



Chapter 7: Archaeology and Cultural Heritage

West Springfield Solar EIA Report

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Acronyms and Abbreviations

AOD	Above Ordnance Datum
CA	Conservation Area
GDL	Garden and Designed Landscape
GIS	Geographic Information System
HEPS	Historic Environment Policy Statement
HER	Historic Environment Record
HES	Historic Environment Scotland
HGV	Heavy Goods Vehicle
HLA	Historic Land-Use Assessment
LB	Listed Building
LDP	Local Development Plan
LPA	Local Planning Authority
NPF4	National Planning Framework 4
OS	Ordnance Survey
SLR	SLR Consulting Ltd
SM	Scheduled Monument
ZTV	Zone of Theoretical Visibility



7.1 Introduction

- 7.1.1.1 This Chapter presents the assessment of the likely significant effects (as per the ‘Environmental Impact Assessment (EIA) Regulations’) on Archaeology and Cultural Heritage Receptors arising from West Springfield Solar Farm (‘the Proposed Development’) during construction and operation. The Proposed Development is located at land at Rankeilour Estate, Rankeilour (NGR: NO 33202 11665; hereafter referred to as ‘the Site’). The proposal would involve the construction of a Solar Farm and a Battery Energy Storage System (BESS). Installed capacity of the Proposed Development is anticipated to be 49.9MW Solar (with a solar build out of 65MWp) and 35MW BESS.
- 7.1.1.2 The ‘cultural heritage’ of an area comprises archaeological sites, historic buildings, Inventoried Gardens and Designed Landscapes (GDLs), Inventoried Battlefields and other historic environment features. Alongside its inherent values, the ‘setting’ of an asset may also contribute to its cultural heritage significance.
- 7.1.1.3 The cultural heritage impact assessment identifies cultural heritage assets that may be subject to significant effects, both within the footprint of the Proposed Development and within a surrounding radius of 1.5km; establishes the potential for currently unknown archaeological assets to survive buried within the Site; assesses the predicted effects on these assets; and proposes a programme of mitigation where appropriate. It will consider direct effects (such as physical disturbance or effects through setting change), indirect effects (such as might result from dewatering), and cumulative effects (where assets affected by the Proposed Development are also likely to be affected by other unrelated development proposals). The proposed approach to the assessment of effects on cultural heritage is set out below.
- 7.1.1.4 The objectives of the chapter are to:
- describe the current baseline established from desk studies, targeted surveys and feedback obtained during consultation with statutory consultees;
 - describe the assessment methodology and significance criteria used in completing the impact assessment;
 - describe the potential effects, including direct, indirect, setting and cumulative effects;
 - describe the mitigation measures proposed to address the likely significant effects;
 - assess the residual effects remaining following the implementation of mitigation measures;
 - reach a conclusion on the likely significant effects based on the information gathered and the analysis and assessments undertaken; and
 - highlight any necessary monitoring and/or mitigation measures recommended to prevent, minimise, reduce or offset the likely significant adverse environmental effects.



- 7.1.1.5 The assessment has been undertaken in accordance with all relevant statutes, policies, and guidance, including the Chartered Institute for Archaeologists' Code of Conduct (CIfA, revised 2022). The assessment has been undertaken, and the report prepared, by Katja Watson, (MSc, PCIfA) Project Heritage Consultant at SLR Consulting. The assessment has been reviewed by Erin Ashby (MSc, PCIfA), Senior Heritage Consultant, and Beth Gray (MA Hons, ACIfA), Principal Heritage Consultant.
- 7.1.1.6 The chapter is supported by:
- **Technical Appendix A:** Site Gazetteer
 - **Technical Appendix B:** Site Photographs



7.2 Scope and Consultation

7.2.1 Scope of the Assessment

- 7.2.1.1 This chapter takes an appropriate and topic specific approach to assessment of the Proposed Development within the parameters identified in **Chapter 3: Description of the Development**. This chapter provides a worst-case assessment for Archaeology and Cultural Heritage and presents enough information for consultees and the decision makers to comment on and determine the application within the parameters of the Proposed Development.

7.2.2 Consultation

Table 7-1: Consultation Responses

Consultee	Consultation Response	Applicant Action
Fife Council (Via Email) 28/03/2025	<p>Fife Council notes the intention to produce a full EIA Cultural Heritage chapter as part the full application, given that should consent be granted, then it will come with an archaeological condition.</p> <p>Fife Council notes two aspects to the cultural heritage considerations for this application:</p> <ul style="list-style-type: none"> • listed building curtilage/setting impacts • impacts to known and potential archaeological assets. <p>Fife Council confirmed that the Sites proposed by SLR for assessment are the key listed building considerations:</p> <ul style="list-style-type: none"> • Rankeilour Mains Farmhouse, Steading, Cartshed and Cottage (LB15490); • Rankeilour Dovecote (LB19135); • Over Rankeilour House, Octagonal Enclosure, and Garage and Gatepiers (LB15486); and • Park House, round house 320m NNW of (SM8316) and Ramornie Mains, roundhouse 650m ENE of (SM8317). <p>In addition, the Council agreed there was no need to assess Springfield church (LB2603) and the two bridges adjacent to the Site (LB2495, LB45596).</p> <p>With regard to the impacts to known and potential archaeological assets, the</p>	<p>Responded to email on 28/03/2025 to clarify on methodology.</p> <p>Impacts to Listed Buildings are addressed in Section 7.6.3. Impacts to known and potential archaeological assets are addressed in Section 7.6.2.</p> <p>Settings assessments on the heritage assets agreed can be found in Section 7.6.3.</p>



Consultee	Consultation Response	Applicant Action
	<p>Planning Authority noted they expect a robust strategy to test for the presence of archaeology along with a detailed mitigation strategy to off-set the impact of development on any assets identified.</p> <p>Either a trenched evaluation or geophysics was said to be acceptable to test for the presence of archaeology. It was noted that mitigation should take the form of either a design that avoids any assets identified, or preservation by record, i.e. excavation.</p>	Proposed mitigation is outlined in Section 7.7 . All mitigation will be agreed with Fife Council.
Fife Council (Via Email) 31 st March 2025	Fife Council note that it's not possible to quantify the impact on unrecorded/unknown buried archaeology. Hence the need for the precautionary archaeological condition and the requirement for Site evaluation.	Noted and referenced in Section 7.6.2 .
Fife Council (Via Email) 1 st April 2025	<p>Fife Council note that Cultural Heritage is a key component of the EIA process, and given:</p> <ol style="list-style-type: none"> 1. the importance of assessing and mitigating the impact of development on the known listed assets, and 2. the importance of assessing and mitigating the impact of development on the Site's archaeological resource. <p>The Planning Authority would be surprised to see cultural heritage relegated to an appendix and may get the impression the applicant considered heritage implications to be a minor consideration.</p> <p>The advice of Fife Council would be to include the heritage considerations in the main report.</p>	Cultural Heritage has been included as a chapter within the EIA Report.

7.2.3 Scoped into the Assessment

Assets within the Site

- 7.2.3.1 Cultural heritage assets within the Site were assessed in order to determine any direct, indirect, and settings impacts.

Assets outwith the Site

- 7.2.3.2 A list of assets for detailed assessments on the potential for impacts on their setting was agreed with Fife Council (**Table 7-1**).

7.2.4 Scoped out of the Assessment

- 7.2.4.1 A high-level assessment has been conducted with regards to designated assets within the study area of 1.5km and it is determined that the Site does not contribute to the significance of, nor share any meaningful spatial, historical,



functional, or visual associations with the following listed buildings present within the study area.

7.2.4.2 As such, the listed buildings and conservation area listed below and present within the 1.5km study area are not anticipated to experience negative impacts from the Proposed Development and have not been assessed further in this report.

- LB137, Pitlessie Village Pitlessie Arms;
- LB2434, Annsmuir House, Horsemill;
- LB2450, Daft Mill And Farm Buildings;
- LB2451, Daft Mill Cart Shed;
- LB2487, Melville Muir Cottages;
- LB2492, Pitlair House;
- LB2493, Pitlair Dovecot;
- LB2494, Pitlair House Pair Of Gatepiers At South Driveway;
- LB2495, Rankeilour Bridge Over Rankeilour Burn At NO 3276 1186;
- LB2567, Crawford Priory;
- LB2568, Crawford Priory Dovecot;
- LB2569, Crawford Priory Former Stable Block;
- LB2570, Crawford Priory The Lodge (Formerly North Lodge), Gatepiers, And Gateway To North;
- LB2571, Crawford Priory Sundial;
- LB2573, Crawford Priory West Gate Gatepiers At Bramble Cottage;
- LB2574, Crawford Priory West Gate Gatepiers At West Lodge;
- LB2600, Pitlessie Village Pitlessie House And Offices (Former Maltings);
- LB2601, Pitlessie Village Priestfield Maltings;
- LB2602, Pitlessie Village Ramornie Road-Bridge Over River Eden;
- LB2603, Springfield Village Church, Churchyard Walls And Gatepiers;
- LB2623, Clushford Clushgreen Bridge Over Eden (Near Springfield Village);
- LB9046, Ramornie Policies Garden Walls And Garden Shed;
- LB9047, Ramornie Roadbridge Over River Eden;
- LB15465, Barham House;
- LB15466, Bow Of Fife Church;
- LB15467, Bow Of Fife Pitlessie Road Manse;
- LB15487, Over Rankeilour House Former Stables And Cottage To North;
- LB15489, Over Rankeilour Home Farm And Gatepiers;
- LB15491, Rankeilour, East Lodge And Gatepiers;
- LB19134, Rankeilour Bridge Over Rankeilour Burn;



- LB45596, Bridge Over Rankeilour Burn At NO 3326 1098;
- LB52503, Former Fife and Kinross District Asylum - main block, north lodge and gatepiers, former workshop outbuilding to north, and convalescent ward to northwest - excluding all interiors and all post 1914 additions and all other buildings on the Site, Stratheden; and
- CA390, Bow of Fife.



7.3 Legislation, Guidance and Policy

7.3.1 Legislation

7.3.1.1 The assessment will be undertaken in accordance with the following principal relevant legislation:

- The Ancient Monuments and Archaeological Areas Act 1979;
- The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997;
- The Historic Environment (Amendment) (Scotland) Act 2011; and
- Scottish Statutory Instrument No. 101 The Electricity Works (Environmental Impact Assessment) (Scotland) Regulations 2017.

7.3.2 Policy

7.3.3 The Scottish Government and HES have issued a number of statements of policy with respect to dealing with the historic environment in the planning system:

- National Planning Framework 4 (NPF4; 2023);
- Historic Environment Scotland: Designation Policy and Selection guidance (2020);
- Historic Environment Policy for Scotland (HEPS; 2019); and
- Fife Council Local Development Plan, FIFEplan (2017).

7.3.4 Guidance

7.3.5 Relevant guidance and technical standard documents comprise:

- Our Past, Our Future: The Historic Environment Strategy for Scotland (2023) ;
- Historic Environment Scotland Guidance on Managing Change in the Historic Environment: Setting (2020);
- A Guide to Climate Change Impact: On Scotland's Historic Environment (2019);
- NatureScot and Historic Environment Scotland Environmental Impact Assessment Handbook: Guidance for competent authorities, consultation bodies, and others involved in the Environmental Impact Assessment Process in Scotland (2019);
- Chartered Institute for Archaeologists Standard and Guidance for Historic Environment Desk Based Assessment (2014, updated 2020); and
- Planning Advice Note 2/2011: Planning and Archaeology.



7.4 Approach and Methodology

7.4.1.1 The assessment methodology adhered to for purposes of preparing the EIA chapter is detailed below.

7.4.2 Study Area

7.4.2.1 Two study areas are proposed on the grounds of professional experience¹:

- a 1.5 km radius to ascertain potential for unknown buried remains was applied to the boundary of the Site (**Figure 7.3**); and
- for purposes of the assessment of effects on the settings of assets a study area was defined extending 1.5km from the boundary of the Proposed Development (**Figure 7.2**).

¹ There is no guidance defining what the extent of an appropriate 'study area' should be for the archaeological and cultural heritage assessment of solar farms and BESS developments. Any given study area will therefore represent an exercise in professional judgment, refined to point of agreement between stakeholders during consultation.



7.4.2.2 All heritage assets identified within the Site and 1.5km of the Site are listed in **Appendix A** and shown on **Figures 7.2** and **7.3**.

7.4.3 Information and Data sources

7.4.3.1 **Table 7-2** sets out the main data sources used in this study.

Table 7-2: Data sources used in study

Subject	Source	Location
Designated heritage assets (except conservation areas)	HES	HES digital data download
Conservation Areas	Fife Council	HES digital data download
Non-Designated Heritage Assets	HES Database – Canmore	Digital data supplied as download
Non-Designated Heritage Assets	Historic Environment Record (HER) data held by Fife Council	Digital data supplied as download
Historic Maps	National Library of Scotland	Online
Aerial Photography	HES	HES database Canmore and National Collection of Aerial Photograph (NCAP) (online)
Historic Land-Use Assessment	HES	On-line
Historic Environment	Unpublished reports	Various
	Published synthetic works	Various
Condition of recorded heritage assets within Site	Field inspection	Inspected by SLR Consulting in February 2025
Setting of heritage assets	Field inspection within study areas and other specified assets from areas of public access.	Inspected by SLR Consulting in February 2025.



7.4.4 Field Survey

- 7.4.4.1 A blanket Site walkover was carried out on the 18th of February 2025. The developable area of the Site comprises 15 fields, with one used as a pastoral field and 14 for arable. To the north, west and the central section of the southern border, the Site is bounded by deciduous woodland, with the trees to the north of the eastern section framing the drive along the eastern approach to Nether Rankeilour Estate. The Rankeilour Burn runs through the centre of the estate, though it is excluded from the developable area (**Figure 7.1**). A thorough walkover survey occurred in all fields. Three additional potential heritage assets were identified during the walkover within the Site and are detailed in **Section 7.5** and **Appendix A**.
- 7.4.4.2 A Site visit to undertake settings assessments and observation was also carried out on the same date. Out of the assets scoped in for assessment, Over Rankeilour House, Octagonal Enclosure, and Garage and Gatepiers (**LB15486**) could not be visited due to access limitations.

7.4.5 Assessment Methodology

- 7.4.5.1 The Proposed Development has the potential to result in impacts upon the significance of heritage assets where it changes their baseline condition and/or their setting.
- 7.4.5.2 In accordance with the EIA Regulations, this assessment has identified any development effects as either direct or indirect, adverse or beneficial, and short-term, long-term or permanent. The definition of impact is described below:
- Direct (physical) impacts: occur where the physical fabric of the asset is removed or damaged, or where it is preserved or conserved, as a direct result of the Proposed Development. Such impacts are most likely to occur during the construction phase and are most likely to be permanent.
 - Indirect (physical) impacts: occur where the fabric of an asset, or buried archaeological remains, is removed or damaged, or where it is preserved or conserved, as an indirect result of the proposal, even though the asset may lie some distance from the proposal. Such impacts are most likely to occur during the construction phase and are most likely to be permanent.
 - Setting impacts: result from the Proposed Development causing change within the setting of a heritage asset that affects its cultural significance or the way in which it is understood, appreciated, and experienced. Such impacts are generally, but not exclusively, visual, occurring directly as a result of the appearance of the proposal in the surroundings of the asset. Setting impacts may also relate to other senses or factors, such as noise, odour or emissions, or historical relationships that do not relate entirely to intervisibility, such as historic patterns of land-use and related historic features. Such impacts may occur at any stage of a proposal's lifespan and may be permanent, reversible, or temporary.
 - Cumulative impacts: can relate to the physical fabric or setting of assets. They may arise as a result of impact interactions, either of different impacts of the Proposed Development itself, or additive impacts resulting from incremental



changes caused by the Proposed Development together with other projects already in the planning system or allocated in a Local Development Plan.

- 7.4.5.3 Direct impacts upon the significance of heritage assets have taken into account the level of their heritage significance (where known) and the magnitude (extent) of the identified impacts.
- 7.4.5.4 Setting impacts on the significance of heritage assets have been identified and assessed with reference to Managing Change in the Historic Environment: Setting and the guidance set out by NatureScot and HES. Assessment was carried out in the following stages:
- initial consideration of intervisibility and other factors leading to the identification of potentially affected assets;
 - assessment of the cultural heritage significance of potentially affected assets;
 - assessment of the contribution of setting to the cultural heritage significance of those assets;
 - assessment of the extent to which change to any contributing aspects of the settings of those assets, as a result of the Proposed Development, would affect their cultural heritage significance (magnitude of impact); and
 - determination of the significance of any identified effects.

7.4.6 **Zone of Theoretical Visibility**

- 7.4.6.1 The settings assessment has been assisted by a Zone of Theoretical Visibility (ZTV) calculation, presented on **Figure 7.2**. A ZTV calculation maps the predicted degree of visibility of a Proposed Development from all points within a proportionate, defined study area around the Site, as would be seen from an average observer's eye level (two metres above ground level). In this case, an extent of 3km has been selected. The ZTV model presented on **Figure 7.2** is based upon the maximum level of theoretical visibility, displaying the combined extent of visibility for all features within the Proposed Development. As bare earth topographical data was used, the ZTV assumes the worst-case scenario, with no screening such as vegetation or buildings. For further information on the ZTV methodology, refer to **Chapter 5: Landscape and Visual Impact Assessment**.

7.4.7 **Cultural Heritage Significance**

- 7.4.7.1 The categories of cultural heritage significance to be referred to are presented in **Table 7-3**, which will act as an aid to consistency in the exercise of professional judgement and provide a degree of transparency for others in evaluating the conclusions drawn.
- 7.4.7.2 The significance categories take into account factors such as: designation, status and grading. For non-designated assets, consideration has been given to their inherent heritage interests, intrinsic, contextual, and associative characteristics as



defined in HES's Designation Policy and Selection Guidance². In relation to these assets, the assessment focuses upon an assessment of the assets' inherent capability to contribute to our understanding of the past; the character of their structural, decorative and field characteristics as informed by the Historic Environment Record (HER) and Canmore records and/or Site visit observations; the contribution of an asset to their class of monument, or the diminution of that class should an asset be lost; and how a Site relates to people, practices, events, and/or historical or social movements. Assessments of the cultural significance of specific assets, where recorded within the HER, have been taken into account where appropriate.

Table 7-3: Cultural Heritage Significance

Cultural Heritage Significance	Criteria
Highest	Sites of international importance, including: <ul style="list-style-type: none"> World Heritage Sites.
High	Site of National importance, including: <ul style="list-style-type: none"> Scheduled Monuments; Category A Listed Buildings; Gardens and Designed Landscapes included on the national inventory; Designated Battlefields Conservation areas containing nationally important buildings; and Non-designated assets of equivalent significance.
Medium	Sites of Regional/local importance, including: <ul style="list-style-type: none"> Category B and C Listed Buildings; Conservation Areas containing buildings that contribute significantly to its character; and Non-designated assets of equivalent significance.
Low	Assets of local importance Heritage assets compromised by poor preservation and/or poor survival of contextual associations or with little of the asset remaining to justify a higher importance.
Negligible	Assets that are of very little or no heritage interest. Heritage assets where the ability to interpret their archaeological context has been removed/eroded.
Unknown	Further information is required to assess the significance of these assets.

7.4.7.3 In addition to identifying the significance of a heritage asset, it is essential, where changes to setting are being assessed, to understand the contribution that setting makes towards the significance of an asset. Elements of setting may make a positive, neutral or negative contribution to the significance of an asset. Thus, in determining the nature and level of effect upon an asset and their setting by the

² HES (2019c)



development, the contribution that setting makes to an asset's significance and thus its sensitivity to changes to its setting need to be considered.

- 7.4.7.4 This approach recognises the importance of avoiding significant adverse impacts on the integrity of the setting of an asset in the context of the contribution that setting makes to the understanding, appreciation and experience of an asset. It recognises that setting may be key in characterising, understanding and appreciating some, but not necessarily all, assets. Indeed, assets of high or very high significance do not necessarily have high sensitivity to changes to their settings.
- 7.4.7.5 An asset's relative sensitivity to alterations to its setting refers to its capacity to retain its ability to contribute to an understanding and appreciation of the past in the face of changes to its setting. The ability of an assets setting to contribute to an understanding, appreciation and experience of it and its significance also has a bearing on the sensitivity of that asset to changes to its setting.
- 7.4.7.6 While certain cultural heritage assets of high or very high importance are likely to be sensitive to direct impacts, not all will have a similar sensitivity to impacts on their setting; this would be true where setting does not appreciably contribute to their significance. HES' guidance on setting makes clear that the level of effect may relate to "*the ability of the setting of an asset to absorb new development without eroding its key characteristics*"³. Assets with very high or high relative sensitivity to setting impacts may be vulnerable to any changes that impact their settings and even slight changes may erode their key characteristics or the ability of their settings to contribute to the understanding, appreciation or experience of them. Assets where relative sensitivity to changes to their setting is lower may be able to accommodate greater changes to their settings without key characteristics being eroded.
- 7.4.7.7 The key criteria used for establishing an assets relative sensitivity to changes to its setting is detailed in **Table 7-4**. This table has been developed based on SLR's professional judgement and experience of setting effects. It has been developed in line with relevant policy and guidance throughout this chapter.

Table 7-4: Sensitivity of Setting

Relative Sensitivity	Explanatory Criteria
Very High	An asset, the setting of which is crucial to an understanding, appreciation, and experience of it, should be regarded as having very high sensitivity to changes to its setting. This is particularly relevant where setting, or elements of, make a crucial and essential direct contribution to significance.
High	An asset, the setting of which is major to an understanding, appreciation, and experience of it, should be regarded as having high sensitivity to

³ HES (2020)



Relative Sensitivity	Explanatory Criteria
	changes to its setting. This is particularly relevant where setting, or elements of, contribute substantially to their cultural significance.
Medium	An asset, the setting of which makes a moderate contribution to the understanding, appreciation, and experience of it, should be regarded as having medium sensitivity to changes to its setting. This could be an asset for which setting makes a contribution to significance but whereby its value is derived equally from its other characteristics.
Low	An asset, the setting of which makes some contribution to the understanding, appreciation, and experience of it, should be regarded as having low sensitivity to changes to its setting. This could be an asset where its significance is derived mainly from other characteristics.
Negligible	An asset where setting makes a minimal contribution to the understanding, appreciation and experience of the asset and it should be thought of having a negligible sensitivity to changes to its setting.

7.4.7.8 The determination of an assets relative sensitivity to changes to its setting is first and foremost reliant upon the determination of its setting and how setting aligns with other key characteristics which contribute to cultural significance. The criteria set out in **Table 7-4** is a guide and assessment of individual assets is informed by knowledge of the asset itself, its type and by a Site visit conducted by the author of this report to establish the current setting of an asset. This allows for use of professional judgement on an individual basis.

7.4.8 Magnitude of Impact

7.4.8.1 Determining the magnitude of any likely impacts includes consideration of the nature of the activities proposed during the construction and operational phases of the Proposed Development.

7.4.8.2 Changes could potentially include ground disturbance and changes to setting. The latter might include visual change, as well as noise, vibration, smell, dust, traffic movements, etc. Effects may be beneficial or adverse, and may be short term, long term or permanent.

7.4.8.3 Where adverse effects on cultural heritage assets are possible, the magnitude of impact can be reduced through measures to prevent, reduce and/or, where possible, offset these effects.

7.4.8.4 Suitable measures for minimising impacts through ground disturbance might include:

- the micro-siting of Proposed Development infrastructure away from sensitive locations;
- the fencing off or marking out of heritage assets or features in proximity to construction activity in order to avoid disturbance where possible;
- a programme of archaeological work where required, such as an archaeological watching brief during construction activities in or in proximity to areas of archaeological sensitivity, or excavation and recording where impact is unavoidable; and/or



- a working protocol to be implemented should unrecorded archaeological features be discovered.

7.4.8.5 Suitable measures for mitigating any setting impacts might include:

- Screening measures such as proposed planting or bunds.

7.4.8.6 Taking into account all embedded mitigation measures, the magnitude of any effects has been assessed using professional judgment, with reference to the criteria set out in **Table 7-5**.

Table 7-5: Magnitude of Impact

Magnitude of Impact	Explanatory Criteria
High Beneficial	The Proposed Development would considerably enhance the cultural heritage significance of the affected asset, or the ability to understand, appreciate and experience it.
Medium Beneficial	The Proposed Development would enhance, to a clearly discernible extent, the cultural heritage significance of the affected asset, or the ability to understand, appreciate and experience it.
Low Beneficial	The Proposed Development would enhance, to a minor extent, the cultural heritage significance of the affected asset, or the ability to understand, appreciate and experience it.
Very Low Beneficial	The Proposed Development would enhance, to a very minor extent, the cultural heritage significance of the affected asset, or the ability to understand, appreciate and experience it.
Neutral/None	The Proposed Development would not affect the cultural heritage significance of the affected asset, or the ability to understand, appreciate and experience it.
Very Low Adverse	The Proposed Development would erode, to a very minor extent, the cultural heritage significance of the affected asset, or the ability to understand, appreciate and experience it. This level of indirect effect would not be considered to affect the integrity of the asset's setting.
Low Adverse	The Proposed Development would erode, to a minor extent, the cultural heritage significance of the affected asset, or the ability to understand, appreciate and experience it. This level of indirect effect would rarely be considered to affect the integrity of the asset's setting.
Medium Adverse	The Proposed Development would erode, to a clearly discernible extent, the cultural heritage significance of the affected asset, or the ability to understand, appreciate and experience it. This level of indirect effect might be considered to affect the integrity of the asset's setting.
High Adverse	The Proposed Development would considerably erode the cultural heritage significance of the affected asset, or the ability to understand, appreciate and experience it. This level of indirect effect would probably be considered to affect the integrity of the asset's setting.



7.4.8.7 **Table 7-6** provides a matrix that relates the cultural heritage significance of the asset to the magnitude of impact on its significance, to produce an overall anticipated level of impact.

Table 7-6: Significance of Impact Matrix

Magnitude of Impact	Cultural Significance (Excluding Unknown)			
	Highest	High	Medium	Low
High beneficial	Major	Major	Moderate	Minor
Medium beneficial	Major	Moderate	Minor	Very Minor
Low beneficial	Moderate	Minor	Very Minor	Very Minor
Very low beneficial	Minor	Very Minor	Negligible	Negligible
Neutral/None	Neutral/Nil	Neutral/Nil	Neutral/Nil	Neutral/Nil
Very low adverse	Minor	Very Minor	Negligible	Negligible
Low adverse	Moderate	Minor	Very Minor	Very Minor
Medium adverse	Major	Moderate	Minor	Very Minor
High adverse	Major	Major	Moderate	Minor

7.4.9 Cumulative Impact

7.4.9.1 A cumulative effect is considered to occur when there is a combination of:

- an impact of moderate or higher on an asset or group of assets due to changes resulting from the development subject of assessment; and
- an impact on the same asset or group of assets resulting from other development (consented or proposed) within the surrounding landscape.

7.4.9.2 Consideration of other developments has been limited to:

- Planning applications for developments of a similar size, type or scale within 2km of an asset with an impact of moderate or higher that have been submitted and have a decision pending; and
- Planning applications for development of a similar size, type or scale within 2km of an asset with an impact of moderate or higher that have been granted permission but not yet constructed.

7.4.9.3 Any impact resulting from operational developments of a similar size, type or scale have been considered as part of the baseline impact assessment. Cumulative impact has been considered in two stages:

- assessment of the combined impact of the developments, including the Proposed Development; and
- assessment of the extent to which the Proposed Development contributes to the combined impact.



7.4.10 Significance and Integrity

Significance

- 7.4.10.1 Once the anticipated effects of the Proposed Development upon cultural heritage assets are defined, professional judgment is used to determine whether those impacts would be either 'Significant' or 'Not Significant' for the purposes of EIA. As part of this determination process, regard was given to any relevant guidance.
- 7.4.10.2 With reference to the matrix presented in **Table 7-6**:
- any impacts identified as 'major' would most probably be considered 'significant';
 - any impacts identified as 'moderate' might also be considered 'significant', although professional judgment may determine otherwise on the basis of the associated Site-/asset-specific detail; and
 - any impacts identified as 'minor' or less are unlikely to be considered 'significant', though again, professional judgment has been exercised.
- 7.4.10.3 A clear statement has been made in relation to all affected assets as to whether the identified impacts upon them are 'significant' or 'not significant' for purposes of EIA.

Integrity

- 7.4.10.4 NPF4⁴ indicates that development proposals affecting scheduled monuments will only be supported where; *"significant adverse impacts on the integrity of the setting of a scheduled monument are avoided."*
- 7.4.10.5 A significant effect in EIA terms does not necessarily equate to a significant impact upon the integrity of setting. Where EIA significant effects are found, a detailed assessment of adverse impacts upon the integrity of the setting is made. Whilst non-significant effects are unlikely to significantly impact the integrity of the setting, the reverse is not always true. That is, the assessment of an effect as being significant in EIA does not necessarily mean that the adverse effect on the setting of the asset will significantly impact its integrity. The assessment of adverse impact upon the integrity of an assets setting, where required, is a qualitative one and largely dependent upon whether the impact predicted would result in a major impediment to the ability to understand, appreciate or experience a cultural heritage asset. This is most likely to occur where the sensitivity of setting as set out in **Table 7-4** is high or very high.
- 7.4.10.6 It is considered that a significant impact upon the integrity of the setting of an asset will only occur where the degree of change that will be represented by the Proposed Development would adversely alter those factors of the monument's

⁴ Scottish Government (2023)



setting that contribute to cultural significance such that the understanding, appreciation and experience of an asset are not adequately retained.

7.4.11 **Limitations of Assessment**

- 7.4.11.1 The assessment is based on the sources outlined in both **Table 7-2** and **References**, and, therefore, shares the same range of limitations in terms of comprehensiveness and completeness of those sources.

7.4.12 **Residual Effects**

- 7.4.12.1 Residual effects are the resulting effects after consideration of proposed mitigation measures. A statement of the residual effects of the Proposed Development has been provided, taking into account any Site-specific mitigation measures which could be implemented as a condition to consent.

7.4.13 **Mitigation**

- 7.4.13.1 Further mitigation, not referenced above, such as archaeological fieldwork undertaken as a condition to consent or other post-consent measures associated with public benefits, but do not reduce the significance of effects resulting from direct, indirect, and settings impacts upon archaeological remains.



7.5 Baseline Conditions

7.5.1 Introduction

- 7.5.1.1 A full description of the Site and environs is given in **Chapter 2: Site Description and Design Iterations**. All non-designated heritage assets within the 1.5km study area are shown on **Figure 7.3**. Designated assets within the 10km study area are shown in relation to the ZTV on **Figure 7.2**.
- 7.5.1.2 All recorded designated and non-designated heritage assets within 1.5km of the Site are listed in the gazetteer that is contained within **Appendix A**.
- 7.5.1.3 The cultural heritage assets referenced in **Section 7.5** are referred to by their Fife Council HER ID, Canmore ID, Scheduled Monument reference or Listed Building reference where applicable. A full list of Historic Environment Records and their associated Designation References, Fife Council HER IDs and Canmore IDs can be found in **Appendix A**.
- 7.5.1.4 The Site itself is situated within the non-inventoried garden and designed landscape of Rankeilour Estate. The estate itself contains five associated listed buildings, of which three are B-Listed, namely Rankeilour Dovecote (**LB19135**) Rankeilour Mains Farmhouse, Steading, Cartshed and Cottage (**LB15490**) and Rankeilour, East Lodge and Gatepiers (**LB15491**). The remaining buildings are Category C-Listed; Rankeilour Bridge Over Rankeilour Burn (**LB2495/LB19134**) and Bridge Over Rankeilour Burn at No 3326 1098 (**LB45596**). Rankeilour Dovecot (**LB19135**) is located within the Site boundary. There are no Scheduled Monument, Inventoried Gardens and Designed Landscapes, Inventoried Battlefields or Conservations Areas within the Site.
- 7.5.1.5 Within the 1.5km study area there are two Scheduled Monuments, namely **SM8316** and **SM8317**, which comprise the remains of two roundhouses dating to the later prehistoric period. There are a total of 53 listed buildings within the study area, of which three are A Listed, 27 are B Listed and 23 are C Listed. There is one Conservation Area (**CA390**), namely the Bow of Fife. There are no Inventoried Battlefields or Inventoried Gardens and Designed Landscapes within the study area.

7.5.2 Topography, Geology and Historic Land Use

- 7.5.2.1 The Site is located on relatively flat land, with a high point of c.57m aOD, with the Rankeilour Burn flowing through the centre of the estate. The nearest large watercourse is the River Eden, located c.0.16km to the south of the Site. The soil composition of the Site is defined as brown earths, derived mainly from Upper Old Red Sandstone to the east of Rankeilour Burn, with the western section of the Site defined as humus-iron podzols, fluvioglacial sands and gravels derived mainly



from Upper Old Red Sandstone sediments (Scottish Government, 2025)⁵. The geology of the Site consists of Glenvale Sandstone Formation and superficial deposits of gravel, sand, clay and silt, with deposits of till to the east of the Rankeilour Burn (British Geological Survey, 2025)⁶.

- 7.5.2.2 The Site is entirely comprised of a non-inventoried designed landscape with gardens, which is part of the wider Nether Rankeilour Estate. An appraisal of the Historic Land Use Assessment Data notes that the majority of the Site consists of rectilinear fields and farms formed as part of the agricultural improvements in the 18th and 19th centuries, with smaller areas recorded as cultivated former parkland. The Six-Inch 1st Edition Ordnance Survey (OS) Map published in 1885-86 (**Plate 7-2**), shows full extent of Nether Rankeilour Estate, along with the sections of the estate that were maintained as parkland in this period, which are now given over to agricultural use. Areas of managed woodland round the edges of the parkland and fields, around the edges of the proposed Site boundary, can also be seen, most of which survive today.

7.5.3 Chronological Background

Prehistoric Context

- 7.5.3.1 There is one known prehistoric heritage asset within the Site boundary, namely a ring ditch (**MFF5340**) recorded near the centre of the Site. This asset is recorded at two different locations in the data, based on aerial photography the correct location is NGR: NO 33260 11646.
- 7.5.3.2 There are a further 16 recorded heritages assets of prehistoric date within the 1.5km study area, of which two are Scheduled Monuments, namely **SM8317** and **SM8316** and concern the remains of roundhouses or ring ditches located c.0.99km and 0.93km south of the Site boundary respectively. There are two further ring ditches recorded within the study area, **MFF8588**, located c.0.55km to the west of the Site boundary, and **MFF8607**, also located c.0.55km to the west of the Site boundary, c.0.38km to the south of **MFF8588**.
- 7.5.3.3 A further two assets of a prehistoric date are recorded by Canmore in close proximity to these assets, namely **Canmore ID: 362504** and **379300**, located c.0.31km and 0.29km to the southwest of the Site boundary respectively. Both assets represent the remains of pits, with **362504** recorded during archaeological excavations in 2018, with a sherd of Grooved Ware pottery being recovered, thought to date from the Neolithic period. **379300** was discovered during a 2022

⁵ Scottish Government (2025) Scotland's Soils. Available at: <https://soils.environment.gov.scot/>

⁶ British Geological Survey (2022) Geology of Britain Viewer. Available at: <https://www.bgs.ac.uk/map-viewers/geology-of-britain-viewer/>



- archaeological excavation, which located four pits at this location, also likely to be of Neolithic date.
- 7.5.3.4 A further cluster of assets is located between c.1.3km and c.1.4km to the southeast of the Site boundary, **Canmore ID: 31684, 68793, 68796 and 110896**. Of these assets, three concern burial remains, with **31684** and **68796** both representing barrows and **110896** relating to a pit containing two cremation deposits, as well as flints and a fragment of bronze, excavated after their discovery during archaeological monitoring of construction works on pipelines in 1995. These assets are suggested to form part of a more extensive Bronze Age cemetery (MacGregor, 1998)⁷. **68793**, though located in close proximity to the other assets in the cluster, is of a domestic nature, and concerns a roundhouse and souterrain. There is one further funerary asset recorded within the HER in the study area, namely **Canmore ID: 31262**, a cist containing cremation remains located c.1.4km to the south of the Site boundary.
- 7.5.3.5 **MFF8010** records the findspot of a bronze, Bronze Age, spear head found c.0.60km to the southeast of the Site boundary, near the River Eden. **MFF8027** concerns a number of features identified through aerial photography, including linear features and pit alignments, located c.0.16km to the southeast of the Site boundary.
- 7.5.3.6 The remaining assets of prehistoric date within the study area are primarily of a domestic nature, including an unenclosed settlement (**Canmore ID: 31654**) located c.1.2km to the north of Site boundary. Two further assets **68791** and **68792**, both consisting of enclosures, are found in relatively close proximity to one another, c.1.4km southwest and 0.93km south of the Site boundary respectively. In addition to the enclosures, **68791** is also recorded to represent an area of pits and a ring ditch.
- 7.5.3.7 The concentration of assets of a prehistoric date towards the south of the Site, in close proximity to the River Eden, as well as its tributaries such as Rankeilour Burn, Crawley Burn and Fernie Burn, suggests this part of Fife was well suited to habitation in the prehistoric period. The nearby watercourses would have provided access to fresh water for crops and livestock, with the soil on its banks being fertile and suitable for agriculture. The River Eden runs through the centre of Fife, and likely would have formed a major routeway for travel through the region in this period. Settlements positioned along it would have benefited from the ability to monitor and control travel along the watercourse. Given the presence of a suggested Bronze Age cemetery to the southeast of the Site, as well as a further

⁷ **MacGregor, G.** (1998a) 'Archaeological work on the Fife Water Pipelines, 1995: the excavation of Bronze Age, Roman and medieval sites', *Tayside Fife Archaeol J*, vol. 4, 1998. Page(s): 69-78
Accessed 06/03/2025 at: <https://www.tafac.org.uk/wp-content/uploads/2015/09/TAF AJ-Vol-4-4-Fife-water-pipelines-MacGregor.pdf>



burial near the village of Pitlessie, it is likely there was also funerary use of the landscape within the study area in this period.

- 7.5.3.8** A full list of assets of prehistoric date within the study area can be found in **Appendix A**.

Romano-British and Medieval Context

- 7.5.3.9** There are no known Romano British heritage assets within the Site boundary or within the 1.5km study area.
- 7.5.3.10** There are no known medieval assets within the Site boundary, with seven assets of medieval date within the 1.5km study area. Of these assets, three are focussed around the village of Pitlessie, which has its origins in the medieval period. **Canmore ID: 77445** relates to the burgh of Pitlessie itself. There are references to Pitlessie as far back as the 13th century, though the first verifiable mention of Pitlessie is recorded in the "History of the Country of Fife", which mentions the sale of the lands and village of Pitlessie by Alexander de Ramomey to John Lindsay of the Byres in 1439 (Leighton, 1840)⁸. Two further heritage assets are recorded within Pitlessie, with **Canmore ID: 31196** relating to the Pitlessie market cross, of which there is only a documentary record, and **31237**, which records the location of a manor of medieval date located c.1.3km to the south of the Site boundary. The manor is recorded in a charter as having been granted to Thomas Hamilton of Bynnie along with the lands and barony of "Petlessie" containing a fortalice by James VI in 1609, though no remains of the fortalice have been found. Two further assets of medieval date are recorded at Over Rankeilour, namely **Canmore ID: 31649**, which relates to a mill, and **31660**, which concerns a tower house and fortalice. Both assets are recorded as located c.1.3km to the north of the Site boundary.
- 7.5.3.11** The final two medieval heritage assets within the study area relate to a burial site (**Canmore ID: 31689**) located c.1.1km to the north of the Site boundary, and an area of pits and rig and furrow (**Canmore ID: 306148**) located c.1.1km to the northwest of the Site boundary. **31689** is recorded near Uthrogle, and concerns a stone coffin discovered in 1836, in a location traditionally said to have been a Roman Catholic burial ground, c.1.1km to the north of the Site boundary. Uthrogle was a former leper hospital given to the College of the Holy Trinity in Edinburgh by Mary of Guelders, who ruled as regent of Scotland from 1460 to 1463, though no evidence of this hospital now remains.
- 7.5.3.12** Though there is a relatively low level of heritage assets from this period within the study area, the nearby town of Cupar (c.2.7km to the northeast) has its origins in the medieval period, as does the village of Pitlessie. This suggests that although the area around the Site was devoid of larger scale settlement in this period, it is

⁸ Leighton, Esq., John M. (1840). "Parish of Cults". *History of the County of Fife*. Vol. II. Glasgow: Joseph Swan. pp. 242–247 Accessed 07/03/2025 at:
https://archive.org/stream/historycountyfi01stewgoog/historycountyfi01stewgoog_djvu.txt



likely to have been in use for agricultural purposes during this time, given the fertile nature of the soil and the proximity to the River Eden. This is reflected in some of the earliest mapping of the area such as John Blaeu's 'Fifae Para Orientalis (The East Part of Fife)', published 1654 (**Plate 7-1**), which shows the surrounding estates and mills, but no other villages or other settlements of note in close vicinity to the Site, beyond those mentioned above.

- 7.5.3.13 A full list of medieval heritage assets can be found in **Appendix A**.

Post-medieval Context

- 7.5.3.14 There is one recorded heritage asset dated to the post-medieval period recorded within the Site boundary, namely a doocot (**LB19135**). The doocot is of 17th century origin and is located in the northern section of the Site, towards the centre, and is placed within the Nether Rankeilour Estate and its non-inventoried designed landscape.
- 7.5.3.15 There are a further 80 post-medieval heritage assets recorded within the 1.5km study area. Assets of this date are largely associated with the nearby estates and settlements.
- 7.5.3.16 Of these, three are related to Nether Rankeilour Estate. The assets contained within the estate and its non-inventoried designed landscape largely reflect its agricultural use. Estates in the post-medieval period often contained a mixture of aesthetically pleasing designed gardens and parkland and agricultural or pastoral fields in order to maintain self sufficiency. Rankeilour Mains farmhouse (**LB15490**) is a Category B-Listed building with the listing entry also including the steading (**MFF5442**), stable block (**Canmore ID: 213342**), cartshed, and cottage. These assets lie close to the centre of the estate, c.84m to the west of the Site boundary, and their location would have allowed for easy access to the surrounding fields and pastures for agricultural purposes. Slightly to the southeast of these assets lies a further cottage of post-medieval date, namely **Canmore ID: 31656**, located c.50m to the southwest of the Site boundary, while further farm cottages (**MFF5377**) related to the estate can be found c.0.27km to the north of the Site boundary. These cottages would have served as housing for estate workers and farm hands necessary for running the estate.
- 7.5.3.17 Nether Rankeilour Estate once formed part of the larger Rankeilour Estate, together with its counterpart to the north, Over Rankeilour. First divided into two at some point in the 15th century, the two were combined once again in 1954 by Sir Robert Spencer-Nairn, who had inherited Nether Rankeilour. He purchased Over Rankeilour Estate to combine the estates, before demolishing Nether Rankeilour House in 1956. The estates were divided once again upon his death in 1960, after which the properties were left to separate beneficiaries after his passing.
- 7.5.3.18 The Category A-Listed Over Rankeilour House (**LB15489**) forms the core of the Over Rankeilour estate, lying c.0.86km to the northeast of the Site's boundary. Its



associated stables and cottage, c.0.20 to the southwest of the main house, are Category C-Listed buildings (**LB15487**).

- 7.5.3.19 Both the Fife Council HER data and the Canmore data from HES record Nether Rankeilour House (**MFF5443**) as being located at NO 329 118, in close proximity to its modern replacement. Historic mapping and the walkover survey, suggest however, that the remains of the original Nether Rankeilour House are to be found to the west of the Rankeilour Burn, c.80m to the northeast of the Site boundary (**SLR1**) at NGR: NO 32593 11796 . Two further assets of post-medieval date concern the east and west lodges of Nether Rankeilour, with the East Lodge and associated gate piers, listed jointly as a B-Listed building (**LB15491**) located c.0.12m to the north of the Site's northeastern most extent, and the West Lodge (**MFF8575**) located c.41m to the west of the Site's northwestern most extent. These two assets would have formed the primary approaches to both Nether Rankeilour House and its designed gardens and landscape, with historic mapping showing the now demolished Nether Rankeilour House located c.0.42km to the northeast of the West Lodge. The estate also contains two bridges, both C-Listed, which each cross the Rankeilour Burn. LB2495 lies just south of Rankeilour Mains, c.0.20km to the west of the Site boundary, whilst LB2494 lies just north of the estate's West Lodge, c.0.22km north of the Site boundary.
- 7.5.3.20 The estates of Over Rankeilour and Nether Rankeilour can first be seen on some of the earliest maps of Fife, dating to the mid 17th century, the clearest of which is Blaeu's map 'Fifae Parts Orientalis', dating to 1654. Over Rankeillour and Nether Rankeillour both appear separately on this map, labelled 'Ronkelour' and 'N. Rankellour' respectively (**Plate 7-1**).
- 7.5.3.21 The estates are also noted on the Roy Military Survey of Scotland map, surveyed in 1747 (not reproduced) which shows the area around the estate largely being used as farmland, with a small area of woodland to the north west.
- 7.5.3.22 The area of the Proposed Development is first seen in more detail in the 1st Ed. OS Map (Fife 10), published in 1855-56 (**Plate 7-2**). Nether Rankeilour Estate is outlined clearly in this map, showing the boundaries of the estate, as well as the now demolished Nether Rankeilour House. This map also notes the presence of a bowling green in the area of the estate now occupied by the tea garden
- 7.5.3.23 Slight changes can be seen on the 2nd Ed. OS Map, published in 1896 (Fife and Kinross XIII.SW) (**Plate 7-3**). There is no mention of a bowling green within the estate on this map, with other changes including a slight expansion of the woodland to the southeast of the estate.
- 7.5.3.24 Further post-medieval assets are primarily of an agricultural or domestic nature, largely associated with other nearby estates. Pitlair Estate, containing the post-medieval B-Listed Pitlair House (**LB2492**) lies to the west of Rankeilour Estate, c.0.52km to the north west of the Site's western boundary. The doocot associated with the estate (**LB2493**) located to the south west of Pitlair House, c.0.54km to the north east of the Site boundary. Daft Mill, a former mill and farm (**LB2450**) and its cart shed (**LB2451**) are located just to the north of Pitlair House, c.0.71km to



- the northwest of the Site's northern boundary. A windpump (**MFF86155**) located in close proximity, c.0.91km to the north west of the Site boundary likely shares a similar date and association with the estate, though it is marked as undated on both the HER and Canmore.
- 7.5.3.25 A third estate lies to the southeast of the Site, namely Crawford Priory Estate, which is known for its now ruinous central estate house, Crawford Priory (**LB2567**), located c.1km to the southeast of the Site boundary. Originally constructed as Crawford Lodge in 1758, the building was enlarged between 1809 and 1813 by Lady Mary Lindsay Crawford, who had inherited the estate in 1808. The house was adapted to a grand gothic ecclesiastical style, giving it the name of Crawford Priory. The property was ultimately abandoned in 1968 and now exists in ruinous form. The wider Crawford Estate contains a further six listed buildings, all of post-medieval date, of which three are B-Listed and three C-Listed. The B-Listed buildings comprise the doocot (**LB2568**), stables (**LB2569**) and sundial (**LB2571**). These buildings lie within the central part of the estate, with **LB2568** and **LB2569** located in close proximity to the Priory, c.0.95km and c.1.1km to the southeast of the Site boundary respectively. The sundial, **LB2571**, is located within the historic woodland grounds of the estate, c.1.3km to the southeast of the Site boundary. The C-Listed buildings comprise the north lodge, gate piers and gateway (**LB2570**), located c.1.3km to the east of the Site boundary, and Bramble Cottage, west gate and gate piers (**LB2573**) and West Lodge, west gate and gate piers (**LB2574**), both located c.1.2km and to the southwest of the Site boundary.
- 7.5.3.26 Further post-medieval assets are concentrated around the village of Springfield (**MFF7926**), with the village itself thought to date from this period, having its origins in the linen industry in the 19th century. This is reflected in the HER, with one of the assets reflecting the former Russel Mill flax mill (**Canmore ID: 96607**) located c.1.5km to the east of the Site boundary. This mill was once the largest spinning mill in North East Fife, founded in 1818 and operating until its closure in 1935. A further mill (**Canmore ID: 351416**) can be found upstream c.0.75km to the south east of the Site boundary, namely Hospital Mill, which was constructed here in the early 1730's.
- 7.5.3.27 Within the village itself lies the C-Listed Springfield Parish Church, with its associated churchyard and gate piers (**LB2603**), constructed in 1861. The church is located c.0.38km to the northeast of the Site boundary. The local primary school building (**Canmore ID: 339379**), which appears on the 1st Edition OS map, published in 1855, is located c.0.41km from the Site boundary. One further post-medieval asset can be found near Springfield, namely the B-Listed bridge over the River Eden to the east of the village (**LB2623**), constructed in 1819.
- 7.5.3.28 Springfield Railway Station (**MFF7964**), located c.1.1km to the northeast of the Site boundary, was opened in 1847. The Edinburgh to Aberdeen railway itself (**MFF9817**), runs southwest to northeast to the south of the Site. Though it now



serves the Edinburgh to Dundee/Aberdeen line, from 1876 to 1947, this line also connected the Cults and Pitlessie Lime Works Railway to the main line.

- 7.5.3.29 To the north of Springfield lies the Fife and Kinross District Asylum, now Stratheden Hospital. Originally opened in 1866 by the Fife District Lunacy Board and the Kinross District Lunacy Board and further extended in 1896, the asset comprises a group of C-Listed buildings (**LB52305**); the original main asylum block (**Canmore ID: 260713**), north lodge and gate piers, former workshop outbuilding and former female convalescent ward and refractory (**LB52305**). The asylum's chapel and mortuary (**Canmore ID: 260900**), as well as the associated Beechwood House (**Canmore ID: 260722**) are unlisted but form part of the asylum's grounds. **Canmore ID: 260713**, **260900** and **2595900** are also recorded as forming part of the asylum, but no further details are given. **Canmore ID: 260714** and **260715**, both cottages, lie just to the northeast of the asylum and are recorded as forming part of it, suggesting they may have formerly functioned as housing for workers. The assets recorded as part of the former asylum are between c.1.0km and 1.5km to the north east of the Site boundary.
- 7.5.3.30 A further cluster of assets of post-medieval date can be found to the north west of the Site boundary, in the vicinity of the Bow of Fife, c.1.1km to 1.3km to the north west of the Site boundary. Most of the buildings in this village appear to be of post-medieval date, including the C-Listed church (**LB15466**) and manse (**LB15467**). Both assets date to at least 1844, though have both been altered at a later date. Though it is unlisted, the church hall within the village is also noted within the HER (**Canmore ID: 31618**). The village itself is also listed as a



Conservation Area (**CA390**) and includes four further post-medieval heritage assets, all concerning cottages (**Canmore ID: 31619, 31621, 31622 and 101184**).

- 7.5.3.31 The village of Pitlessie, c1.3km to the south of the Site, also contains a high number of post-medieval assets, primarily consisting of buildings related to the former Priestfield Maltings (**LB2600** and **LB2601**).
- 7.5.3.32 A full list of assets of post-medieval date can be found in **Appendix A**.





Plate 7- 1: John Blaeu's 'Fifae Para Orientalis (The East Part of Fife)', published 1654, with approximate location of Proposed Development in red. Reproduced with the permission of the National Library of Scotland.



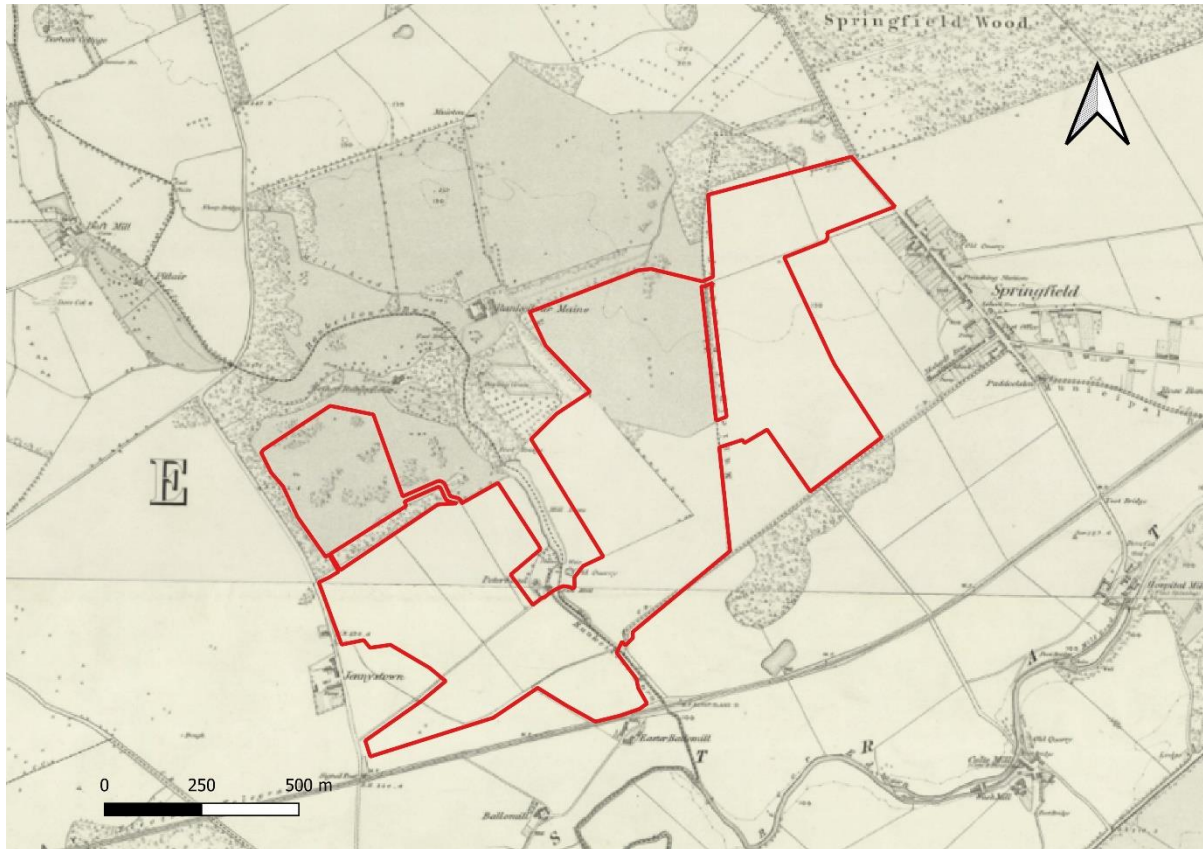


Plate 7- 2: 1st Ed. OS Map, published in 1855-56, Site boundary in red. Reproduced with the permission of the National Library of Scotland.



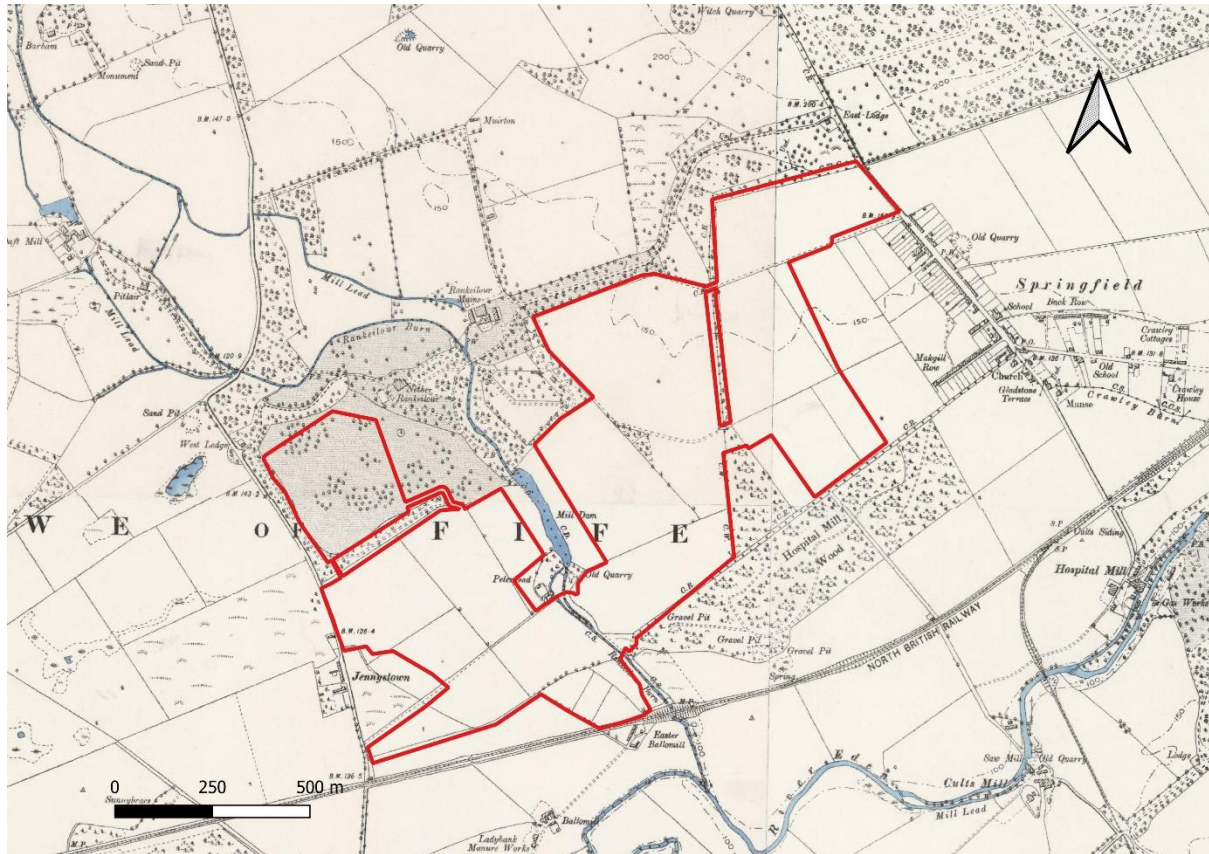


Plate 7- 3: 2nd Ed. OS Map, Fife 10, published in 1896 (Fife and Kinross XIII.SW), Site boundary in red. Reproduced with the permission of the National Library of Scotland.



Modern Context

- 7.5.3.33 There are no modern heritage assets recorded within the Site boundary.
- 7.5.3.34 There are 11 heritage assets of a modern date recorded within the 1.5km study area.
- 7.5.3.35 Of these assets, eight are related to the Second World War, with a further asset dating to the First World War. These assets primarily relate to war memorials focussed in nearby settlements such as Springfield (**Canmore ID: 339377**), c.0.56km to the northeast of the Site boundary. Other assets consist of defensive assets such as anti-tank defences (**Canmore ID: 84171, 84173 and 270867**) located c.1.3km to the south west of the Site boundary, prisoner of war camps (**Canmore ID: 197252 and MFF10162**) located c.1.1km to the west of the Site, and a pill box (**Canmore ID: 270867**) and machine gun post (**Canmore ID: 303366**) c.1.4km to the south west of the Site. The defensive assets found to the west and south west of the Site formed part of the Fife Anti-tank Line, constructed during World War II as part of the broader Scottish Command Line, in order to slow down or halt enemy armoured vehicles in the event of an invasion (Gordon, 2011)⁹. **Canmore ID: 340897** relates to a field hospital dating to the First World War, located within the village of Springfield c.1.1km to the east of the Site boundary.
- 7.5.3.36 A full list of assets of modern date can be found in **Appendix A**.

Undated Heritage Assets

- 7.5.3.37 There are no undated heritage assets within the Site recorded within the Fife HER and Canmore data. There are 26 undated heritage assets within the 1.5km study area. These assets are largely comprised of cropmarks and linear features identified through aerial photography, as well as some agricultural remains likely to date to the late medieval or post-medieval period such as farmsteads and field boundaries (**MFF6726/Canmore ID: 162273, 215450, 215452, 253194, 276254, 279087**).
- 7.5.3.38 A large portion of these assets are concentrated along the banks of the River Eden, where many of the recorded prehistoric assets are located, including three linear features (**MFF8019, Canmore ID: 31609, 78213**), and three cropmarks (**MFF8587, MFF8590, MFF8018**). These assets are concentrated towards the

⁹ Barclay, G., (2011) The Scottish Command Line: the Archaeology and History of a 1940 Anti-Tank 'Stop-Line'. Available at:
https://www.academia.edu/17645909/The_Scottish_Command_Line_the_archaeology_and_history_of_a_1940_anti_tank_stop_line



south of the Site boundary, between c.1.2km and c.0.52km from the Proposed Development.

- 7.5.3.39 A further three undated possible heritage assets were identified during the Site walkover, namely **SLR1**, **SLR2** and **SLR3**. **SLR1** concerns the apparent remains of a building, located c.80m to the northeast of the Site boundary. Analysis of historic mapping shows that the location of the recorded asset coincides with the location of Nether Rankeilour House on the 1st and 2nd Edition OS maps, and it is likely that this asset is the remains of the house. **SLR2** and **SLR3** both comprise stone walls, likely associated with the estate, and are recorded in the same location as the Site boundary, with **SLR3** located towards the southeastern extent of the Site, and **SLR3** located near the centre, on the western side of the Rankeilour Burn.
- 7.5.3.40 A full list of undated heritage assets can be found in **Appendix A**.

LiDAR

- 7.5.3.41 An analysis of available LiDAR data was undertaken, resulting in no new possible heritage assets being recorded.

7.5.4 Discussion of Archaeological Potential

- 7.5.5 To understand the potential for unknown heritage assets within the vicinity of the Site, the baseline provided above has been used to inform a predictive model. Any sequential events may have impacted the archaeological potential of the preceding periods. This discussion of archaeological potential takes into account the results of the walkover survey.
- 7.5.6 The potential for unknown prehistoric heritage assets within the Site is high, due to the presence of a high number of prehistoric assets within the immediate landscape, including a ring ditch within the Site boundary itself (**MFF5340**). As the Site is located in close proximity to the Eden River, as well as other smaller watercourses such as the Rankeilour Burn, the fertile, well-draining soil in the area would have formed an ideal environment for settlement in the prehistoric period. The presence of domestic heritage assets including roundhouses (**SM8316**, **SM8317**, **Canmore ID: 68793**), as well as the presence of barrows (**Canmore ID: 31684**, **68796**, **110896**) forming a potential funerary landscape to the south west suggests a complex use of the area around the Site during this period. The recorded prehistoric assets are not concentrated in one area and as such, there is potential for any activity to have occurred throughout the Site.
- 7.5.7 In addition, previously unknown assets of this date have been found as a result of archaeological investigation during development of the area, such as during the extension of the nearby Melville Gates Quarry (Klemen, 2018)¹⁰, located c.0.82km

¹⁰ Klemen, P. (2018). Melville Gates South Quarry Extension Phase 1C, Ladybank, Fife: Archaeological Mitigation, Data Structure Report. Rathmell Archaeology Ltd. Reviewed by Historic Environment Scotland



- to the northeast of the Site (**Canmore ID: 362504**). In order to fully determine the form and function of any unrecorded prehistoric remains, further archaeological investigation would be required.
- 7.5.8 There is a negligible potential for unknown Romano-British heritage assets to be present within the Site, due to the lack of evidence from this period within the Site boundary and the study area.
- 7.5.9 There is a low potential for the presence of unknown medieval heritage assets, due to the presence of medieval heritage assets recorded at Over Rankeilour Estate (**Canmore ID: 31649** and **31660**), which is associated with the land contained within the Site boundary, as well as assets of this date recorded within the nearby Pitlessie village (**Canmore ID: 77445, 31169** and **31237**). Although there are no assets of this date recorded within the Site itself, the record of medieval activity in the surrounding area suggests the land may have been in use during the time period for agricultural purposes, given the fertile nature of the land around the banks of the River Eden. Due to the continued use of the Site for agricultural purposes through the post-medieval and modern periods, it is likely that medieval remains may be truncated by those from later periods.
- 7.5.10 There is a low potential for unknown assets of a post-medieval date to be present within the Site boundary. The land contained within the Site has been in use as an estate and for agricultural purposes through this period, and remains from this period are well documented in the study area. The area within the Site has remained largely consistent in terms of boundaries and land use over this period, based on analysis of historic mapping, and as such, any unknown remains from this period will likely be agricultural in nature (e.g., field boundaries, field drains).
- 7.5.11 There is a negligible potential for unknown heritage assets of a modern date to be present within the Site. The area contained within the Site has been in use as an estate and for agricultural purposes through this period, and remains from this period are well documented in the study area, with none close enough to the Site boundary for remains to be expected within it.
- 7.5.12 **Future Baseline**
- 7.5.12.1 If the Proposed Development was not to proceed, there would be no change to the baseline condition of the Site, and it would continue to be used for agricultural purposes.
- 7.5.12.2 Other impacts of climate change on buried remains might result from increased rainfall and fluctuating temperatures, with the sequence and frequency of natural soil saturation and desiccation changing the preservative conditions. This might result in damage or loss of organic artefacts. For upstanding remains, such

(OASIS Reviewer) and Fife Archaeological Unit (OASIS Reviewer).
https://archaeologydataservice.ac.uk/archiveDS/archiveDownload?t=arch-706-1/dissemination/pdf/rathmell1-310001_1.pdf



change has the potential to result in increased water penetration, which may then cause/accelerate erosion/decay of historic fabric.

- 7.5.12.3 Notwithstanding the above, it is considered that the description of the baseline conditions remains robust for purposes of this assessment, and that it allows for a robust assessment of the impacts of the Proposed Development on cultural heritage.



7.6 Assessment of Potential Effects

7.6.1 Embedded Measures

- 7.6.1.1 The layout design of the Proposed Development has undergone a number of revisions to avoid direct impacts on known heritage assets within the Site boundary. Impacts are considered with due regard to embedded mitigation measures (**Section 7.7**).

7.6.2 Construction Effects

Direct Construction Impacts

- 7.6.2.1 The Proposed Development would comprise a Solar Farm and associated Battery Energy Storage System (BESS) with a maximum capacity of 100MW, the footprint of which would necessitate ground disturbance associated with the following components:
- PV solar array and modules (c.49.9MW);
 - BESS (35MW);
 - 2 x c.3m high water tanks;
 - fencing;
 - Site access and internal tracks across wider Site; and
 - gated entry.
- 7.6.2.2 Direct impacts on any cultural heritage assets would derive from any groundworks or other ground disturbance undertaken as part of the construction phase of the Proposed Development. Where significant ground disturbance takes place, these activities would remove or change any cultural heritage assets within the area of ground disturbance, if they were to be present. This damage would be irreversible and permanent.
- 7.6.2.3 Based on the Proposed Development layout (**Figure 7.4**), this assessment has identified that the following remains may be affected by the proposals:
- Nether Rankeilour Estate Rankeilour Dovecote (**LB19135**);
 - Rankeilour House Ring Ditch (**MFF5340, Canmore: 31608**);
 - Estate wall (**SLR2**);
 - Estate wall (**SLR3**);
 - Unknown medieval and post-medieval remains; and
 - Unknown prehistoric remains.
- 7.6.2.4 Whilst it is acknowledged that **Figure 7.3** depicts asset **MFF5340** as located within an area of potential impact, this is due to a discrepancy with the assets co-



ordinates. The correct location for the asset (as discussed in **Section 7.5**) is the same as Canmore point **31608**.

Table 7-7: Potential Direct Construction Impacts

Asset	Infrastructure	Cultural Heritage Significance	Magnitude of Impact	Significance of Effect
Nether Rankeilour Estate Rankeilour Dovecote (LB19135)	Solar Panels	Medium	None – Avoidance by Embedded Mitigation	Nil
Rankeilour House Ring Ditch (MFF5340 , Canmore ID: 31608)	Solar Panels	Medium	None – Avoidance by Embedded Mitigation	Nil
Estate wall (SLR2)	Fencing, Vegetation Screening	Low	None – Avoidance by Embedded Mitigation	Nil
Estate wall (SLR3)	Fencing, Vegetation Screening	Low	None – Avoidance by Embedded Mitigation	Nil
Unknown medieval and post-medieval remains	All Site Infrastructure	Potentially Low	High Adverse	Minor
Unknown prehistoric remains.	All Site Infrastructure	Medium	High Adverse	Moderate

Known Assets

7.6.2.5 Within the Site's primary boundary, there are four existing heritage assets which have the potential to be directly impacted by the Proposed Development (**LB19135**, **MFF5340**, **SLR2**, **SLR3**). **LB19135** and **MFF5340** (Canmore ID: **31608**) are located adjacent to the main solar arrays. Both **SLR2** and **SLR3** are located along the Site boundaries, adjacent to areas of potential vegetation enhancement and fencing.

7.6.2.6 Due to the embedded mitigation (discussed in **Section 7.7**), all known assets within the Site boundary have been avoided by design. As such, the significance of effect on these assets would be **nil**.

Unknown Assets

7.6.2.7 Due to the nature of unrecorded or unknown heritage assets, the form and significance of these potential assets cannot be fully defined without further



archaeological investigation. As such, the potential significance of effect on unknown/unrecorded remains cannot be fully quantified. These limitations have been considered when compiling this Chapter. Potential mitigation is discussed in **Section 7.7**.

- 7.6.2.8 Any unrecorded medieval or post-medieval archaeological remains within the Site are likely to be agricultural in nature. These may comprise assets such as former field boundaries, cultivation remains, enclosures or structures. The examination of such remains under archaeological conditions would contribute little to further understanding of agricultural practices during these periods.. With reference to **Table 7-3**, these assets would be considered likely to be of local importance and are considered of potential low cultural heritage significance.
- 7.6.2.9 The removal of unrecorded medieval or post-medieval archaeological remains would comprise a high adverse magnitude of impact. As such, the significance of effect of the Proposed Development on these unrecorded medieval or post-medieval remains would be **Minor**.
- 7.6.2.10 Unknown prehistoric remains have the potential to further understanding of prehistoric activity within this area of Fife and along the River Eden, with the potential to provide information about settlement or funerary practices, economy and society from this period. With regards to the nature of the prehistoric heritage assets identified within the Site (**MFF5340/Canmore ID: 31608**), and with reference to **Table 7-3**, the unrecorded prehistoric remains are likely of medium cultural heritage significance.
- 7.6.2.11 The removal of unrecorded/unknown prehistoric remains would comprise a high adverse magnitude of impact. As such, the significance of effect of the Proposed Development on these unknown prehistoric remains would be **Moderate**. As noted in **Section 7.5.4** further archaeological investigation would be needed to identify the form and function of any unrecorded prehistoric remains. To this effect, utilising the information available at the time of compiling this chapter, professional judgement has been applied, and the significance of effect would be considered **not significant** in EIA terms.

7.6.3 Operational Effects

- 7.6.3.1 Five designated assets were identified within the 1.5km study area with the potential for the proposals to result in a change to their setting:
- **SM8316** Park House, round house 320m NNW of; and **SM8317** Ramornie Mains, roundhouse 650m ENE of;
 - **LB19135** Rankeilour Dovecote;
 - **LB15490** Rankeilour Mains Farmhouse, Steading, Cartshed and Cottage; and.
 - **LB15486** Over Rankeilour House, octagonal enclosure, and garage and gatepiers.



7.6.3.2 The discussed assets are shown on **Figure 7.2**.

Park House, roundhouse 320m NNW of (SM8316) and Ramornie Mains, roundhouse 650m ENE of (SM8317).

7.6.3.3 These assets are comprised of the remains of two roundhouses, likely dating to the later prehistoric period, situated on arable land at around 40m aOD. **SM8316** lies c.0.21km to the north of the River Eden and has a south west facing entrance. **SM8317** lies c.0.20km to the southwest, c.0.20km to the northeast of the River Eden, with a potential break in the southern arc forming a possible entrance. A further unscheduled double-ditched enclosure (**Canmore ID: 31609**) is located c.0.16km to the southeast of **SM8317**.

7.6.3.4 These features collectively indicate the presence of a prehistoric agricultural settlement, typically situated on well-draining land with gentle slopes and access to water resources. Their cultural significance partly stems from their survival as prehistoric domestic and agricultural assets, which have the potential to provide insights into the domestic and settlement patterns of the late prehistoric period and the use of materials within the local area.

7.6.3.5 Both **SM8316** and **SM8317** are located within a bend of the River Eden. The gentle slope near the watercourse would have provided well-draining soil ideal for crop cultivation and fresh water for both crops and livestock. Overlooking the River Eden, the gently undulating land around these assets would have offered their inhabitants expansive views in all directions, enabling them to oversee and manage travel along the watercourse and its banks.

7.6.3.6 The roundhouses have the potential to make a significant contribution to our understanding of prehistoric domestic structures. Their significance is partially derived from this potential, as any deposits within the ditches and the other features they enclose are likely to provide evidence of construction techniques, domestic life, and other activities carried out within the roundhouses. Their archaeological value and potential to enhance our understanding of Bronze Age and Iron Age domestic and settlement activities therefore form a key part of their significance.

7.6.3.7 The assets are located on a gentle south west facing slope towards the River Eden, with the land sloping slightly up towards the north. The positioning of the assets close to the River Eden and within one of its bends would have provided their inhabitants with wide-ranging views along and across the river to the east, south and west. The views along the watercourse also provide the potential for intervisibility with assets such as Ramornie Mill unenclosed settlement (**SM6901**) to the southwest. Their relationship with one another also contributes to their setting, as the assets together may have formed part of a wider prehistoric



- settlement. Their close proximity to the River Eden also would have allowed inhabitants access to fertile lands for crops and livestock.
- 7.6.3.8 Both assets are currently under crop and the wider landscape is rural in nature, comprising modern farms and farm buildings, as well as the village of Pitlessie c.0.22km to the south.
- 7.6.3.9 The following aspects of the asset's setting are considered to make a key positive contribution to its significance and the ability to appreciate that significance:
- the views along the River Eden to the east and west, and over the local landscape. This enhances the ability to understand and appreciate the connection of the asset with the landscape and other contemporary assets along the valley;
 - the assets' temporal and spatial relationship with one another; and
 - the assets' relationship with other assets of a similar nature and date, such as **SM6901** and **Canmore ID: 31609**.
- 7.6.3.10 The Proposed Development would be visible from the assets, above the gentle slope of the landscape to the north east. However, the part of the setting that contributes to the significance of the asset is its location on the banks of the River Eden, providing views to the east, south and west. These views allow intervisibility between the asset and other contemporary assets within the valley. As such, whilst aspects of the Proposed Development may be visible from the Scheduled Monuments, they would not impose on the key part of the setting and would not impede the ability to understand and appreciate the reasoning for the choice of location.
- 7.6.3.11 As scheduled monuments, both assets are considered to be of high cultural heritage significance. Given that there would be no change to the aspects of the assets' setting which contributes to their significance, the magnitude of impact is anticipated to be neutral. As such, the significance of effect for both **SM8316** and **SM8317** is nil. This is **not significant** in EIA terms.

Rankeilour Dovecote (LB19135)

- 7.6.3.12 The asset comprises a lectern type doocot (dovecot), likely of 17th century date, situated in arable land within Nether Rankeilour Estate. Assets of this type are often found on estates, as the agricultural land surrounding them would have provided a source of food for the pigeons, which themselves provided a source of fresh meat and eggs for the inhabitants of the estate all year round, as well as the droppings forming a good source of fertiliser for crops.
- 7.6.3.13 The asset is a good example of the lectern style dovecote popular during the 17th century, as is the use of rubble stone for the main structure, complemented by ashlar dressings. The construction of dovecotes, especially those with refined architectural features, often indicated the wealth and status of the landowner.
- 7.6.3.14 The asset derives its significance primarily from its architectural value, with its characteristics being the lectern style, and the use of rubble stone for the main



- structure, complemented by ashlar dressings, showcase the building techniques and materials available during the period.
- 7.6.3.15 The asset's setting comprises the agricultural land directly surrounding it and its association with the wider Nether Rankeilour Estate in which it lies. The dovecot would have contributed to the self-sufficiency of the estate by providing a source of meat and eggs for its inhabitants during the winter season, as well as providing a source of fertiliser. Its placement within arable land serves a practical function, allowing the pigeons to use the surrounding crops for food.
- 7.6.3.16 Whilst the Proposed Development will be visible, the area around the asset will largely remain agricultural in nature. The estate that forms its setting has also changed considerably in the period since the asset was constructed, with the original manor house being demolished and modern agricultural practices changing to the extent that the asset is no longer in use for its original function. Despite this, the asset still represents a connection to common estate practices of its period of construction, and visibility of the surrounding solar panels would not impact the ability to understand and appreciate how it contributed to the estate in its original form. However, the presence of the solar arrays to the east and west may provide a distraction from the ability to experience the asset's connection to the surrounding agricultural land.
- 7.6.3.17 In addition, the Proposed Development will not impact the architectural interest of the asset, which is the primary source of the asset's significance. The asset is not visible within wider views throughout the estate, due to the surrounding historic woodland acting as screening. The assets only point of appreciation would be from the immediate surrounding landscape. The placement of the solar arrays within the surrounding field would not impact the ability to understand, appreciate or experience the assets architectural interest.
- 7.6.3.18 As a Category B Listed Building, **LB19135** is an asset of medium cultural heritage significance. As a singular aspect of the assets setting, the ability to experience the assets connection to the surrounding agricultural land, would be impacted by the Proposed Development, the magnitude of impact would be considered low adverse. As such, the significance of effect of the Proposed Development on **LB19135** would be considered **Very Minor**. This is **not significant** in EIA terms.

Rankeilour Mains Farmhouse, Steading, Cartshed and Cottage (LB15490)

- 7.6.3.19 The asset comprises a B-Listed two-storey T-plan farmhouse, with associated steading, cartshed and cottage, constructed around 1800. It is still in use as a working farm situated within a wider agricultural estate.
- 7.6.3.20 The asset's significance is primarily derived from its architectural features. Its low flanking wings linked to steading gables, is a good example of popular architecture in the 19th century. Constructed from coursed rubble with ashlar dressings, the farmhouse showcases the building techniques of the period. The later addition of a detached steading block to the east, along with a cartshed and cottage, highlights the evolution of the estate. The south elevation, with its three



- irregular bays, off-centre porch, and 12-pane sash windows, adds to the building's character. The straight skews, end stacks, and slate roof are typical of the era, while the blind windows in the flanking wings and the rectangular courtyard formed by the steading to the north emphasise the functional design.
- 7.6.3.21 The earlier 19th-century single-storey and loft detached stable block, now converted to houses, features stugged ashlar with polished dressings and a slate roof, reflecting the classical architectural style. The symmetrical, classical nine-bay east and west elevations, with their broader, advanced, and pedimented central and outer bays, add to the grandeur of the structure. The depressed-arched cart openings on the east elevation, blocked in the outer bays with oculi to the pediments and a central clock, along with the single 6-pane sashes between the bays, enhance the building's aesthetic appeal. The round-headed loft openings breaking the pediment bases and the three bays on the north and south elevations further contribute to the architectural significance.
- 7.6.3.22 The square-plan piend-roofed cart shed, with its two depressed-arched cart openings on the south elevation, and the single-storey three-bay cottage beyond, featuring a central door with a rectangular fanlight and bipartite windows with 9-pane upper sashes, complete the ensemble. These elements collectively highlight the historical and architectural importance of the asset, showcasing the evolution of rural estate architecture and the functional yet aesthetically pleasing design of the period.
- 7.6.3.23 The assets setting comprises Nether Rankeilour Estate, a working agricultural estate with multiple modern buildings. It is strategically positioned within a larger estate, and its prominent location facilitated efficient resource management and oversight of agricultural activities. The wider landscape is agricultural in nature, comprising a combination of pastoral and cultivated fields. The asset's role as a working farm within an agricultural estate is the primary aspect of its setting from which it derives its significance and the ability to appreciate that significance.
- 7.6.3.24 Historic tree plantation is present to the south, south east and south west of the farmhouse and associated buildings, providing dense screening and limiting any views of the agricultural land in these directions. Views to the farmland to the north, north east and north west are more open. Whilst the connection to the land to the south of the asset is not visual, due to the screening, the relationship to the surrounding working estate can still be understood, appreciated and experienced.
- 7.6.3.25 The closest part of the Proposed Development would be located approximately 84m south east of the asset, with the Proposed Development occupying agricultural land to the east, south, south east and south west. Due to the historic woodland screening, views between the Proposed Development and the asset are limited. Open and unobstructed views over the farmland associated with the estate to the northeast, north and northwest would remain intact. The presence of the Proposed Development within the limited views to the east, southeast, south



and southwest would not impact the ability to understand, appreciate, or experience the assets connection to the working agricultural estate.

- 7.6.3.26 Furthermore, the Proposed Development will not impact the architectural interest of the asset, which is the primary aspect from which the asset derives its significance.
- 7.6.3.27 As a Category B Listed Building, **LB15490** is an asset of Medium cultural heritage significance. The magnitude of impact on the asset as a result of the Proposed Development would be none, resulting in a significance of effect of nil. This is **not significant** in EIA terms.

Over Rankeilour House, octagonal enclosure, and garage and gatepiers (LB15486)

- 7.6.3.28 Over Rankeilour House is a classical mansion house, built between 1796 and 1800 and is a Category A Listed Building. Designed by James MacLeran, who passed away before construction began, the building was overseen by Alexander Laing, with contributions from Roger Black, Peter Nicol, and Kilgour. The mansion features a symmetrical 9-bay south front, service wings to the north, and a principal entrance with a tall, depressed-arched doorway. Its interior includes a central hall with decorative plasterwork and a cantilevered stair. The property also features a large octagonal enclosure, likely designed by Laing, and a square-plan block now used as a garage. There are two approaches, both from the south from the modern A91, c.0.51km to the south. The primary approach is likely to be the eastern drive, which features decorative gate piers and leads directly to the house itself, with the second, western, approach leading first to the associated farm buildings, before curving round to the east to approach the rear of the house.
- 7.6.3.29 The house lies at c.62m aOD, on a gentle rise in the landscape, with views over the lower lying landscape to the north, south and west. It is situated within its own estate, with the principal rooms likely facing south over the associated non-inventoried gardens and designed landscape. In the post-medieval period, the estate was primarily designed parkland, but is now primarily in agricultural use, with some areas of woodland retained, as well as a walled garden to the west of the main mansion. The estate also contains a farm cottage and former stables, now converted to cottages, which are C-Listed buildings (**LB15487**) and of a similar period to the main mansion and also designed by James MacLeran.
- 7.6.3.30 The mansion's significance derives primarily from its architectural style and design. Its symmetrical 9-bay south front, service wings to the north, and a variety of architectural features such as giant Ionic pilasters and a balustraded parapet are good examples of architectural styles from the early 19th century and as such enhance its significance. As such, the significance of the Site primarily lies in its architectural and historical interest.
- 7.6.3.31 Over Rankeilour House is located 1.4km to the north of the Proposed Development. Its slightly raised position in the landscape provides good views over its associated estate in all directions, with longer distance views available to



- the north, south and west. Though the wider landscape is likely to have been in similar agricultural use through the post-medieval and modern period, the land within the estate has changed from primarily parkland to agricultural fields, slightly eroding this aspect of its setting.
- 7.6.3.32 Its position also provides good views over the modern A91, which at the time of the mansion's construction would have been the main route between Cupar and Kinross through the Howe of Fife, allowing its inhabitants ease of access to the nearby settlements and a visual display of wealth to those travelling.
- 7.6.3.33 The following aspects of the asset's setting are considered to make a key positive contribution to its significance and the ability to appreciate that significance:
- the asset's positioning within its own estate with good views of the land associated with it; and
 - visibility of the asset from the former Cupar-Kinross route, as well as along it showcases its grandeur and signifies the wealth and authority of its owners.
- 7.6.3.34 The Proposed Development would be located c.1.4km to the south, in the same direction as the modern A91. Though there is predicted to be some visibility of the Proposed Development from the asset, the presence of solar panels in the backdrop of views towards the road are unlikely to form such a distraction that it would affect the ability to appreciate, understand or experience the relationship between the asset and its positioning along this key routeway. Views of the mansion from the road would not be affected, with the ability to appreciate the assets impressive architecture remaining unimpacted.
- 7.6.3.35 The Proposed Development would not be present in views from the mansion over the associated estate to the north, east or west. Whilst the Proposed Development would appear in the backdrop of views towards the south, the land that the Proposed Development is situated upon does not form part of the estate of Over Rankeilour. Though it would feature to a small extent in long distance views, the presence of a small part of the Proposed Development amongst otherwise retained rural areas would not form a distraction from the ability to appreciate, understand or experience the connection with the historic Over Rankeilour Estate.
- 7.6.3.36 As a Category A Listed Building, **LB15486** is an asset of High cultural heritage significance. The magnitude of impact on the asset as a result of the Proposed



Development would be none, resulting in a significance of effect of nil. This is **not significant** in EIA terms.

7.6.4 Decommissioning Effects

Embedded Measures

- 7.6.4.1 It is assumed that the decommissioning of the Proposed Development would return the landscape to its current state after the length of life that the Proposed Development has been in effect.

Potential Effects

- 7.6.4.2 There would be no negative effects upon the setting or significance of any assets within 1.5km, as the landscape would be returned to its original state.
- 7.6.4.3 There would be no direct effects on any assets on the assumption there would be no new ground works taking place during decommissioning, above that already disturbed during construction.

Residual Effects

- 7.6.4.4 There would be no residual effects resulting from the decommissioning of the Proposed Development.



7.7 Mitigation

7.7.1 Embedded Mitigation

- 7.7.1.1 The design process has taken into account the known heritage assets within the Site with regards to the potential for direct impact. During the design process, an avoidance buffer of 15m was provided for Nether Rankeilour Estate Rankeilour Dovecote (**LB19135**) and Rankeilour House Ring Ditch (**MFF5340**, **Canmore ID: 31608**). The historic estate walls (**SLR2**, **SLR3**) identified during the Site visit were also avoided.

7.7.2 Construction

- 7.7.2.1 Appropriate mitigation undertaken during construction is proposed in the form of:
- fencing off and avoidance of Nether Rankeilour Estate Rankeilour Dovecote (**LB19135**), with a 15m buffer applied;
 - fencing off and avoidance of known prehistoric asset Rankeilour House Ring Ditch (**MFF5340**; **Canmore ID: 31608**), with a 15m buffer applied;
 - avoidance of estate walls **SLR2** and **SLR3**;
 - a post-application geophysical survey of the Site, in order to determine the extent and location of any unknown prehistoric remains if present, with the full scope of survey to be agreed in consultation with Fife Council; and
 - a proportionate programme of targeted archaeological works, based on the results of this assessment and the post-application geophysical survey, with the scope agreed in consultation with Fife Council.
- 7.7.2.2 As noted, the precise scope of the mitigation works would be discussed and agreed with Fife Council Archaeology Service on behalf of the Applicant and the agreed mitigation programme would be documented in an agreed Written Scheme of Investigation.



7.8 Assessment of Residual Effects

7.8.1 Construction

- 7.8.1.1 Adverse direct impacts on archaeological remains would be offset to some degree by the positive effect that archaeological recording would have in respect to understanding of the archaeological record, which will be of wider benefit to the archaeological and local community. Whilst the proposed mitigation would be a benefit of the Proposed Development, it would not offset the impact caused by the removal of assets due to proposed construction works. As such, after the implementation of the proposed mitigation, the residual effect upon the impacted assets would remain the same.

- 7.8.2 As noted previously, all mitigation would be agreed with Fife Council.

7.8.3 Operation

- 7.8.3.1 No mitigation is proposed for offsetting operational impacts of the Proposed Development on cultural heritage assets. As such, the residual operational impacts would remain the same.

7.9 Assessment of Cumulative Effects

- 7.9.1.1 A cumulative effect is considered to occur when there is a combination of:
- an impact of moderate or higher on an asset or group of assets due to changes resulting from the development subject of assessment; and
 - an impact on the same asset or group of assets resulting from other development (consented or proposed) within the surrounding landscape.
- 7.9.1.2 Cumulative effects have been considered with regard to any developments of a similar type, size or scale currently within the planning process that are within 2km of any cultural heritage assets anticipated to be subject to a moderate adverse effect (or above) as a result of the Proposed Development.
- 7.9.1.3 With regards to the Proposed Development, the significance of effect for direct impacts on unknown/unrecorded prehistoric heritage assets as a result of the Proposed Development is anticipated to be Moderate. There are no other proposed developments of a similar type, size or scale which would impact the unknown/unrecorded prehistoric assets within the Site boundary, and as such there are no predicted cumulative impacts on these potential unrecorded assets.



7.10 Summary

- 7.10.1.1 This assessment has considered data from a diverse range of sources in order to determine the presence of heritage assets which may be affected by the Proposed Development. The potential direct, indirect and setting effects of the Proposed Development on the identified assets, mitigation measures for protecting known assets during construction or recording of currently unknown features which could be lost due to groundworks during construction, and the residual effects of the Proposed Development have also been assessed.
- 7.10.1.2 Mitigation through design has been embedded throughout the design process, as outlined in **Chapter 2: Site Selection and Design Iterations**. This has ensured that any recorded designated and non-designated heritage assets within the Site boundary would not be directly impacted as a result of the Proposed Development.
- 7.10.1.3 There is a potential for unknown archaeological remains within the Site, particularly those prehistoric in date. Any unrecorded remains would be considered likely to comprise prehistoric domestic or funerary remains. Due to their potential to be of a medium cultural heritage significance, their full removal would result in a Moderate significance of effect. Based on professional judgement, this impact would be considered **not significant** in EIA terms.
- 7.10.1.4 Where non-designated heritage assets would be or would have the potential to be impacted by the Proposed Development, further mitigation has been suggested in **Section 7.7**. A full scheme of mitigation would be agreed with Fife Council.
- 7.10.1.5 This Environmental Impact Assessment Chapter has also considered the potential for the proposals to cause any significant effects to the setting of any designated cultural heritage assets within 1.5km of the Proposed Development. This assessment has demonstrated that no such effects would result from the proposals, including in relation to Park House, round house 320m NNW of (**SM8316**), Ramornie Mains, roundhouse 650m ENE of (**SM8317**), Rankeilour Dovecote (**LB19135**), Rankeilour Mains Farmhouse, Steading, Cartshed and Cottage (**LB15490**) or Over Rankeilour House, octagonal enclosure, and garage and gatepiers (**LB15486**).
- 7.10.1.6 In summary, this assessment has not identified anything that would preclude development within the Site or result in any significant effects in relation to cultural heritage. The proposals would ensure compliance with the provisions of NPF4, HEPS (2019) and the Fife Council Local Development Plan 'FIFEplan'.



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Appendix A Site Gazetteer

Chapter 7: Archaeology and Cultural Heritage

West Springfield Solar EIA Report

TRIO West Springfield Solar LLP

SLR Project No.: 428.013383.00001

16 April 2025



Designation Reference	Fife ID	Canmore ID	Name	Classification	Period
		31649	Rankeilour	Mill(s)	Medieval
		31660	Rankeilour	Tower House	Medieval
		31689	Uthrogle	Burial Ground, Hospital	Medieval
		31196	Pitlessie	Market Cross	Medieval
		31237	Pitlessie	Manor House	Medieval
		77445	Pitlessie	Burgh, Village	Medieval
		306148	Letham	Pit(s), Rig And Furrow	Medieval
		84171	Ladybank, The Wilderness	Anti Tank Blocks	Modern
		84173	Ladybank, Gravel Pit Wood	Anti Tank Blocks, Anti Tank Ditch	Modern
LB1486		104406	Over Rankeillor House, Garage	Garage	Modern
LB52503		170914	Springfield, Stratheden Hospital	Hospital	Modern
		197252	Springfield, Proposed Prisoner Of War Camp No 77	Prisoner Of War Camp	Modern
	MFF10162	197372	Annsmuir, Prisoner Of War Camp, Camp No.77, German Working Camp	Prisoner Of War Camp	Modern
		270867	Ladybank, Gravel Pit Wood	Pillbox	Modern
		303366	Ramornie, Road Block Machine Gun Emplacements	Machine Gun Post(s) (20th Century), Road Block (20th Century)	Modern
		307797	Stratheden, Elmwood Golf Course	Golf Course	Modern
		339377	Springfield, Station Road, War Memorial	War Memorial	Modern
		339391	Ladybank, Annsmuir Caravan Park, War Memorial	War Memorial	Modern
		340897	Cupar, Springfield, Station Road, Edenfield House	Hospital, House	Modern
	MFF5376	31656	Rankeilour House, Garden Cottage	Cottage	Post-medieval
	MFF5377	31658	Rankeilour Mains, Farm Cottages	Cottage(s)	Post-medieval



Designation Reference	Fife ID	Canmore ID	Name	Classification	Period
LB2492	MFF8581	31668	Pitlair House	House	Post-medieval
LB2570		31527	Crawford Priory, North Lodge, Gate Piers And Gateway To North	Gate Pier(s), Gateway, Lodge	Post-medieval
LB2492	MFF10181	31686	Pitlair House, Dovecot	Dovecot	Post-medieval
	MFF8011	31611	Pitlessie Mill	Mill	Post-medieval
LB2567	MFF8012	31613	Crawford Priory	Country House	Post-medieval
LB2450	MFF8574	31615	Daft Mill, Mill And Farm Buildings	Farm Building(s), Mill	Post-medieval
LB15465		31616	Barham House	Country House	Post-medieval
LB9046		31617	Bow Of Fife Free Church	Church	Post-medieval
		31618	Bow Of Fife, Church Hall	Church Hall	Post-medieval
		31619	Bow Of Fife, East Cottages	Cottage(s)	Post-medieval
LB15467		31620	Bow Of Fife, Pitlessie Road, Manse	Manse	Post-medieval
		31621	Bow Of Fife, Yew Cottage	Cottage	Post-medieval
		31622	Bow Of Fife, Mr Watt's Cottage	Cottage	Post-medieval
	MFF5349	31624	Over Rankeilour House, Home Farm	Farmstead	Post-medieval
LB15487		31626	Over Rankeilour House, Stables	Cottage(s), Stable(s)	Post-medieval
LB15487		31628	Over Rankeilour House, Cottage To North Of Stables	Estate Cottage	Post-medieval
LB19135	MFF5360	31636	Rankeilour House, Dovecot	Dovecot	Post-medieval
	MFF5361	31637	Rankeilour Mains	Farmhouse	Post-medieval
	MFF8575	31641	Rankeilour House, West Lodge	Lodge	Post-medieval
LB2571		31483	Crawford Priory, Sundial	Sundial	Post-medieval
		31239	Pitlessie, Cupar Road, Pitlessie House	House	Post-medieval
		31238	Pitlessie, 2 Cupar Road, Priestfield Maltings	Brewery	Post-medieval



Designation Reference	Fife ID	Canmore ID	Name	Classification	Period
		31245	Pitlessie, High Street, Dundas Cottage	Cottage	Post-medieval
LB2602		31297	Pitlessie, Ramornie Bridge	Road Bridge	Post-medieval
		31625	Over Rankeilour House	Country House, Gate Pier(s)	Post-medieval
LB137		31244	Pitlessie, High Street, Pitlessie Arms Hotel	Public House	Post-medieval
		31298	Ramornie House	Stable(s)	Post-medieval
LB15491	MFF5395	31640	Rankeilour House, East Lodge And Gate Piers	Gate Pier(s), Lodge	Post-medieval
		31661	Uthrogle Farmhouse	Farmhouse	Post-medieval
		97656	Barham House, Lodge	Lodge	Post-medieval
		97657	Barham House, Stables	Stable(s)	Post-medieval
		97922	Bridgehill Cottage	Cottage	Post-medieval
		96607	Springfield, Russell Mills	Flax Mill	Post-medieval
LB2600		100976	Pitlessie, Malt Row, Maltings	Brewery	Post-medieval
	MFF8615	98926	Daftmill, Windpump	Wind Pump	Post-medieval
LB2451	MFF8616	98927	Daft Mill, Cart Shed	Cart Shed	Post-medieval
		101184	Bow Of Fife, Mr Spier's Cottage And Mrs Germain's Cottage	Cottage(s)	Post-medieval
	MFF7926	100777	Springfield, General	General View	Post-medieval
LB2603	MFF7927	100778	Springfield, Manse Road, Parish Church	Church, War Memorial	Post-medieval
LB15489	MFF5428	107389	Over Rankeilour House, Home Farm, Gate Piers	Gate Pier(s)	Post-medieval
LB15490	MFF5442	116257	Rankeilour Mains Steading	Cottage, Farmstead	Post-medieval
	MFF5443	117534	Rankeilour House	Country House	Post-medieval
	MFF7964	100780	Springfield Station	Railway Station	Post-medieval
LB2569	MFF8055	138535	Crawford Priory, Stables	Stable(s)	Post-medieval



Designation Reference	Fife ID	Canmore ID	Name	Classification	Period
		198409	Uthrogle Farm, Cupar Racecourse Stand	Grandstand	Post-medieval
LB15490		213342	Rankeilour Mains, Stable Block	Farmstead	Post-medieval
LB2487		223784	Collessie, Melville Muir Cottages	Cottage	Post-medieval
LB2494		223792	Pitlair House, South Driveway, Gate Piers	Gate Pier(s)	Post-medieval
LB2568	MFF11178	223963	Crawford Priory, Dovecot	Dovecot	Post-medieval
LB2573		223972	Crawford Priory, West Lodge, West Gate, Gate Piers	Gate Pier(s)	Post-medieval
LB45596		223851	Rankeilour Burn, Bridge	Road Bridge	Post-medieval
LB2495/ LB19134		223853	Rankeilour Burn, Rankeilour Bridge	Road Bridge	Post-medieval
LB9046		226780	Ramornie, Garden Walls And Shed	Garden Shed, Garden Wall(s)	Post-medieval
		224063	Crawford Priory, Bramble Cottage, West Gate, Gate Piers	Gate Pier(s)	Post-medieval
LB2434	MFF10184	224110	Annsmuir House, Horsemill	Horse Engine House	Post-medieval
LB52503		259590	Springfield, Stratheden Hospital, Springfield House	Hospital	Post-medieval
LB2601		256024	Pitlessie, 4 Cupar Road, Priestfield Maltings	Brewery	Post-medieval
LB2601		256026	Pitlessie, 6 Cupar Road, Priestfield Maltings	Brewery	Post-medieval
LB2601		256027	Pitlessie, 8 Cupar Road, Priestfield Maltings	Brewery	Post-medieval
LB2601		256028	Pitlessie, 10 Cupar Road, Priestfield Maltings	Brewery	Post-medieval
LB2601		256029	Pitlessie, Cupar Road, Priestfield Maltings	Brewery	Post-medieval
LB2601		256030	Pitlessie, 12, 14, 16 Cupar Road, Priestfield Maltings	Brewery	Post-medieval
LB2601		256031	Pitlessie, 18 Cupar Road, Priestfield Maltings	Brewery	Post-medieval



Designation Reference	Fife ID	Canmore ID	Name	Classification	Period
LB2601		256033	Pitlessie, 20 Cupar Road, Priestfield Maltings	Brewery	Post-medieval
LB52503		260900	Springfield, Stratheden Hospital, Mortuary And Chapel	Chapel, Mortuary	Post-medieval
LB52503		260713	Springfield, Stratheden Hospital, Hospital Block	Hospital	Post-medieval
LB52503		260714	Springfield, Stratheden Hospital, 13, 14 Stratheden Park	Hospital	Post-medieval
		260715	Springfield, Stratheden Hospital, 15, 16 Stratheden Park	Hospital	Post-medieval
		260722	Springfield, Stratheden Hospital, Beechwood	Hospital	Post-medieval
		305893	Kirkton Of Cults	Mile Plate	Post-medieval
		306229	Over Rankeillor	Milestone	Post-medieval
		306230	Barham	Milestone	Post-medieval
		306804	Over Rankeilour	Milestone	Post-medieval
		312628	Over Rankeillor	Bench Mark, Milestone	Post-medieval
		312629	Barham	Bench Mark, Milestone	Post-medieval
		339370	Pitlessie, Ladybank Road, Memorial Village Hall	Church, Village Hall, War Memorial	Post-medieval
		359419	Culds Mill	Bridge	Post-medieval
		378257	Pitlessie, United Presbyterian Church	Church, House	Post-medieval
		339379	Springfield, Main Street, Primary School	School, War Memorial	Post-medieval
		351416	Hospital Mill	Flax Dressing Shop, Flax Mill	Post-medieval
		31654	Over Rankeilour	Unenclosed Settlement (possible)	Prehistoric
	MFF8588	31681	Annsmuir	Ring Ditch(s)	Prehistoric
		31684	Culds Burn	Barrow(s), Enclosure(s), Pit(s)	Prehistoric
	MFF8010	31603	Crawford Priory Estate	Spearhead (Bronze)	Prehistoric



Designation Reference	Fife ID	Canmore ID	Name	Classification	Period
	MFF5340	31608	Rankeilour House	Ring Ditch	Prehistoric
SM8316	MFF8558	31610	Lawfield	Ring Ditch	Prehistoric
SM8317	MFF8572	31231	Lawfield	Ring Ditch	Prehistoric
		31262	Pitlessie	Cist	Prehistoric
		68791	Ramornie Mains	Enclosure(s), Pit(s), Ring Ditch	Prehistoric
		68792	Ramornie Mains	Enclosure	Prehistoric
		68793	Kirkton Of Cults	Roundhouse, Souterrain	Prehistoric
		68796	Kirkton Of Cults	Barrow	Prehistoric
	MFF8027	82524	The Moor	Linear Feature(s), Pit Alignment	Prehistoric
	MFF8607	84858	Sunnybraes	Ring Ditch (possible)	Prehistoric
		110896	Kirkton Of Cults	Cremation, Pit(s), Food Vessel	Prehistoric
		362504	West Lodge	Pit, Sherd (Pottery)	Prehistoric
		379300	Melville Gates Quarry	Pit(s)	Prehistoric
	MFF5382	31672	Bow Of Fife	Unenclosed Settlement (possible)	Unknown
	MFF8587	31679	Pitlessie Mill	Cropmark	Unknown
	MFF8014	31680	Cults Mill	Cropmark(s), Cultivation Remains, Enclosure(s)	Unknown
	MFF5386	31683	Bow Of Fife	Enclosure(s)	Unknown
	MFF8590	31687	Pitlessie Mill	Cropmark	Unknown
		31605	Springfield Asylum	Carved Stone Ball	Unknown
	MFF8570	31607	Pitlair	Enclosure	Unknown
		31609	Lawfield	Linear Feature(s)	Unknown
		31614	Cults Sawmill	Saw Mill	Unknown
		31211	Ramornie Mains	Building(s), Farmhouse, Farmstead	Unknown
	MFF8019	78211	Springfield	Linear Feature(s)	Unknown
	MFF8594	78212	Heggie's Muir Wood	Cropmark(s)	Unknown
	MFF8018	72614	Cults Mill	Cropmark(s)	Unknown
		78213	Bogle Wood	Linear Feature(s)	Unknown
		76786	Asylum Farm	Enclosure (possible)	Unknown
		68794	Kirkton Of Cults	Linear Feature(s)	Unknown
		95431	Cupar, Uthrogie Mills	Mill	Unknown



Designation Reference	Fife ID	Canmore ID	Name	Classification	Period
LB15486		104405	Over Rankeillor House, Octagonal Enclosure	Enclosure	Unknown
LB2623		117554	Springfield, Clushgreen Bridge	Dam, Road Bridge	Post-medieval
	MFF6726	162273	Curling Pond Strip	Farmstead (possible)	Unknown
		215450	Cults Mill Farm	Farmstead	Unknown
		215452	Hospital Mill	Farmstead	Unknown
		253194	Springfield Wood	Field Boundary(s)(possible)	Unknown
		276254	Pitlessie Mill	Field Boundary(s) (possible)	Unknown
		279087	Springfield, Russell Mills, Weir	Weir	Unknown
		283669	Ladybank, Annsmuir, Angle Park Quarry	Ditch	Unknown
		283671	Ramornie Quarry Extension	Ditch, Plough Marks	Unknown
		306151	Annsmuir	Pit (possible)	Unknown
	SLR1			Building remains	Unknown
	SLR2			Estate wall	Unknown
	SLR3			Estate wall	Unknown



Appendix B Site Photographs

Chapter 7: Archaeology and Cultural Heritage

West Springfield Solar EIA Report

TRIO West Springfield Solar LLP

SLR Project No.: 428.013383.00001

16 April 2025





Photo 1: View from LB15490 facing south east towards Proposed Development



Photo 2: View approaching LB19135 from the north west, towards Proposed Development





Photo 3: View from LB19135 east, towards Proposed Development



Photo 4: View from SM8316 north east, towards Proposed Development





Photo 5: View from SM8317 north east, towards Proposed Development



Photo 6: MFF5340, facing south west





Photo 7: SLR1, facing north



Photo 8: SLR2, facing south





Photo 9: SLR3, facing north

