuity in terms of settlement from the Late Neolithic, although with the introduction of new technologies and artefacts, along with a possible shift in funerary tradition towards individual interment and grave goods. This practice continues into the Earlier Bronze Age, with the construction of cists, often sited in or near pre-existing monuments. Depositions at earlier monuments are also noted during this period, e.g. at Eweford, where barley grains in a container were deposited at a Neolithic long mound. Evidence from this period is heavily biased towards funerary site and artefactual finds, with little identified evidence of settlement activity or land-use. Evidence of Early Bronze Age settlement in Scotland is

¹³ SESARF, *Palaeolithic and Mesolithic* (draft chapter), accessed July 2023

¹⁴ Sheridan, A. (SESARF), *South East Scotland Archaeological Research Framework: The Neolithic period* (draft chapter), accessed July 2023

varied, although there appears to be a degree of continuity from the Chalcolithic in southern Scotland, with unenclosed platform settlements having been identified in the southern uplands, and evidence of a solitary timber roundhouse recorded in the Forth valley.

- 6.15. Evidence for settlement and metalworking activities become more prominent from the Middle Bronze Age (c.1,700/1,600 BC), with an apparent greater intensity of settlement in lowland areas. From c.1,400 BC there appears to be shift in structure types, from ring-banks and post-built structures to ring-groove, and ring-ditch structures, with land-use appearing to be becoming more organised. Monuments from this period probably include four-posters along with short stone rows, and kerb cairns, with cremation burials being the norm.
- 6.16. In the Later Bronze Age post-built structures became a feature, and settlement appears to have become more focussed along the coast, although inland sites are noted in the Lothians, particularly around the Forth. Occupation in the upland areas appears to have declined by c.750 BC, with possible evidence of settlement contraction along the east coast, potentially due to a shift towards mixed pastoralism which characterised the Early Iron Age. There is evidence that at least some enclosed settlement sites in East Lothian were first occupied evidence of occupation, if not fortification at Traprain Law. Late Bronze Age radiocarbon dates have also been obtained from enclosures at Standingstone, Whittingehame, and East Linton. However, the majority of enclosed settlement sites are likely to be of Iron Age date. The re-use of

monuments continues in the Late Bronze Age, and kerb cairns with cremation burials remain the main funerary practice.¹⁵

- 6.17. Forts and enclosed settlement sites of probable Iron Age are extensive across much of the region, although there is a degree of uncertainty with regard to the frequency and extent of unenclosed sites, there is a suggestion that unenclosed sites appear to be more frequent in some parts of the landscape rather than others. Towards the end of the first millennium BC, some 'unenclosed settlements' also appear to have been constructed over previously enclosed sites, although some enclosed sites continued in use into the first millennium AD.¹⁶
- 6.18. Recorded heritage of later prehistoric, or probable later prehistoric date in the vicinity of the site appears to follow the general trends noted in the regional and national research frameworks. There is little evidence of Neolithic, Chalcolithic, or Early Bronze Age activity in the vicinity of the site. The only evidence of possible activity from these earlier periods is confined to a possible Neolithic long barrow recorded as having been found near Port Seton in 1883 (ref. MEL534). However, the location of this is uncertain, and the same generic grid reference is provided. Given the reference to Port Seton, the cist is unlikely to have been found in the vicinity of the site.
- 6.19. Further evidence of funerary activity in the vicinity of the site is typically represented by cist burials, of probable Bronze Age and/or Iron Age date, comprising:

¹⁵ Scottish Archaeological Research Framework (ScARF), 2012, *Chalcolithic and Bronze Age Scotland: ScARF Panel Report*

¹⁶ Scottish Archaeological Research Framework (ScARF), 2012, *ScARF Summary Iron Age Panel Document*, p.87

- A sandstone cist containing a vessel with cremated human remains, of Bronze Age date, recorded as having been found at Winton Park, c.155m north-north-east of the site (ref. MEL533);
- A group of seven undisturbed inhumations, at least four of which had originally been within cists, recorded during construction at Winton House, c.290m north-east of the site (ref. MEL525). The best-preserved example was a flexed inhumation in a short cist, and one burial has been radiocarbon dated to AD 10 – AD 340; and,
- A number of probable short cists, along with human remains and associated finds recorded at Cockenzie in 1849 (ref. MEL531). The location of the cists is however uncertain, and only a generic grid reference is provided.

6.20. A number of enclosures and/or enclosed settlements have been identified in the vicinity of the site through cropmarks. Although the majority of these are undated, two have been identified as being of probable Iron Age date. It is likely that the majority of these features date to the Iron Age, however it is possible that some sites originated in the Bronze Age. It is also feasible that the enclosures could be of a later date. Recorded sites in the vicinity comprise:

- A later prehistoric enclosure complex, with several phases of use identified, but which had been significantly truncated by more recent land uses, c.330m east of the site (ref. MEL511);
- Cropmarks indicative of an undated, enclosed settlement site, c.520m east-south-east of the site

(ref. MEL9610). The settlement is sub-oval in plan, measuring c.100m x c.65m with two apparent external ditches and at least one possible internal roundhouse. Cropmarks indicative of a broad ditch are identified as running parallel to the south side of the settlement, approximately 50m to the south;

- A later prehistoric enclosure cropmark c.630m east of the site (ref. MEL508). Excavations at the site have indicated a relatively brief, but intense period of occupation (ref. EEL538);
- A Scheduled Monument (HES ref. SM5687) comprising cropmarks indicative of an undated enclosures (refs. MEL1983 and MEL576) along with part of a possible trackway (ref. MEL9805) >640m south of the site; and,
- Cropmarks potentially indicative of an undated enclosure c.670m south-east of the site (ref. MEL571); and,
- Cropmarks potentially indicative of an undated, oval-shaped enclosure c.790m east of the site (ref. MEL11418).

6.21. Cropmarks potentially indicative of a discrete scatter of undated pits, measuring c.3m across, are also recorded c.875m east-south-east of the site (ref. MEL11420). The nature and date of these features is uncertain, however they lie in relatively close proximity to some of the enclosures referenced above (e.g. MEL11418), and are feasibly related and/or of similar date.

6.22. As discussed above, a geophysical survey within the west of the site identified features of possible archaeological

origin to the immediate west of the site, which potentially extend into the site's western extent (ref. EEL1100). Although the nature of these features is uncertain, should they be archaeological, a later prehistoric date is possible.

- 6.23. On the basis of the recorded heritage in the vicinity of the site, and the archaeological context of the wider region, the site is considered to have low-moderate potential for archaeological remains of later prehistoric date.

Roman (c.AD 77 – c.AD 211)

- 6.24. Excavation and survey work in East Lothian has indicated that at most later prehistoric settlement sites occupation continued uninterrupted into the Roman Iron Age, although there appears to be a reduction in the number of occupied settlements by the 3rd century, and a greater focus on Traprain Law. No towns developed north of Hadrian's Wall, but civilian settlements are noted outside forts, primarily along the Antonine Wall.¹⁷

- 6.25. No Romano-British archaeology is recorded within the site, and recorded heritage in the vicinity is confined to two findspots. These findspots comprise:
- A complete nummus, probably of Crispus, dating to the 4th century AD, found during metal detecting c.765m east-south-east of the site (ref. MEL12996); and,

- A stray find of a probable Roman coin, recorded as having been found by a metal detectorist c.1km south-east of the site (ref. MEL11917).

- 6.26. The site does not lie in proximity to any known forts and is considered to have low potential for significant archaeological remains from the Roman period.

Medieval (c.AD 400 – c.AD 1500)

- 6.27. Several early medieval rural and agrarian settlement sites have been identified in East Lothian, predominantly dating to the 7th and 8th centuries. Recorded features include several corn drying kilns, sunken-featured buildings, and stone platformed structures. It was traditionally assumed that these represented lower-status farmsteads, supplying higher-status centres, but similar buildings are also recorded at the *urbs regis* of Dunbar, suggesting that all forms of settlement relate to the system of tribute and redistribution. There is evidence of some continuation of use at several hillforts into the fifth and sixth centuries, e.g., Traprain Law, with some promontory sites being re-used as ecclesiastical sites. Towards the end of the early medieval period there seems to be a greater power shift towards sites which would become occupied by burghs, motte castles, and monastic houses.¹⁸

- 6.28. A number of long cists, which are noted as being of assumed 5th- to 9th-century date, are recorded as having been found during building works c.640m west-south-west of the site (ref. MEL78). Remains of at least four

¹⁷ Scottish Archaeological Research Framework (ScARF), 2012, *Scotland: The Roman Presence*, p.37

¹⁸ SESARF, *Early Medieval* (draft chapter), accessed July 2023

individuals were recovered from the site, possibly indicating it forms part of a larger cemetery. The location of a cemetery may infer that a settlement site is in the vicinity, however no evidence of such a site has been identified.

- 6.29. Further inhumations relating to at least six individuals, were recorded during a watching brief c.120m to the north of these remains, c.595m west-south-west of the proposed development site (ref. MEL8879). Coffin nails were recovered from two of the burials, and a small metal cross from a third. The burials are thought to potentially date to the medieval period but may be early modern.
- 6.30. The only other elements of potential medieval heritage recorded in the vicinity of the site comprise:
- Undated rig and furrow identified during archaeological works c.390m south-west of the site, which is feasibly of medieval date (ref. MEL7890); and,
 - Approximately 50% of an iron cannonball recorded as having been found during metal detecting. The find is given a medieval to modern date and the exact location of the findspot is uncertain, with only a generic grid reference being provided (ref. MEL12997).
- 6.31. The site is not located in close proximity to any known medieval settlement sites and only a small amount of heritage from these periods is recorded in the wider vicinity. The site is considered to have low potential for significant archaeological remains from these periods.

Modern (c.AD 1500 – present)

- 6.32. No modern heritage is recorded within the site, although a large amount is identified in the vicinity. The majority of this is represented by built form, or the locations of former buildings/features within the nearby settlements of Prestonpans, and Cockenzie and Port Seton. The site itself is likely to have formed part of the agricultural hinterland to these settlements throughout this period.
- 6.33. Other recorded heritage from this period in the vicinity generally comprises agricultural buildings and features, along with some small-scale industrial activity, such as the salt pans at Cockenzie. The site of the Battle of Prestonpans is also identified within the vicinity, which will be discussed in more detail below (refs. MEL10199 and MEL563).
- 6.34. As the majority of the modern heritage recorded in the vicinity is not considered to be of direct relevance to the site's archaeological potential, it will not be discussed in detail here. However, all elements will be outlined in Appendix 1, with locations provided on Figures 4a, and 4b, Appendix 2.

Undated

- 6.35. Skeletal remains representing at least a single human burial were identified during excavation of a service pipe adjacent to Cockenzie Power Station, c.260m north-west of the site (ref. MEL8898). The remains are of uncertain date, but it was demonstrated that they were not of recent origin.

Designated Heritage Assets

6.36. The proposed development site lies within the north-western extent of the Inventory Boundaries of the Historic Battle of Prestonpans (HES ref. BTL16). No other designated heritage assets are recorded within the site, although a number are recorded in the wider vicinity.

6.37. Designated heritage assets in the vicinity of the site are considered in further detail in the Setting Assessment Section below.

The Battle of Prestonpans

6.38. The Battle of Prestonpans is designated in the Inventory of Historic Battlefields (ref. BTL16). It was added to the Inventory on 21st March 2011, and last updated 13th May 2019. The battle is significant as the opening battle of the 1745 Jacobite Rising, which was a resounding victory for the Jacobite arm, and effectively destroyed the Government army in Scotland.

6.39. The Inventory boundary defines the area in which the main events of the battle are considered to have taken place (the landscape context) and where associated physical remains and archaeological evidence may occur or be expected (specific qualities). The area designated for the Historic Battlefield covers c.1,111.3ha of land of which the site forms a very small part: approximately 0.8%, of the total site area (c.8.88 ha), and approximately 0.3% for the area proposed for development (c.3.37 ha). The proposed development site occupies a wedge of land, currently under arable use, with modern residential development to the north and north-east, and a large electricity distribution site to the north-west.

6.40. The following key landscape areas are identified in relation the Inventory Boundary:

- Tranent Churchyard and lands to the north. The location of the Jacobite camp which was bombarded by Government artillery the night before the battle.
- The northern part of Tranent and grounds to the east and west. The location of various Jacobite positions on the day before the battle.
- Lands to the east and north-east of Tranent up to Seton. The route of the dawn march of the Jacobite army from the churchyard in Tranent across the marshland mapped on Roy's map.
- The fields surrounding Seton West Mains farm and Seton village. The main area of initial fighting where the Jacobite charge made contact with the Government line as determined through recent fieldwork.
- The land surrounding Seton Chapel. The rear of the Jacobite deployment and the potential for burials related to the combat.
- The location of the 18th-century wagonway and lands to the south-east including Bankton House and grounds, the former location of Preston House and policies, the location of Gardiner's Hawthorn tree and Johnnie Cope's Road. The path of the rout and the location of the slaughter of the Government troops within the parklands of the properties.
- The well-preserved landscape characteristics of the battlefield including the open fields to the west of

Seton, the route of the Government route towards Bankton House and views across the battleground from Tranent church.

- Cockenzie House and gardens. The location of the Government baggage train the night before and during the battle.

6.41. Recent fieldwork has identified that the initial fighting occurred in the fields that now surround Seton Mains Farm, which was recorded as comprising open arable ground at the time, with areas of marshy land to the north and south, that have since been drained. Following the rout of the Government forces, they fled south-west towards Bankton House, and Preston House. The key landscape areas identified above, included highlighted views and general movements of troops are outlined on Figure 5, Appendix 2.

6.42. The battlefield landscape is described as follows:

“The battle was fought on flat open agricultural ground surrounded by areas of marshland. This low coastal plain slopes gently northward to the sea, overlooked by a higher ridge of ground to the south occupied by Tranent. Although this landscape has undergone substantial alteration through the drainage of marshland and the expansion of nearby villages, the topography and key characteristics of the landscape of the battleground can still be identified and understood. The area of the initial fighting is still farmland and the spatial relationship between the low lying agricultural fields and the high ridge occupied by Tranent and the Jacobite’s view from the churchyard overlooking the Government army within the fields of Seton survive well. The route of Government route from

the battlefield to Bankton House can still be traced on the ground, incorporating the preserved portion of the wagonway and the site of the hawthorn tree.”

6.43. It is acknowledged that the landscape has changed considerably since the battle, however is considered that:

“Overall, the semi-industrial character of the battlefield landscape is still predominant. The power station, which is a major feature in the modern landscape, has impacted on the battlefield area with a rail line, coal store and pylons running across the landscape. The battlefield area includes parts of the former mining towns of Tranent, Prestonpans, Cockenzie and Port Seton, while a considerable portion of the land between the main battle site and the old core of Preston village is now occupied by housing.”

6.44. The proposed development site does not lie within the known location of the main area of engagement, which was focussed in the fields around Seton Mains West farm, and Seton village to the south-east. It also does not lie within the lines approach associated with either army, with the Government forces having moved from the south-west, and the Jacobites having circled around to Seton, from Tranent, to the south and south-east. Similarly, the site does not lie within the path of the subsequent rout, with Government forces having fled from the battlefield westward and south-westwards, towards Bankton House and Preston House. It does not contain any defined key areas or crossed by any key views between such areas.



Plate 4: Photograph taken from north-west of site, facing east-south-east across site, in direction of site of initial battleground (screened by bund and intervening vegetation)

6.45. Large electricity pylons also cross then northern and western extents of the site, leading to the distribution centre (Plate 5). To the west and south of the site lie large earthwork bunds, associated with the former coal power station. A large mound lies beyond this bund to the south, which is the formal coal store associated with power station. To the south-west, beyond the bund lies a recent residential development, and to the north-west lies open land. Due to the enclosed nature of the site and surrounding features, it is not appreciable from any of the key areas of the battlefield.



Plate 5: Photograph taken from general vicinity of western extent of initial battleground, west of Seton Mains West, facing north-westwards towards proposed development site (not visible due to intervening vegetation and earthworks)

6.46. The site is therefore considered to have low potential for archaeological remains associated with the battle, which is supported by the results of fieldwork to the immediate east, west, and south of the site, which have not identified any archaeological remains associated with the battle (refs. EEL1129, EEL228, EEL1100, and EEL1308). These works included metal detecting surveys on land immediately east of the site (ref. EEL1129), and south of the coal store, c.485m south of proposed development site, which did not identify any artefacts associated with the battle, supporting the evidence that the battle did

not extend this far west (ref. EEL1100). As a result, the site is not considered to contribute to the significance of the historic asset, or aid in the legibility of its significance.

6.47. The proposed development will result in the addition of some modern built form within an area of land surrounded by largescale, modern features, and within an area of land “safeguarded for future thermal power generation and carbon capture and storage...”¹⁹ under the local development plan (ref. EGT1). The proposed development does not lie within any of the key landscape areas associated with the battlefield and are not anticipated to be appreciable from any of these areas. However, should any glimpsed views of the development be possible, they will be distant and seen in the context of the existing large pylons and energy distribution centre, which cross and lie adjacent to the site.

6.48. While the proposed development, will result in a minor change to the heritage asset, it will protect the key landscape characteristics, physical remains, and special qualities of the Historic Battlefield, in line with NPF4 guidance.²⁰ Since the changes are not anticipated to affect our understanding, appreciation, or experience of the battlefield a neutral impact is anticipated.

Site Development

6.49. Historic maps dating to from the mid-18th century indicate that the site has been under predominantly agricultural use from at least this time (Plates 6-14).



Plate 6: Roy's Military Survey of 1747-55 (broadly georeferenced – National Library of Scotland)

6.50. Roy's Military Survey of 1747-55 show the site as under predominantly agricultural use, although with an area of apparent marshland in the north-western extent and possible woodland or parkland extending across the centre of the site. This broadly corresponds to any area recorded as Warren Park on the 1854 OS map (Plate 7). The line of the former wagonway can be observed to the east of the site on maps dating from the mid-18th century (e.g., Plate 6).

¹⁹ East Lothian Council, 2018, local development plan, p.112

²⁰ Scottish Government, 2023, NPF4, Section 7, j), p.46

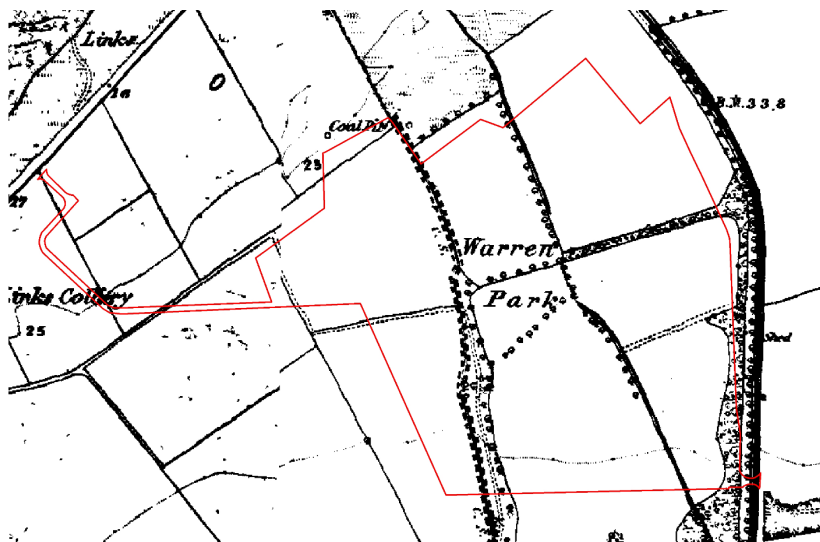


Plate 7: 1854 OS map extract

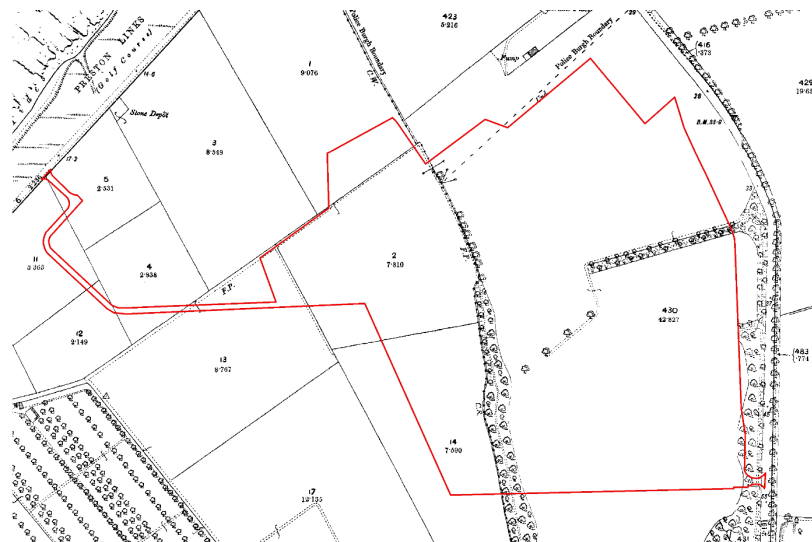


Plate 8: 1894 OS map extract

6.51. Warren Park is no longer labelled by the late-19th century and some internal boundaries appear to have been removed from this time, with continued boundary changes and/or loss through the 20th century (Plates 8-14).

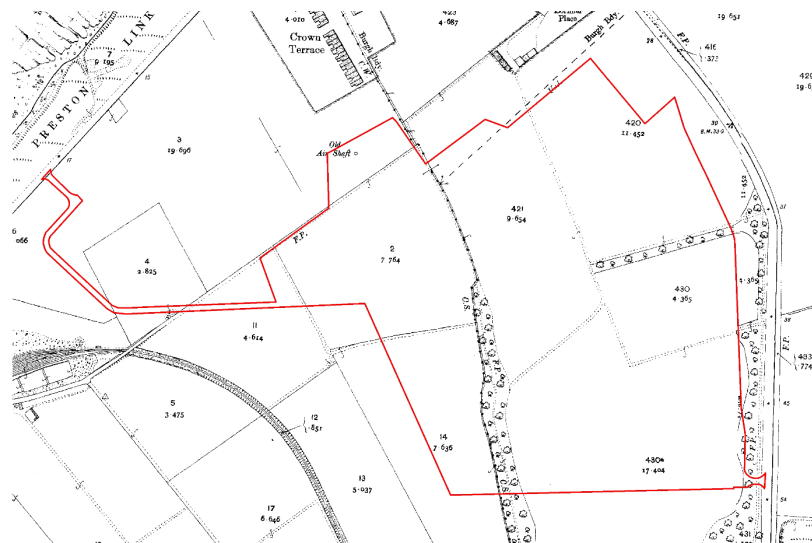


Plate 9: 1907 OS map extract

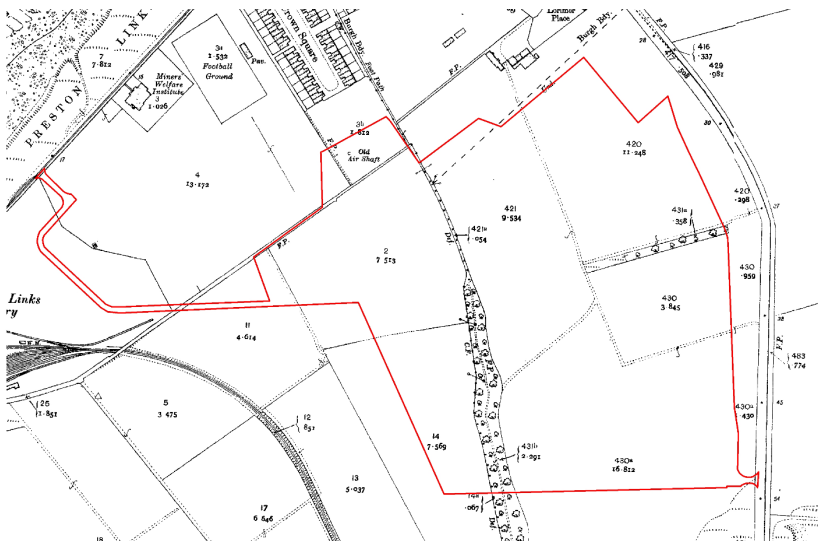


Plate 10: 1933 OS map extract

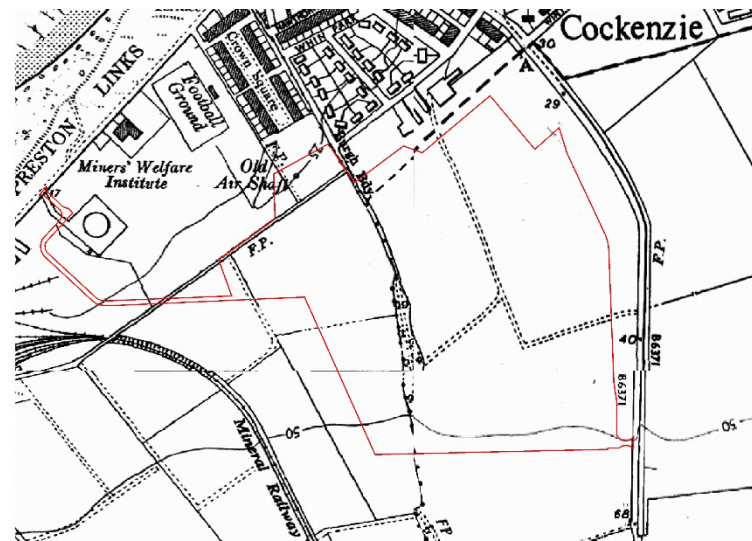


Plate 12: 1957 OS map extract

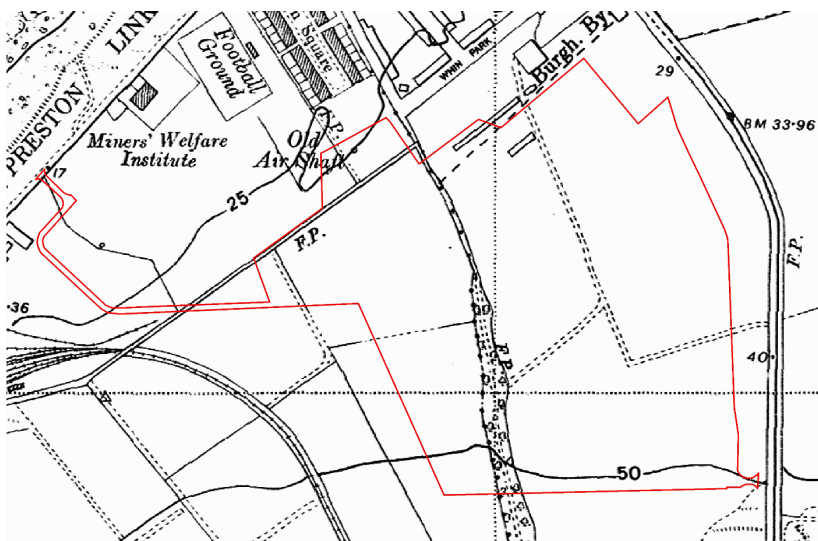


Plate 11: 1948 OS map extract

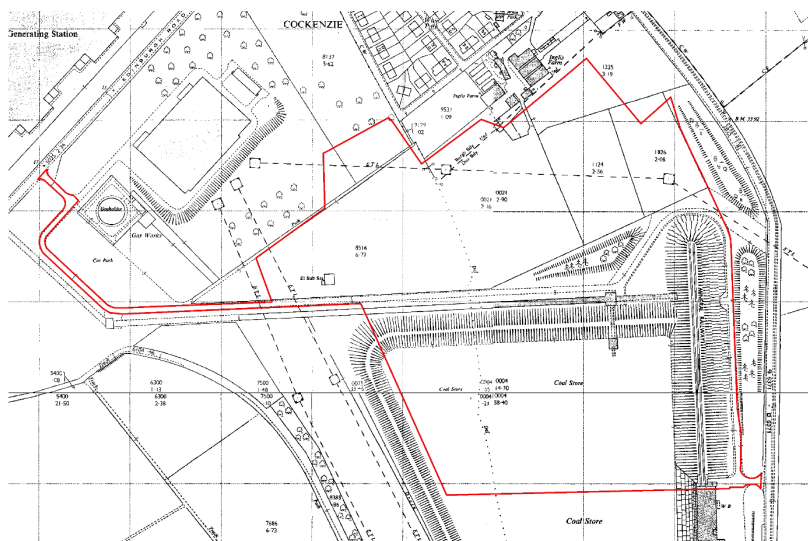


Plate 13: 1968-9 OS map extract

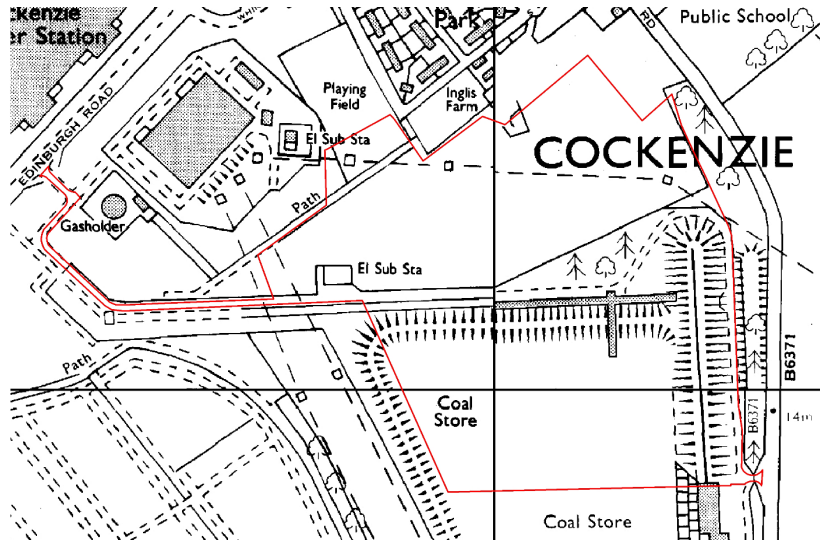


Plate 14: 1990-1 OS map extract

6.52. The expansion of Cockenzie to the north of the site can be observed from the early-20th century, with significant changes in the environs of the site associated with the Cockenzie Power Station notable from the 1960s. This includes the creation of an earthwork feature within the south-east of the site, along with the addition of a substation in the site's west, which is still extant. The power station buildings now lie to the north-west of the site, and large earthwork bunds are recorded within the south, and to the south-west of the site, associated with the coal store (Plates 13 and 14).

7. Setting Matters

- 7.1. Step 1 of the methodology recommended by the Historic Environment Scotland’s guidance ‘Managing Change in the Historic Environment: Setting’ (see ‘Methodology’) is to identify which heritage assets might be affected by a proposed development.²¹
- 7.2. Development proposals may adversely impact heritage assets where they remove a feature that contributes to the significance of a heritage asset or where they interfere with an element of a heritage asset’s setting that contributes to its significance, such as interrupting a key relationship or a designed view.
- 7.3. Consideration was made as to whether any of the heritage assets present within or beyond the 1km study area include the site as part of their setting, and therefore may potentially be affected by the proposed development.
- 7.4. The Cockenzie and Port Seton Conservation Area lies c.35m north of the proposed development site and was originally brought forward for further assessment based on its proximity to the site. However, following on from the site visit, it was considered that due to the enclosed nature of the site, adjacent large-scale development, and intervening recent development, the proposals were not anticipated impact the heritage asset, and that the character and appearance of the Conservation Area and

its setting would be preserved. Since the changes are not anticipated to affect our understanding, appreciation, or experience of the battlefield a neutral impact is anticipated.

- 7.5. Assets excluded on the basis of distance from the site, lack of intervisibility, and/or absence of historical association comprise:
- Listed buildings within Cockenzie and Port Seton to the site’s north and north-east;
 - Cockenzie House Garden and Designed Landscape, c.250m north of the site (ref. GDLO0105);
 - The Scheduled enclosures 500m SW of Seton West Mains, c.765m south of the site (ref. SM5687);
 - Listed buildings within Prestonpans, >920m south-west of the site;
 - The Harlawhill Prestonpans Conservation Area, c.920m south-west of the site (ref. CA519);
 - The Preston Conservation Area, c.970m south-west of the site (ref. CA291).

²¹ Historic Environment Scotland, 2016, *Managing Change in the Historic Environment: Setting*, p.8.

8. Conclusions

Archaeology

- 8.1. Only a limited amount of earlier prehistoric archaeology is recorded in the vicinity of the site, which is considered to have low potential for archaeological remains from these periods.
- 8.2. A relatively large amount of later prehistoric archaeology is identified within the vicinity of the site, although none is recorded within the site itself. Recorded heritage is predominantly represented by funerary remains, along with enclosures. A geophysical survey which included the western extent of the site identified some anomalies indicative possible archaeological remains which may extend into the site's edge. Although the nature of these features is uncertain, should they be archaeological, a later prehistoric date is feasible. On this basis the site is considered to have low-moderate potential for archaeological remains from these periods.
- 8.3. Little Roman archaeology is identified in the vicinity and the site is considered to have low potential for archaeological remains from this period.
- 8.4. The site is likely to have formed part of the agricultural hinterland to nearby settlements from at least the later medieval period and is considered to have low potential for significant medieval archaeology.
- 8.5. The site is likely to have continued in predominantly agricultural use through the modern period, although at least part of the site appears to have formed part of an area of parkland from the at least the mid-18th century.

The site also lies within the Inventory Boundaries of the Historic Battlefield of Prestonpans, however does not lie within any of the key landscape areas or known foci of fighting or troop movements/retreat, supported by archaeological fieldwork on adjacent land to the east and west. The site is therefore considered to have low potential for significant modern archaeological remains.

Heritage Assets

- 8.6. As mentioned above, the site lies within the Inventory Boundaries of the Historic Battlefield of Prestonpans. However, the site lies in an enclosed location, surrounded to the north by a large electricity distribution centre, tall pylons, and modern residential development, with large earthwork bunds to the east, south, and west. The site does not lie within any of the key landscape areas associated with the battlefield and is not anticipated to impact any key views to or from such features. It is therefore considered that the proposals will not impact the historic asset and will protect its cultural significance, key landscape characteristics, physical remains and special qualities. Since the changes are not anticipated to affect our understanding, appreciation, or experience of the battlefield a neutral impact is anticipated.
- 8.7. For similar reasons outlined above, the proposals are not anticipated to impact any historic assets identified in the vicinity through changes to setting.

Sources

Legislation
UK Public General Acts, Ancient Monuments and Archaeological Areas Act 1979.
UK Public General Acts, Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.
UK Public General Acts, Town and Country Planning (Scotland) Act 1997.
Scottish Statutory Instruments, The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013.

Policy and Guidance
Chartered Institute for Archaeologists (CIfA), <i>Standard and Guidance for Historic Environment Desk-Based Assessment</i> (revised edition, October 2020).
Scottish Government, <i>National Planning Framework 4 (NPF4)</i> (Edinburgh, February 2023).
Historic Environment Scotland (HES), <i>The Historic Environment Policy for Scotland (HEPS)</i> (April 2019).
Historic Environment Scotland, <i>Managing Change in the Historic Environment: Setting</i> (updated February 2020).
Historic Environment Scotland, <i>Interim Guidance on the Designation of Conservation Areas and Conservation Area Consent</i> (April 2019).

Historic Environment Scotland, Managing Change in the Historic Environment: Historic Battlefields (updated February 2020).
Historic Environment Scotland, Managing Change in the Historic Environment: Asset Management (updated February 2020).

Cartographic Sources	
1747-55	Roy Military Survey of Scotland (National Library of Scotland)
1854	Ordnance Survey Map of Haddingtonshire, 1:10,560
1894	Ordnance Survey Map of Haddingtonshire, 1:2:500
1907	Ordnance Survey Map of Haddingtonshire, 1:2:500
1933	Ordnance Survey Map of Haddingtonshire, 1:2:500
1948	Ordnance Survey Map of Haddingtonshire, 1:10,560
1957	Ordnance Survey Map, 1:10,000
1968-9	Ordnance Survey Map, 1:2,500
1990-1	Ordnance Survey Map, 1:10,000



Appendix 1: Gazetteer

Heritage Data

HER Event Data

Ev UID	Name	Record Type
EEL271	Rescue Excavation at Cockenzie Power Station	EVT
EEL1033	Geophysical Survey at 79 Harlawhill Gardens, Prestonpans	EVS
EEL1217	Cockenzie Harbour UAV survey	EVS
EEL1286	Dendrochronological assessment at Cockenzie House	EVS
EEL534	Coastal Survey: from Dunbar to Fife, 1996	EVS
EEL228	Evaluation at Longdykes, Prestonpans	EVT
EEL229	Watching Brief at Longdykes, Prestonpans	EVT
EEL230	Watching Brief at Longdykes, Prestonpans	EVT
EEL232	Evaluation at the Proposed Lidl Site, High Street, Prestonpans	EVT
EEL233	Watching Brief at the Proposed Lidl Site, High Street, Prestonpans	EVT
EEL38	An evaluation at High Street, Cockenzie	EVT



Ev UID	Name	Record Type
EEL39	Historic building recording at the Salt Works, High Street, Cockenzie	EVS
EEL4	Monitored Strip at Alder Road, Port Seton	EVT
EEL443	Metal Detector Survey at Prestonlinks Community Woodland	EVS
EEL462	Evaluation at Prestonlinks Community Woodland, Prestonpans	EVT
EEL500	Archaeological Evaluation at 43 High Street, Prestonpans	EVT
EEL537	Excavation of the Later Prehistoric Enclosure at Fishers Road West	EVT
EEL538	Excavation of a later prehistoric enclosure at Fishers Road East	EVT
EEL65	Historic building recording (Building 3) at the Salt Works, High Street, Cockenzie	EVS
EEL66	Watching Brief at the Salt Works, High Street, Cockenzie	EVT
EEL682	Metal detecting survey at Prestonpans battlefield	EVS
EEL685	Metal Detector Survey at Seton West Mains Farm	EVS
EEL686	Metal detecting survey at Prestonpans battlefield (core)	EVS
EEL687	Evaluation at High Street Prestonpans	EVT



Ev UID	Name	Record Type
EEL728	Metal Detector Survey and Monitored Strip at Land at Seton East	EVT
EEL891	Desk-based assessment and field survey at Blindwells	EVS
EEL1129	Evaluation and metal detecting survey at Inglis Farm Avenue, Cockenzie	EVT
EEL1099	Inch Cape Offshore Wind Farm, cultural heritage assessments for Onshore Transmission Works	EVS
EEL1100	Inch Cape Offshore Windfarm Onshore Site Investigation Works	EVS
EEL1308	Evaluation at Cockenzie Link Road, Cockenzie	EVT

HER Monument Data

Mon UID	Pref Ref	Name	Mon Type	Period
MEL533	MEL533	COCKENZIE, 20 WINTON PARK	CIST	Bronze Age
MEL525	MEL525	WINTON HOUSE / COCKENZIE	BURIAL; CIST	Iron Age
MEL508	MEL508	PORT SETON / FISHERS ROAD, FISHERS ROAD EAST	ENCLOSED SETTLEMENT	Iron Age
MEL511	MEL511	SETON WEST MAINS / FISHERS ROAD, FISHERS ROAD WEST	ENCLOSED SETTLEMENT; SETTLEMENT?; SETTLEMENT	Iron Age



Mon UID	Pref Ref	Name	Mon Type	Period
MEL11917	MEL11917	SETON WEST MAINS FARM	FINDSPOT	Roman
MEL12996	MEL12996	TRANENT	FINDSPOT	Roman
MEL8879	MEL8879	HIGH STREET / EDINBURGH ROAD, PRESTONPANS	INHUMATION; INHUMATION CEMETERY	Medieval
MEL12997	MEL12997	TRANENT 2	FINDSPOT	Medieval-Modern
MEL3685	MEL3685	COCKENZIE, KINETIC SCULPTURE	SCULPTURE	Undated
MEL40	MEL40	PRESTONPANS	DOVECOTE	Undated
MEL531	MEL531	COCKENZIE	LONG CIST CEMETERY; BURIAL	Undated
MEL534	MEL534	PORT SETON	LONG BARROW?; CIST; BURIAL	Undated
MEL78	MEL78	NETHERSHOT ROAD, PRESTONPANS	LONG CIST	Undated
MEL7890	MEL7890	PRESTONPANS, LONGDYKES	WALL; RIDGE AND FURROW	Undated
MEL8898	MEL8898	COCKENZIE POWER STATION	HUMAN REMAINS	Undated
MEL11418	MEL11418	SETON MAINS	ENCLOSURE	Undated



Mon UID	Pref Ref	Name	Mon Type	Period
MEL11420	MEL11420	SETON EAST	PIT	Undated
MEL1983	MEL1983	MEADOWMILL / SETON MAINS WEST	ENCLOSURE	Undated
MEL571	MEL571	SETON WEST MAINS	ENCLOSURE?	Undated
MEL576	MEL576	MEADOWMILL / SETON WEST MAINS	ENCLOSURE	Undated
MEL9610	MEL9610	SETON WEST MAINS	ENCLOSED SETTLEMENT; SETTLEMENT; PALISADE; RING DITCH	Undated
MEL9805	MEL9805	MEADOWMILL / SETON WEST MAINS	TRACKWAY	Undated
MEL10199	MEL10199	BATTLE OF PRESTONPANS	FINDSPOT; BATTLEFIELD	Modern
MEL563	MEL563	BATTLE OF PRESTONPANS / BATTLE OF PRESTONPANS MONUMENT	BATTLEFIELD; COMMEMORATIVE MONUMENT	Modern
MEL10315	MEL10315	COCKENZIE, 116A HIGH STREET	GARAGE	Modern
MEL10323	MEL10323	PORT SETON GOSPEL HALL	NONCONFORMIST MEETING HOUSE	Modern
MEL10374	MEL10374	SETON WEST MAINS	FARMSTEAD; FARM BUILDING	Modern



Mon UID	Pref Ref	Name	Mon Type	Period
MEL10424	MEL10424	COCKENZIE HOUSE, GARDEN HOUSE WEST	GAZEBO	Modern
MEL10469	MEL10469	PORT SETON, 40 LINKS ROAD, THE OLD SHIP INN	PUBLIC HOUSE	Modern
MEL107	MEL107	PRESTONPANS, 163 HIGH STREET, GAS HOLDER STATION	GAS HOLDER; SHOP	Modern
MEL124	MEL124	PRESTONPANS, HIGH STREET, BREWERY / FOWLER'S BREWERY	BREWERY	Modern
MEL2078	MEL2078	PORT SETON, CO-OPERATIVE STORE	COOPERATIVE STORE	Modern
MEL2755	MEL2755	TRANENT, COCKENZIE WAGGON WAY, BRIDGE / GARDENER'S BRIDGE	WAGONWAY; BRIDGE	Modern
MEL2776	MEL2776	COCKENZIE, WINTON PARK / 17-19 OSBORNE COURT, BURGH COUNCIL OFFICE, 17-19 (ODD NOS) OSBOURNE COURT (WINTON PARK)	HOUSE; OFFICE	Modern
MEL33	MEL33	COCKENZIE HOUSE / WITH GREAT CUSTOM, GATES, WALLS AND GARDEN FEATURES	HOUSE	Modern
MEL34	MEL34	COCKENZIE HARBOUR / FIRTH OF FORTH	HARBOUR	Modern
MEL35	MEL35	COCKENZIE, WEST HARBOUR, COCKENZIE SLIP AND BOATYARD LTD	BOAT YARD	Modern



Mon UID	Pref Ref	Name	Mon Type	Period
MEL36	MEL36	COCKENZIE GENERATING STATION / COCKENZIE POWER STATION	POWER STATION	Modern
MEL3657	MEL3657	COCKENZIE HOUSE, GARDEN HOUSE	GARDEN HOUSE	Modern
MEL3658	MEL3658	COCKENZIE HOUSE, GATES	GATE	Modern
MEL3659	MEL3659	COCKENZIE HOUSE, GROTTA	GROTTO	Modern
MEL3660	MEL3660	PORT SETON, GOSFORD ROAD, CHALMERS MEMORIAL CHURCH HALL / COCKENZIE UNITED FREE CHURCH, EDINBURGH ROAD	GREAT HALL	Modern
MEL3681	MEL3681	COCKENZIE, 1 - 15 ELCHO PLACE	TERRACED HOUSE	Modern
MEL3686	MEL3686	COCKENZIE, HIGH STREET, MISSION HALL	MEETING HALL	Modern
MEL3687	MEL3687	COCKENZIE, 1 - 13 WEMYSS PLACE	TERRACE	Modern
MEL3688	MEL3688	COCKENZIE, EDINBURGH ROAD, METHODIST CHURCH	CHURCH	Modern
MEL3689	MEL3689	COCKENZIE, EDINBURGH ROAD, RANWOTH COTTAGE / ANWOTH	HOUSE	Modern
MEL3690	MEL3690	COCKENZIE, 1 - 29 GOSFORD ROAD	TERRACED HOUSE	Modern



Mon UID	Pref Ref	Name	Mon Type	Period
MEL3692	MEL3692	COCKENZIE, 126, 128 HIGH STREET, PORT SETON HOUSE	HOUSE	Modern
MEL3909	MEL3909	PORT SETON, GLASSWORKS	GLASS WORKS	Modern
MEL3921	MEL3921	PRESTONPANS, KIRK STREET, ROSEMOUNT	BUILDING	Modern
MEL3926	MEL3926	PRESTONPANS, 57 HIGH STREET, SIR WALTER SCOTT'S HOUSE	HOUSE	Modern
MEL3930	MEL3930	PRESTONPANS, 52 HIGH STREET	BUILDING	Modern
MEL4066	MEL4066	SETON WEST MAINS / TAYLOR MAINS, WEST SETON HOUSE	FARMHOUSE	Modern
MEL504	MEL504	PORT SETON HARBOUR	HARBOUR	Modern
MEL512	MEL512	COCKENZIE, 21 HIGH STREET / 21 HIGH STREET, WITH 1 SOUTH DOORS	HOUSE	Modern
MEL513	MEL513	COCKENZIE AND PORT SETON, 44 HIGH STREET, OLD PARISH CHURCH	CHURCH	Modern
MEL514	MEL514	COCKENZIE, 7 NEW STREET, FISHERMEN'S BETHEL	CHURCH	Modern
MEL515	MEL515	COCKENZIE, 109 HIGH STREET	HOUSE	Modern



Mon UID	Pref Ref	Name	Mon Type	Period
MEL516	MEL516	COCKENZIE, SCHOOL LANE, SCHOOL	SCHOOL	Modern
MEL518	MEL518	PORT SETON, MANSE LANE, 'SETONFIELD' / SETONFIELD WITH BOUNDARY WALLS	HOUSE	Modern
MEL519	MEL519	PORT SETON, GOSFORD ROAD, CHALMERS MEMORIAL CHURCH / COCKENZIE UNITED FREE CHURCH, EDINBURGH ROAD	CHURCH	Modern
MEL61	MEL61	PRESTONPANS, HARLOWHILL HOUSE / HARLAW HILL	HOUSE; STABLE; WALL	Modern
MEL6199	MEL6199	PRESTONPANS, EAST LOAN, ROSE COTTAGE	HOUSE	Modern
MEL6330	MEL6330	TRANENT, EDINBURGH ROAD, METHODIST CHAPEL	METHODIST CHAPEL	Modern
MEL6508	MEL6508	COCKENZIE COAL STORE	COAL BUNKER	Modern
MEL7002	MEL7002	PORT SETON	HOUSING ESTATE	Modern
MEL7563	MEL7563	COCKENZIE HOUSE, NORTHERN GATE PIERS	GATE PIER	Modern
MEL7587	MEL7587	COCKENZIE, HIGH STREET, 2 ELCHO PLACE	TERRACED HOUSE	Modern
MEL7588	MEL7588	COCKENZIE, HIGH STREET, 3 ELCHO PLACE	TERRACED HOUSE	Modern
MEL7589	MEL7589	COCKENZIE, HIGH STREET, 4 ELCHO PLACE	TERRACED HOUSE	Modern



Mon UID	Pref Ref	Name	Mon Type	Period
MEL7590	MEL7590	COCKENZIE, HIGH STREET, 5 ELCHO PLACE	TERRACED HOUSE	Modern
MEL7591	MEL7591	COCKENZIE, HIGH STREET, 6 ELCHO PLACE	TERRACED HOUSE	Modern
MEL7592	MEL7592	COCKENZIE, HIGH STREET, 7 ELCHO PLACE	TERRACED HOUSE	Modern
MEL7593	MEL7593	COCKENZIE, HIGH STREET, 8 ELCHO PLACE	TERRACED HOUSE	Modern
MEL7594	MEL7594	COCKENZIE, HIGH STREET, 9 ELCHO PLACE	TERRACED HOUSE	Modern
MEL7595	MEL7595	COCKENZIE, HIGH STREET, 10 ELCHO PLACE	TERRACED HOUSE	Modern
MEL7596	MEL7596	COCKENZIE, HIGH STREET, 11 ELCHO PLACE	TERRACED HOUSE	Modern
MEL7597	MEL7597	COCKENZIE, HIGH STREET, 12 ELCHO PLACE	TERRACED HOUSE	Modern
MEL7598	MEL7598	COCKENZIE, HIGH STREET, 13 ELCHO PLACE	TERRACED HOUSE	Modern
MEL7599	MEL7599	COCKENZIE, HIGH STREET, 14 ELCHO PLACE	TERRACED HOUSE	Modern
MEL7600	MEL7600	COCKENZIE, HIGH STREET, 15 ELCHO PLACE	TERRACED HOUSE	Modern
MEL7601	MEL7601	COCKENZIE, HIGH STREET, 2 WEMYSS PLACE	BUILDING	Modern
MEL7602	MEL7602	COCKENZIE, HIGH STREET, WEMYSS PLACE	BUILDING	Modern



Mon UID	Pref Ref	Name	Mon Type	Period
MEL7603	MEL7603	COCKENZIE, HIGH STREET, 4 WEMYSS PLACE	BUILDING	Modern
MEL7604	MEL7604	COCKENZIE, HIGH STREET, 5 WEMYSS PLACE	BUILDING	Modern
MEL7605	MEL7605	COCKENZIE, HIGH STREET, 6 WEMYSS PLACE	BUILDING	Modern
MEL7606	MEL7606	COCKENZIE, HIGH STREET, 7 WEMYSS PLACE	BUILDING	Modern
MEL7607	MEL7607	COCKENZIE, HIGH STREET, 8 WEMYSS PLACE	BUILDING	Modern
MEL7608	MEL7608	COCKENZIE, HIGH STREET, 9 WEMYSS PLACE	BUILDING	Modern
MEL7609	MEL7609	COCKENZIE, HIGH STREET, 10 WEMYSS PLACE	BUILDING	Modern
MEL7610	MEL7610	COCKENZIE, HIGH STREET, 11 WEMYSS PLACE	BUILDING	Modern
MEL7611	MEL7611	COCKENZIE, HIGH STREET, 12 WEMYSS PLACE	BUILDING	Modern
MEL7612	MEL7612	COCKENZIE, HIGH STREET, 13 WEMYSS PLACE	BUILDING	Modern
MEL7613	MEL7613	COCKENZIE, 2 GOSFORD ROAD	BUILDING	Modern
MEL7614	MEL7614	COCKENZIE, 3 GOSFORD ROAD	BUILDING	Modern
MEL7615	MEL7615	COCKENZIE, 4 GOSFORD ROAD	BUILDING	Modern



Mon UID	Pref Ref	Name	Mon Type	Period
MEL7616	MEL7616	COCKENZIE, 5 GOSFORD ROAD	BUILDING	Modern
MEL7617	MEL7617	COCKENZIE, 6 GOSFORD ROAD	BUILDING	Modern
MEL7618	MEL7618	COCKENZIE, 7 GOSFORD ROAD	BUILDING	Modern
MEL7619	MEL7619	COCKENZIE, 8 GOSFORD ROAD	BUILDING	Modern
MEL7620	MEL7620	COCKENZIE, 9 GOSFORD ROAD	BUILDING	Modern
MEL7621	MEL7621	COCKENZIE, 10 GOSFORD ROAD	BUILDING	Modern
MEL7622	MEL7622	COCKENZIE, 11 GOSFORD ROAD	BUILDING	Modern
MEL7623	MEL7623	COCKENZIE, 12 GOSFORD ROAD	BUILDING	Modern
MEL7624	MEL7624	COCKENZIE, 13 GOSFORD ROAD	BUILDING	Modern
MEL7625	MEL7625	COCKENZIE, 14 GOSFORD ROAD	BUILDING	Modern
MEL7626	MEL7626	COCKENZIE, 15 GOSFORD ROAD	BUILDING	Modern
MEL7627	MEL7627	COCKENZIE, 16 GOSFORD ROAD	BUILDING	Modern
MEL7628	MEL7628	COCKENZIE, 17 GOSFORD ROAD	BUILDING	Modern



Mon UID	Pref Ref	Name	Mon Type	Period
MEL7629	MEL7629	COCKENZIE, 18 GOSFORD ROAD	BUILDING	Modern
MEL7630	MEL7630	COCKENZIE, 19 GOSFORD ROAD	BUILDING	Modern
MEL7631	MEL7631	COCKENZIE, 20 GOSFORD ROAD	BUILDING	Modern
MEL7632	MEL7632	COCKENZIE, 21 GOSFORD ROAD	BUILDING	Modern
MEL7633	MEL7633	COCKENZIE, 22 GOSFORD ROAD	BUILDING	Modern
MEL7634	MEL7634	COCKENZIE, 23 GOSFORD ROAD	BUILDING	Modern
MEL7635	MEL7635	COCKENZIE, 24 GOSFORD ROAD	BUILDING	Modern
MEL7636	MEL7636	COCKENZIE, 25 GOSFORD ROAD	BUILDING	Modern
MEL7637	MEL7637	COCKENZIE, 26 GOSFORD ROAD	BUILDING	Modern
MEL7638	MEL7638	COCKENZIE, 27 GOSFORD ROAD	BUILDING	Modern
MEL7639	MEL7639	COCKENZIE, 28 - 29 GOSFORD ROAD	BUILDING	Modern
MEL7640	MEL7640	COCKENZIE, 128 HIGH STREET, PORT SETON HOUSE	BUILDING	Modern
MEL7661	MEL7661	PRESTONPANS, HARLAWHILL HOUSE, STABLES, NORTH BLOCK	STABLE	Modern



Mon UID	Pref Ref	Name	Mon Type	Period
MEL7662	MEL7662	PRESTONPANS, HARLAWHILL HOUSE, STABLES, SOUTH BLOCK	STABLE	Modern
MEL7774	MEL7774	PRESTONPANS	BOUNDARY WALL	Modern
MEL9662	MEL9662	COCKENZIE HARBOUR, WEST HARBOUR	BLACKSMITHS WORKSHOP; BUILDING	Modern
MEL12273	MEL12273	THORNTREE MAINS	FARMSTEAD	Modern
MEL10464	MEL10464	WEST SETON MAINS, BATTLE OF PRESTONPANS	FINDSPOT; MUSKET BALL	Modern
MEL123	MEL123	PRESTONPANS, HIGH STREET, MALTINGS	MALTINGS; BREWERY	Modern
MEL2001	MEL2001	COCKENZIE	TOWN	Modern
MEL2297	MEL2297	PRESTONPANS	BOUNDARY WALL	Modern
MEL2298	MEL2298	COCKENZIE HARBOUR	SALT WORKS?	Modern
MEL2301	MEL2301	PORT SETON	TANK TRAP; WALL	Modern
MEL2302	MEL2302	PORT SETON, SWIMMING POOL	SWIMMING POOL	Modern
MEL2506	MEL2506	PRESTONLINKS COLLIERY	COLLIERY	Modern



Mon UID	Pref Ref	Name	Mon Type	Period
MEL6507	MEL6507	THE SALT WORKS, HIGH STREET, COCKENZIE	SALT WORKS	Modern
MEL8771	MEL8771	THE SALT WORKS, HIGH STREET, COCKENZIE	BUILDING	Modern
MEL8878	MEL8878	HIGH STREET / EDINBURGH ROAD, PRESTONPANS	STREET TRAMWAY	Modern
MEL8880	MEL8880	ST ANDREW'S CHURCH, PRESTONPANS	CHURCH	Modern
MEL8881	MEL8881	LIDL SITE, HIGH STREET, PRESTONPANS	WALL; BUILDING; BURIED SOIL HORIZON; WASTER TIP?	Modern
MEL9252	MEL9252	5 FOWLERS COURT, PRESTONPANS	MARKER STONE	Modern
MEL9441	MEL9441	PORT SETON HARBOUR, WEST BREAKWATER	BREAKWATER	Modern
MEL9442	MEL9442	PORT SETON HARBOUR, NORTH BREAKWATER	BREAKWATER	Modern
MEL9443	MEL9443	PORT SETON HARBOUR, MIDDLE PIER	PIER	Modern
MEL9444	MEL9444	PORT SETON HARBOUR, SLIPWAY	SLIPWAY	Modern
MEL9445	MEL9445	PORT SETON HARBOUR, LEADING LIGHT	BEACON	Modern
MEL9446	MEL9446	PORT SETON HARBOUR, MONUMENT	COMMEMORATIVE MONUMENT	Modern



Mon UID	Pref Ref	Name	Mon Type	Period
MEL9464	MEL9464	PRESTONPANS, FOWLERS BREWERY OFFICE	OFFICE	Modern
MEL11359	MEL11359	COCKENZIE, WAR MEMORIAL	WAR MEMORIAL	Modern
MEL11425	MEL11425	PRESTONPANS, EDINBURGH ROAD, THORNTREE GOLF CLUB	GOLF COURSE	Modern
MEL11879	MEL11879	COCKENZIE	MILESTONE	Modern
MEL11887	MEL11887	PRESTONPANS	MILESTONE	Modern
MEL12474	MEL12474	THORNTREE MAINS	FARMHOUSE	Modern
MEL12475	MEL12475	LONGDYKES ROAD	WALL	Modern
MEL12476	MEL12476	THORNTREE MAINS	FIELD BOUNDARY	Modern
MEL12477	MEL12477	THORNTREE MAINS	FIELD BOUNDARY	Modern
MEL12478	MEL12478	THORNTREE MAINS	FIELD BOUNDARY	Modern
MEL12479	MEL12479	THORNTREE MAINS	FIELD BOUNDARY	Modern
MEL12480	MEL12480	PRESTON LINKS	PILE	Modern
MEL12481	MEL12481	PRESTON LINKS	PILE	Modern



Mon UID	Pref Ref	Name	Mon Type	Period
MEL12980	MEL12980	PORT SETON, THE PAVILION, GLASS WORKS	GLASSHOUSE; HOUSE	Modern
MEL13186	MEL13186	EDINBURGH ROAD, COCKENZIE	STRUCTURE	Modern
MEL32	MEL32	COCKENZIE, SALT PANS / FIRTH OF FORTH	SALT WORKS	Modern
MEL3691	MEL3691	SALT STORE, HIGH STREET, COCKENZIE	SALT STORE	Modern
MEL8770	MEL8770	THE SALT WORKS, HIGH STREET, COCKENZIE	SALT STORE	Modern



Historic Environment Scotland Data (within 1km of site)

Listed Buildings

Des Ref	Des Title	Category	Eastings	Northings
LB19076	ST JOSEPH'S SCHOOL WITH GATES AND GATEPIERS	B	340563	673934
LB19082	SETON WEST MAINS FARMHOUSE WITH GARDEN WALLS	C	340636	674703
LB23025	COCKENZIE HARBOUR	B	339770	675694
LB23026	COCKENZIE HOUSE, WITH GREAT CUSTOM, GATES, WALLS AND GARDEN FEATURES	A	339976	675672
LB23027	EDINBURGH ROAD, CHALMERS MEMORIAL CHURCH, CHURCH OF SCOTLAND	A	340332	675678
LB23028	44 HIGH STREET, OLD PARISH CHURCH, CHURCH OF SCOTLAND	C	340076	675765
LB23029	MANSE LANE, SETONFIELD WITH BOUNDARY WALLS	C	340289	675776
LB23030	126-128 (EVEN NOS) HIGH STREET, PORT SETON HOUSE WITH BOUNDARY WALL AND GATEPIERS	C	340337	675847
LB23031	1-15 (INCLUSIVE NOS) ELCHO PLACE	C	340373	675820
LB23032	1-13 (INCLUSIVE NOS) WEMYSS PLACE	B	340435	675826
LB23033	1-29 (INCLUSIVE NOS) GOSFORD ROAD WITH BOUNDARY WALLS	C	340475	675785



Des Ref	Des Title	Category	Eastings	Northings
LB23033	1-29 (INCLUSIVE NOS) GOSFORD ROAD WITH BOUNDARY WALLS	C	340387	675746
LB40320	KIRK STREET, PRESTONGRANGE CHURCH, CHURCH OF SCOTLAND	A	338820	674558
LB40322	HARLAW HILL HOUSE, WITH STABLES AND WEST BOUNDARY WALL	A	338929	674594
LB43943	EAST LOAN, ROSE COTTAGE WITH BOUNDARY WALL	C	338950	674539
LB43944	EAST LOAN, WINFIELDS WITH BOUNDARY WALLS AND GATEWAYS	B	338927	674493
LB43948	KIRK WYND, THOMAS ALEXANDER'S MONUMENT	C	338775	674574
LB43952	EDINBURGH ROAD, ANWOTH COTTAGE AND BOUNDARY WALL	C	340205	675631
LB43953	EDINBURGH ROAD, METHODIST CHAPEL WITH BOUNDARY WALLS	C	339905	675527
LB43954	21 HIGH STREET, WITH 1 SOUTH DOORS	C	340025	675712
LB43955	17-19 (ODD NOS) OSBOURNE COURT (WINTON PARK)	C	340272	675601
LB43956	PORT SETON HARBOUR	B	340487	675947
LB47923	HIGH STREET, FORMER SALT STORE	C	339919	675670



Battlefields

Des Ref	Des Title	Area (sqm)	Eastings	Northings
BTL16	Battle of Prestonpans	1113046	340785	674155

Gardens and Designed Landscapes

Des Ref	Des Title	Area (sqm)	Eastings	Northings
GDLO0105	Cockenzie House	15001.73	340022	675641

Scheduled Monuments

Des Ref	Des Title	Area (sqm)	Eastings	Northings
SM5687	Seton West Mains, enclosures 500m SW of	25521.8	340340	674325

Conservation Areas

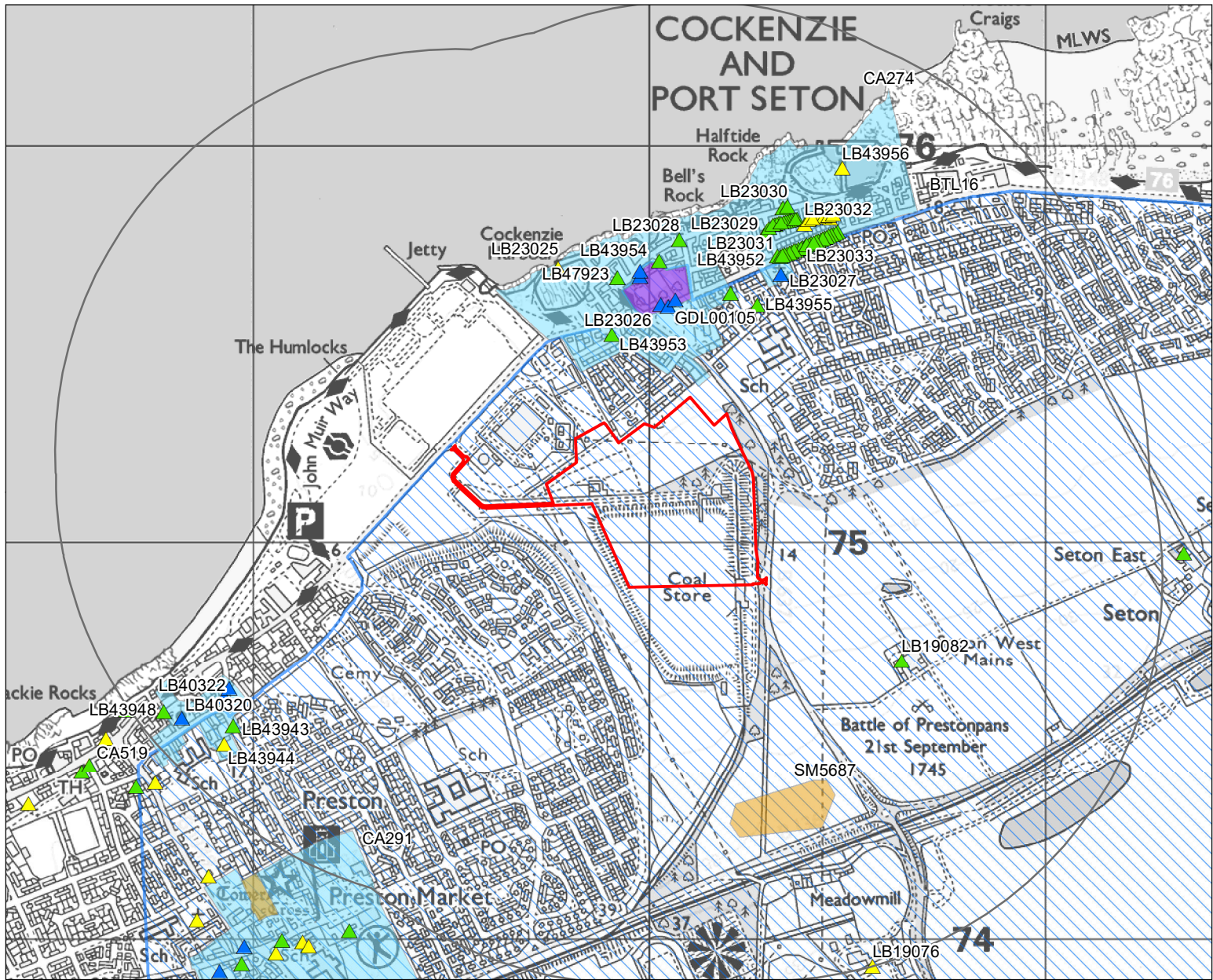
Des Ref	Des Title	Area (sqm)	Eastings	Northings
CA274	COCKENZIE & PORT SETON	270170	340166	675736



Des Ref	Des Title	Area (sqm)	Eastings	Northings
CA291	PRESTON	173460.5	339136	674011
CA519	HARLAWHILL PRESTONPANS	31732.39	338863	674553



Appendix 2: Figures



KEY

- Site
- 1km Buffer
- ▲ Category A Listed Building
- ▲ Category B Listed Building
- ▲ Category C Listed Building
- Scheduled Monument
- Gardens and Designed Landscapes
- Conservation Area
- Battlefields

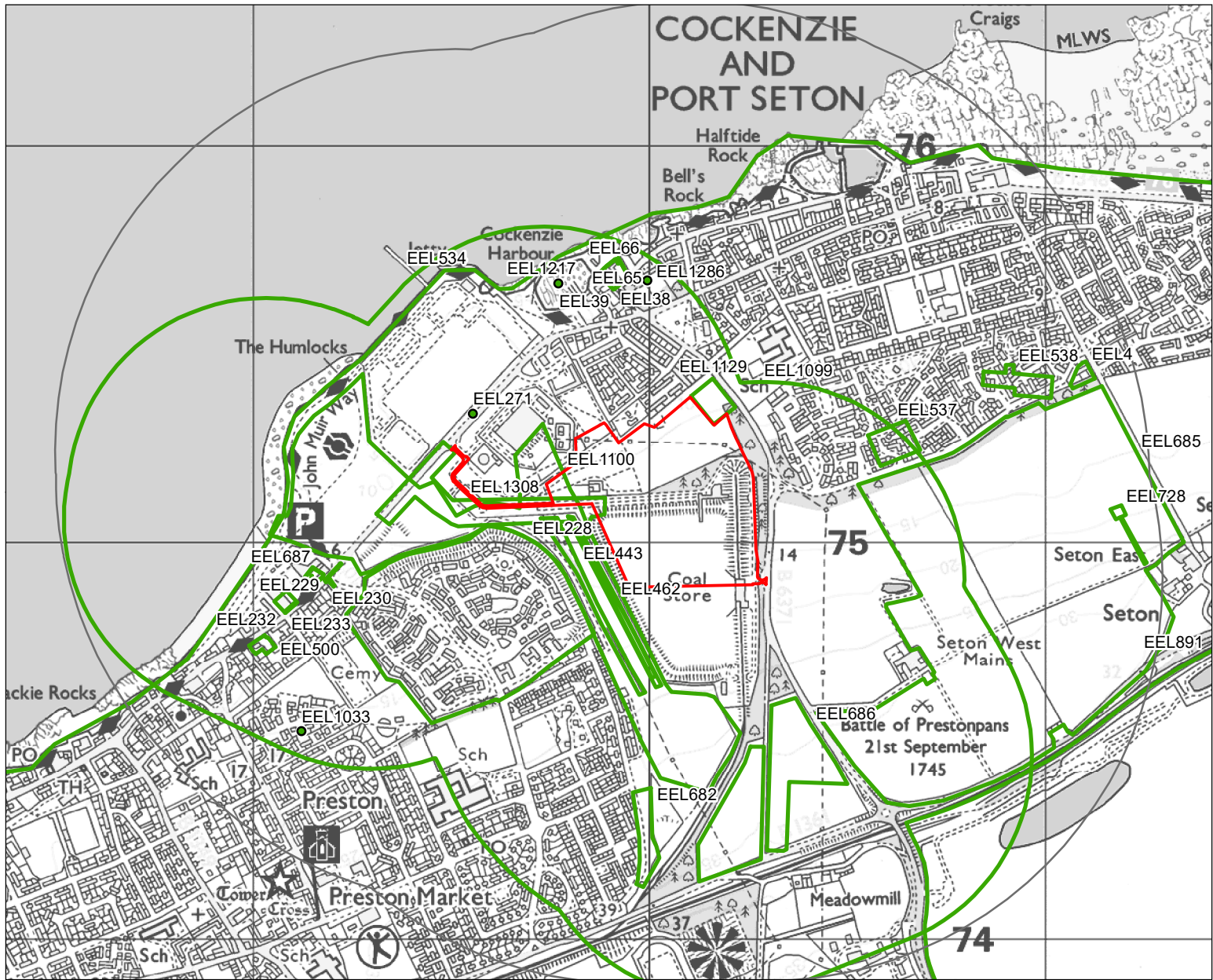
Revisions:
 First Issue- 19/07/2023 DS
 Second Issue- 20/09/2023 DS

Figure 1: Designated Heritage Assets

Land South-West of Inglis Farm, Cockenzie, EH32 0JT

Client: Cockenzie Storage Ltd
 DRWG No: **P23-0093_1** Sheet No: - REV: -
 Drawn by: DS Approved by: -
 Date: 20/09/2023
 Scale: 1:15,000 @ A4





KEY

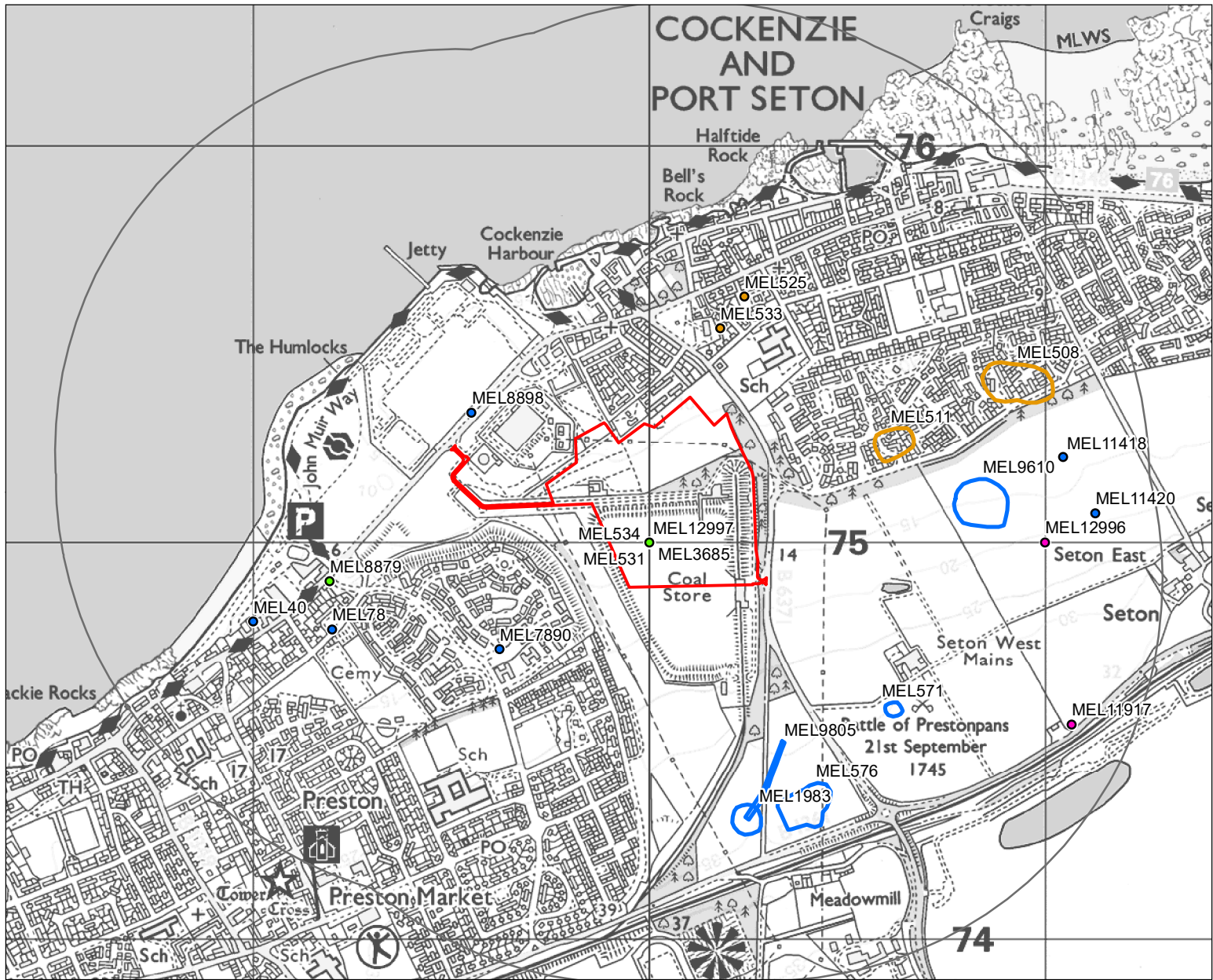
- Site
- 1km Buffer
- HER Event Point
- HER Event Line
- HER Event Polygon

Revisions:
 First Issue- 19/07/2023 DS
 Second Issue- 20/09/2023 DS

Figure 2: HER Events
 Land South-West of Inglis Farm,
 Cockenzie, EH32 0JT

Client: Cockenzie Storage Ltd
 DRWG No: P23-0093_2 Sheet No: - REV: -
 Drawn by: DS Approved by: -
 Date: 20/09/2023
 Scale: 1:15,000 @ A4





KEY

- Site
- 1km Buffer
- HER Monument Point - Later Prehistoric
- HER Monument Polygon - Later Prehistoric
- HER Monument Point - Roman
- HER Monument Point - Medieval
- HER Monument Point - Undated
- HER Monument Polygon - Undated

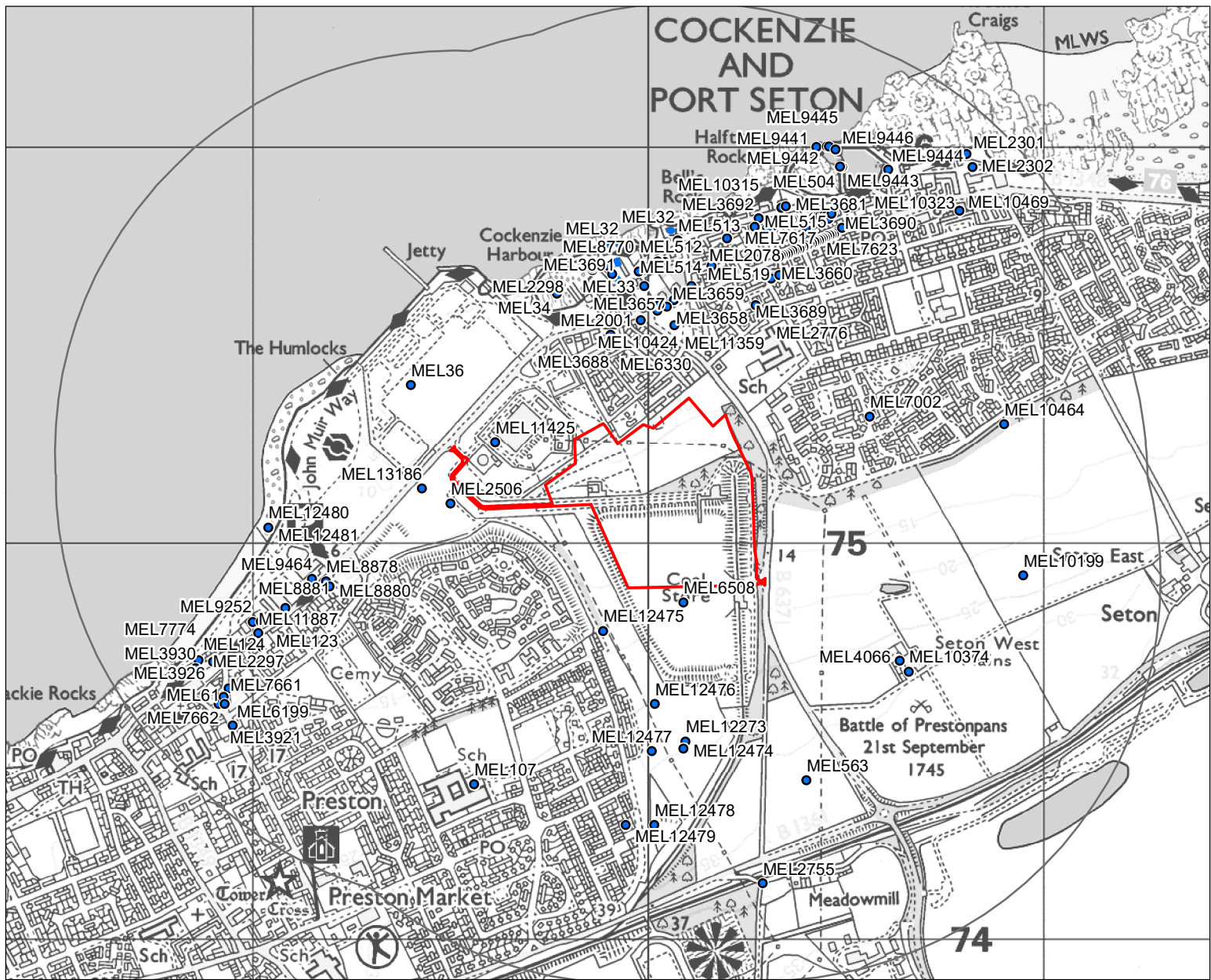
Revisions:
 First Issue- 19/07/2023 DS
 Second Issue- 20/09/2023 DS

Figure 3: HER Monuments - Prehistoric to Medieval

Land South-West of Inglis Farm, Cockenzie, EH32 0JT

Client: Cockenzie Storage Ltd
 DRWG No: P23-0093_3 Sheet No: - REV: -
 Drawn by: DS Approved by: -
 Date: 20/09/2023
 Scale: 1:15,000 @ A4





KEY

- Site
- 1km Buffer
- HER Monument Point - Modern
- HER Monument Polygon - Modern

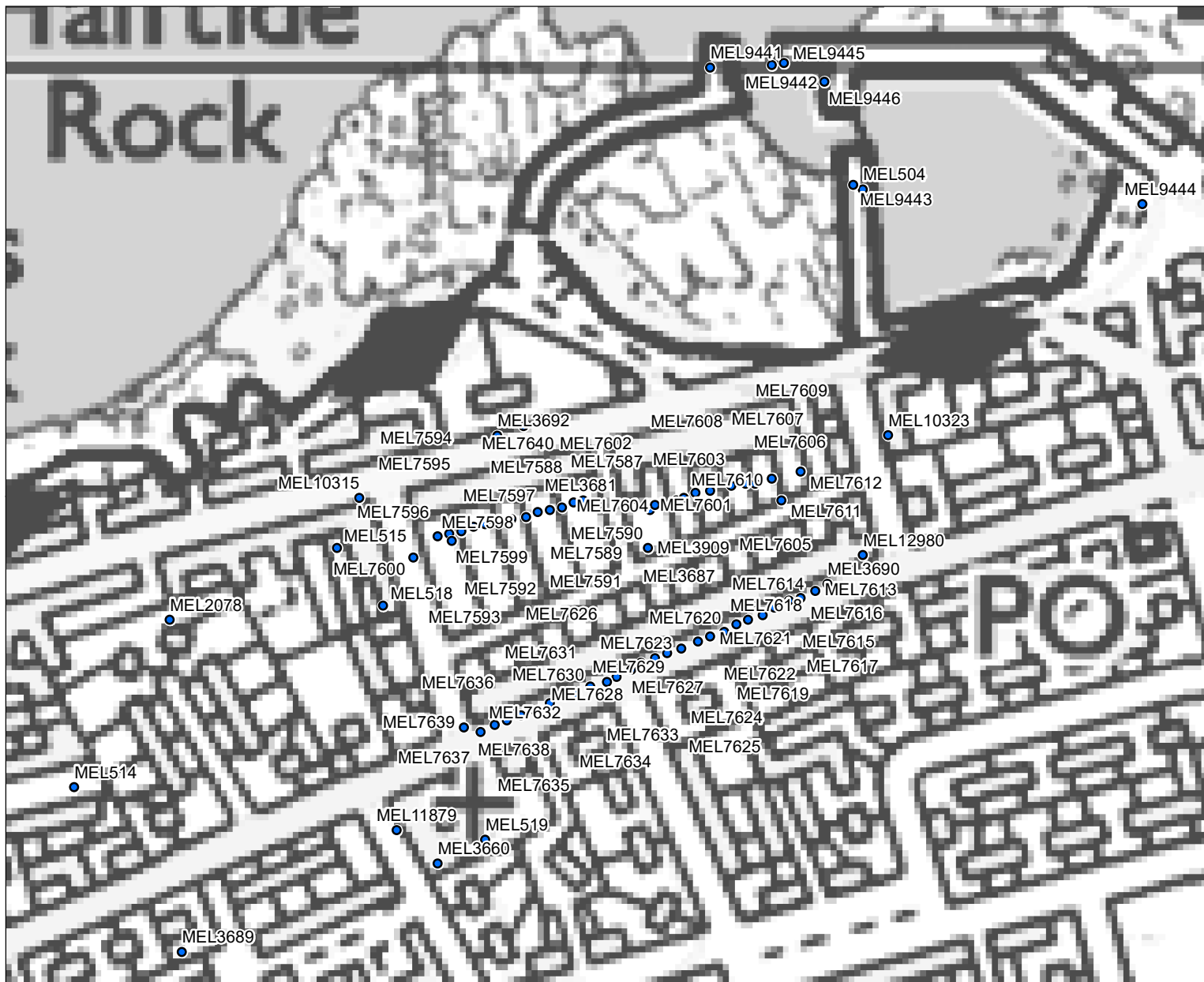
Revisions:
 First Issue- 19/07/2023 DS
 Second Issue- 20/09/2023 DS

Figure 4a: HER Monuments Modern

Land South-West of Inglis Farm,
 Cockenzie, EH32 0JT

Client: Cockenzie Storage Ltd
 DRWG No: P23-0093_4a Sheet No: - REV: -
 Drawn by: DS Approved by: -
 Date: 20/09/2023
 Scale: 1:15,000 @ A4





KEY

- Site
- 1km Buffer
- HER Monument Point - Modern
- HER Monument Polygon - Modern

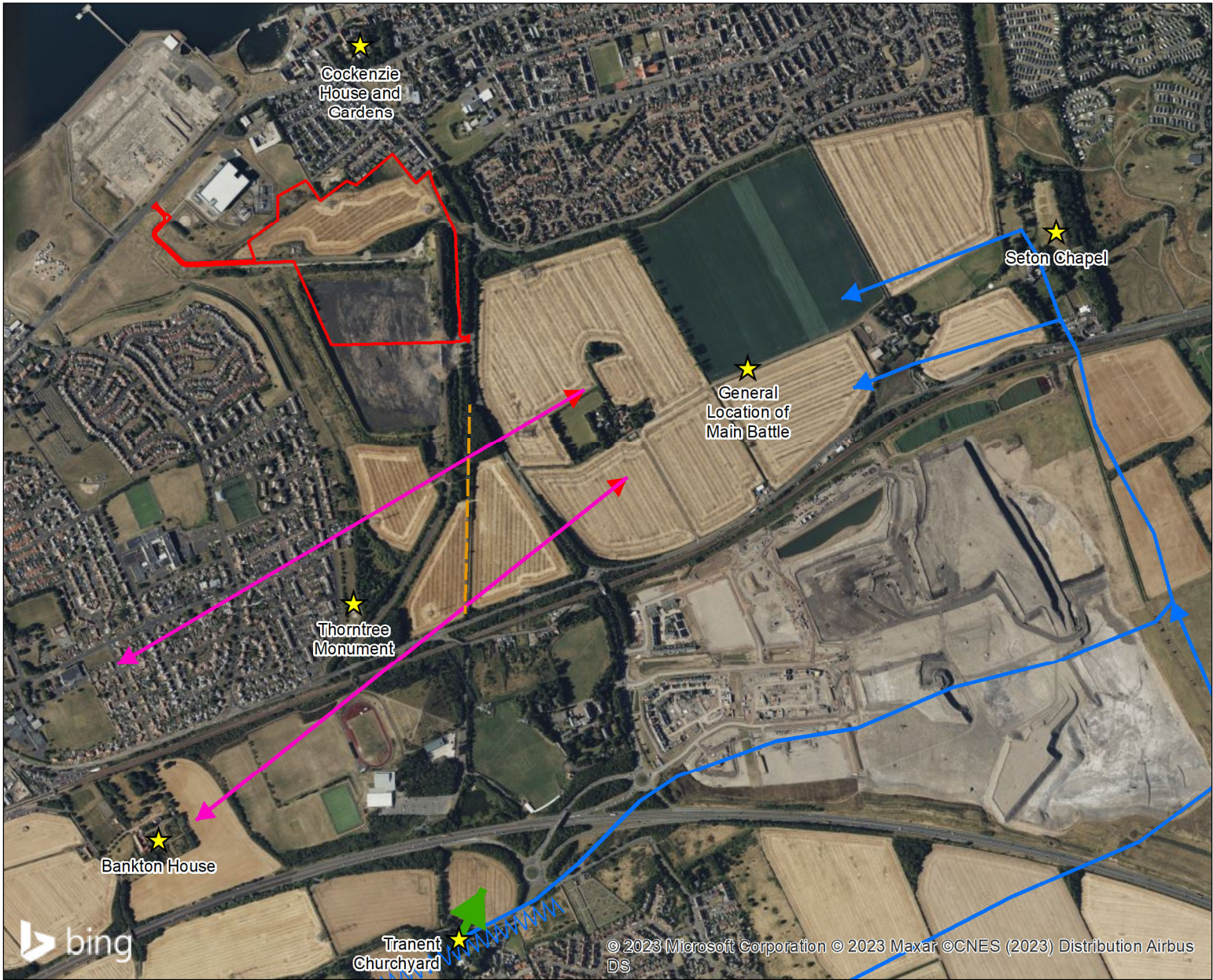
Revisions:
 First Issue- 19/07/2023 DS
 Second Issue- 20/09/2023 DS

Figure 4b: HER Monuments Modern in Cockenzie

Land South-West of Inglis Farm, Cockenzie, EH32 0JT

Client: Cockenzie Storage Ltd
 DRWG No: **P23-0093_4b** Sheet No: - REV: -
 Drawn by: DS Approved by: -
 Date: 20/09/2023
 Scale: 1:2,500 @ A4





KEY

- Site
- ★ Identified Key Areas
- ➔ Identified Views Across Battlefield
- 〰〰〰 Land at Northern Extent of Tranent
- - - Preserved Section of Wagonway
- ↔ Line of Government Advance and Retreat
- ➔ Estimated Route(s) Used by Jacobite Forces

Revisions:
 First Issue- 19/07/2023 DS
 Second Issue- 20/09/2023 DS

Figure 5: Key Landscape Areas Associated with Battlefield

Land South-West of Inglis Farm, Cockenzie, EH32 0JT

Client: Cockenzie Storage Ltd
 DRWG No: **P23-0093_1** Sheet No: - REV: -
 Drawn by: DS Approved by: -
 Date: 20/09/2023
 Scale: 1:15,000 @ A4



Appendix 3: Assessment Methodology

Assessment of significance

In NPF4 historic environment assets are defined as:

“An asset (or ‘historic asset’ or ‘heritage asset’) is a physical element of the historic environment – a building, monument, site, place, area or landscape identified as having cultural significance.”²²

Cultural significance is defined as:

“Cultural significance means aesthetic, historic, scientific or social value for past, present or future generations. Cultural significance can be embodied in a place itself, its fabric, setting, use, associations, meanings, records, related places and related objects.”²³

The Historic Environment Policy for Scotland (HEPS), 2019, advises that decisions affecting the historic environment should be based on careful consideration of cultural significance, and states that:

“To understand a place’s cultural significance, we have to understand the place itself. This involves thinking about its physical and material elements – how much of it has survived or how much of it has changed through time, as well as its wider context and setting. Elements of places which may not have a physical presence but which contribute to cultural significance need to be recognised. These intangible qualities

include the knowledge and associations people have with a particular place; they might involve elements such as language and poetry, stories and song, and skills and traditions.”²⁴

Setting and significance

Setting is defined in NPF4 as:

“Setting is more than the immediate surroundings of a site or building, and may be related to the function or use of a place, or how it was intended to fit into the landscape or townscape, the view from it or how it is seen from areas round about, or areas that are important to the protection of the place, site or building.

‘Setting’ is the way the surroundings of a historic asset or place contribute to how it is understood, appreciated and experienced.”²⁵

Assessing change through alteration to setting

How setting might contribute to these values has been assessed within this Report with reference to Historic Environment Scotland’s *Managing Change in the Historic Environment: Setting*, particularly

²² Scottish Government, 2023, *NPF4*, pp. 150.

²³ Scottish Government, 2023, *NPF4*, pp. 147.

²⁴ Historic Environment Scotland, 2019, *HEPS*, pp. 13.

²⁵ Scottish Government, 2023, *NPF4*, pp. 156.

the guidance and questions to help define a setting given on pages 9–10.²⁶

In the guidance, a stepped approach is recommended, of which Stage 1 is to identify which heritage assets and their settings are affected. Stage 2 is 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. The guidance includes a (non-exhaustive) series of questions to help define a setting.

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

Assessment of impact

Assessment of any impact to historic asset will be articulated in terms of the policy and law that the proposed development will be assessed against, such as whether a proposed development preserves or enhances the character and appearance of a Conservation Area and its setting, and articulating the likely level of any impact in order to inform decision making, as per HEPS and NPF4 guidance.

HEPS identifies that the following is required to understand the likely impact of proposed actions or decisions:

- Assess and predict the likely level of the impact of proposals on the historic environment, context, asset or place; and,

- Make the level of impact clear so that it can inform decision-making.²⁷

HEPS defines impact as follows:

“The effect of changes on the historic environment is often referred to as the impact. This can be neutral, positive or negative. There can be impact on the physical elements of a place or on its setting, if its surroundings are changed so that our understanding, appreciation or experience is altered. Changes in the historic environment can also affect people’s associations with a place or its setting, and their responses to it.”²⁸

²⁶ Historic Environment Scotland, 2016, *Managing Change in the Historic Environment: Setting*, p.9–10

²⁷ Historic Environment Scotland, 2019, HEPS, pp. 15

²⁸ Historic Environment Scotland, 2019, HEPS, pp. 5

Appendix 4: Legislative Framework

Legislation relating to the built historic environment is primarily set out within the *Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997*, which provides statutory protection for Listed Buildings and Conservation Areas. It does not provide statutory protection for non-designated or Locally Listed heritage assets. Planning authorities are required to have special regard for the desirability of preserving Listed Buildings and their settings and any features of special architectural or historic importance they possess.²⁹ Section 14(2) of the Act states that:

“In considering whether to grant listed building consent for any works, the planning authority or the Secretary of State, as the case may be, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”³⁰

With regards to development within Conservation Areas, Section 64(1) of the *Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997* states:

“In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any

of the provisions in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.”³¹

Unlike Section 14(2), Section 72(1) of the Act does not make reference to the setting of a Conservation Area. This makes it plain that it is the character and appearance of the designated Conservation Area that is the focus of special attention.

²⁹ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

³⁰ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, Section 14(2).

³¹ UK Public General Acts, Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997. Section 64(1).

Appendix 5: National Policy Guidance

The National Planning Framework for Scotland (NPF4)

The National Planning Framework for Scotland (NPF4), adopted 13th February 2023, sets out the Scottish Government’s spatial principles, regional priorities, national developments, and national planning policy; it replaced NPF3 and the Scottish Planning Policy (SPP). Policy 7 of the Framework relates to heritage:

Policy 7

a) Development proposals with a potentially significant impact on historic assets or places will be accompanied by an assessment which is based on an understanding of the cultural significance of the historic asset and/or place. The assessment should identify the likely visual or physical impact of any proposals for change, including cumulative effects and provide a sound basis for managing the impacts of change.

Proposals should also be informed by national policy and guidance on managing change in the historic environment, and information held within Historic Environment Records.

b) Development proposals for the demolition of listed buildings will not be supported unless it has been demonstrated that there are exceptional circumstances and that all reasonable efforts have been made to retain, reuse and/or adapt the listed building. Considerations include whether the:

i. building is no longer of special interest;

ii. building is incapable of physical repair and re-use as verified through a detailed structural condition survey report;

iii. repair of the building is not economically viable and there has been adequate marketing for existing and/or new uses at a price reflecting its location and condition for a reasonable period to attract interest from potential restoring purchasers; or

iv. demolition of the building is essential to delivering significant benefits to economic growth or the wider community.

c) Development proposals for the reuse, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historic interest and setting. Development proposals affecting the setting of a listed building should preserve its character, and its special architectural or historic interest.

d) Development proposals in or affecting conservation areas will only be supported where the character and appearance of the conservation area and its setting is preserved or enhanced. Relevant considerations include the:

i. architectural and historic character of the area;

ii. existing density, built form and layout; and

iii. context and siting, quality of design and suitable materials.

e) Development proposals in conservation areas will ensure that existing natural and built features which contribute to the character of the conservation area and its setting, including structures, boundary walls, railings, trees and hedges, are retained.

f) Demolition of buildings in a conservation area which make a positive contribution to its character will only be supported where it has been demonstrated that:

i. reasonable efforts have been made to retain, repair and reuse the building;

ii. the building is of little townscape value;

iii. the structural condition of the building prevents its retention at a reasonable cost; or

iv. the form or location of the building makes its reuse extremely difficult.

g) Where demolition within a conservation area is to be followed by redevelopment, consent to demolish will only be supported when an acceptable design, layout and materials are being used for the replacement development.

h) Development proposals affecting scheduled monuments will only be supported where:

i. direct impacts on the scheduled monument are avoided;

ii. significant adverse impacts on the integrity of the setting of a scheduled monument are avoided; or

iii. exceptional circumstances have been demonstrated to justify the impact on a scheduled monument and its setting and impacts on the monument or its setting have been minimised.

i) Development proposals affecting nationally important Gardens and Designed Landscapes will be supported where they protect, preserve or enhance their cultural significance, character and integrity and where proposals will not significantly impact on important views to, from and within the site, or its setting.

j) Development proposals affecting nationally important Historic Battlefields will only be supported where they protect and, where appropriate, enhance their cultural significance, key landscape characteristics, physical remains and special qualities.

k) Development proposals at the coast edge or that extend offshore will only be supported where proposals do not significantly hinder the preservation objectives of Historic Marine Protected Areas.

l) Development proposals affecting a World Heritage Site or its setting will only be supported where their Outstanding Universal Value is protected and preserved.

m) Development proposals which sensitively repair, enhance and bring historic buildings, as identified as being at risk locally or on the national Buildings at Risk Register, back into beneficial use will be supported.

n) Enabling development for historic environment assets or places that would otherwise be unacceptable in planning terms, will only be supported when it has been demonstrated that the enabling development proposed is:

i. essential to secure the future of an historic environment asset or place which is at risk of serious deterioration or loss; and

ii. the minimum necessary to secure the restoration, adaptation and long-term future of the historic environment asset or place.

The beneficial outcomes for the historic environment asset or place should be secured early in the phasing of the development, and will be ensured through the use of conditions and/or legal agreements.

o) Non-designated historic environment assets, places and their setting should be protected and preserved in situ wherever feasible. Where there is potential for non-designated buried archaeological remains to exist below a site, developers will provide an evaluation of the archaeological resource at an early stage so that planning authorities can assess impacts. Historic buildings may also have archaeological significance which is not understood and may require assessment.

Where impacts cannot be avoided they should be minimised. Where it has been demonstrated that avoidance or retention is not possible, excavation, recording, analysis, archiving, publication and activities to provide public benefit may be required through the use of conditions or legal/planning obligations. When new archaeological discoveries are

made during the course of development works, they must be reported to the planning authority to enable agreement on appropriate inspection, recording and mitigation measures.

The Historic Environment Policy for Scotland (HEPS)

The Historic Environment Policy for Scotland (HEPS) (2019) is a policy statement directing decision-making that affects the historic environment. HEPS sits alongside national policies addressing land use matters and decisions and should be used with them. It includes the following policies:

HEP1

Decisions affecting any part of the historic environment should be informed by an inclusive understanding of its breadth and cultural significance.

HEP2

Decisions affecting the historic environment should ensure that its understanding and enjoyment as well as its benefits are secured for present and future generations.

HEP3

Plans, programmes, policies and strategies, and the allocation of resources, should be approached in a way that protects and promotes the historic environment.

If detrimental impact on the historic environment is unavoidable, it should be minimised. Steps should be



taken to demonstrate that alternatives have been explored, and mitigation measures should be put in place.

HEP4

Changes to specific assets and their context should be managed in a way that protects the historic environment. Opportunities for enhancement should be identified where appropriate.

If detrimental impact on the historic environment is unavoidable, it should be minimised. Steps should be taken to demonstrate that alternatives have been explored, and mitigation measures should be put in place.

HEP5

Decisions affecting the historic environment should contribute to the sustainable development of communities and places.

HEP6

Decisions affecting the historic environment should be informed by an inclusive understanding of the potential consequences for people and communities. Decision-making processes should be collaborative, open, transparent and easy to understand.

Appendix 6: Relevant Development Plan Policies

Planning applications within Cockenzie are currently considered against the policy and guidance set out in the East Lothian local development plan, adopted 27th September 2018. Relevant heritage policy is reproduced below:

Policy CH1: Listed Buildings

Internal or external alterations or extensions to listed buildings will only be permitted where they do not harm the architectural or historic character of the building. The demolition of a listed building will not be permitted unless the building is no longer of special interest, is incapable of repair or there are overriding environmental or economic reasons, and it must be satisfactorily demonstrated that every effort has been made to continue the present use or to find a suitable new use. New development that harms the setting of a listed building will not be permitted.

Policy CH2: Development Affecting Conservation Areas

All development proposals within or affecting a Conservation Area or its setting must be located and designed to preserve or enhance the special architectural or historic character or appearance of the Conservation Area. Proposals for new development should accord with the size, proportions, orientation, alignment, density, materials, and boundary treatment of nearby buildings and public and private spaces. Parking requirements of new

developments must accord with the Council's adopted parking standards unless it can be demonstrated that a reduced level of parking (which in exceptional circumstances could be no parking provision) will achieve positive townscape benefits without compromising road safety.

The Council will set out in supplementary planning guidance more detailed policies on the circumstances in which it would support proposals for alterations to shop fronts, external security, external wall treatment and the display or installation of advertisements in Conservation Areas.

Policy CH4: Scheduled Monuments and Archaeological Sites

Where a proposed development might affect any Scheduled Monument or archaeological site (of known or suspected archaeological interest), the developer must undertake and make available to the planning authority a professional archaeological assessment and, if necessary, a field evaluation.

Development that adversely impacts on a scheduled monument, or its setting, will not be permitted.

Development that would harm a site of regional or local archaeological interest, or its setting, will only be permitted in exceptional circumstances, where the Council accepts that archaeological advice that the

significance of the remains is not sufficient to justify their physical preservation in situ when weighed against other material considerations (including the benefits of the proposed development). In such situations, the developer must make proper provision for the excavation, recording and analysis of the archaeological remains in advance of the commencement of development, the results of which must be reported and any subsequent post-excavation work undertaken should also be reported and, if warranted, published. Appropriate conditions may be applied to any planning permission to achieve this.

Where it is feasible within a proposed development to accommodate, preserve or enhance a Scheduled Monument or archaeological remains, interpretation and integration of these features and where appropriate, public access, will be expected.

Policy CH5: Battlefields

Development within a site listed in the Inventory of Historic Battlefields will not be permitted where it would have a significant adverse affect on the key features of the battlefield, including its key landscape characteristics and special qualities, unless it can be demonstrated that the overall integrity and character of the battlefield area will not be compromised. Any new development supported in such areas must provide appropriate mitigation that conserves or enhances the key features of the battlefield, including through siting, scale, design and landscape treatment

and, where relevant, contributes to the understanding of the battle and historic assets, particularly with respect to any archaeological deposits found in situ (See Policy CH4).

Ancient Monuments and Archaeological Areas Act 1979
Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997
Town and Country Planning (Scotland) Act 1997
The Town and Country Planning (Development Management Procedure) (Scotland) Regulations 2013

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