

wardell-armstrong.com

ENERGY AND CLIMATE CHANGE
ENVIRONMENT AND SUSTAINABILITY
INFRASTRUCTURE AND UTILITIES
LAND AND PROPERTY
MINING AND MINERAL PROCESSING
MINERAL ESTATES
WASTE RESOURCE MANAGEMENT



MR. BRIAN WALKER

HOUSING MASTERPLAN FOR SELKIRK ROAD, MOFFAT,

HERITAGE STATEMENT

JUNE 2019

DATE ISSUED: JUNE 2019
JOB NUMBER: CL12233
REPORT NUMBER: RPT-002
OASIS REFERENCE: wardella2-352139
GRID REFERENCE: NT 09547 05520

MR. BRIAN WALKER

HOUSING MASTERPLAN FOR SELKIRK ROAD, MOFFAT

HERITAGE STATEMENT

June 2019

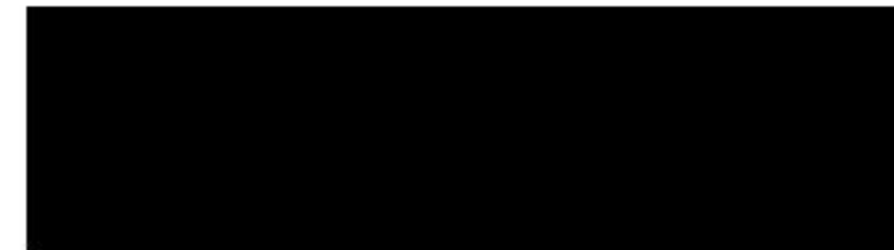
PREPARED BY:

Cat Peters Senior Researcher



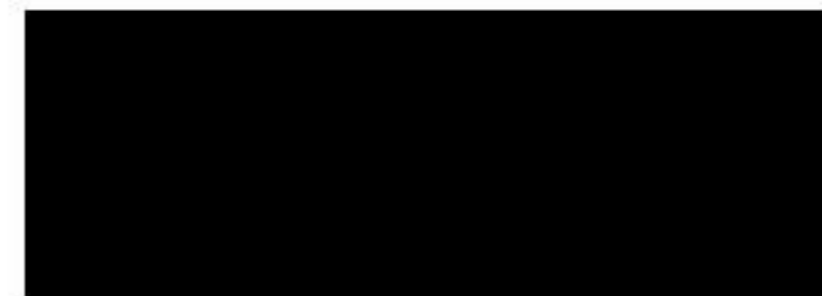
REVIEWED BY:

Dave Jackson Associate Director



APPROVED BY:

Chloe Brownlee-Chapman Regional Manager



This report has been prepared by Wardell Armstrong LLP with all reasonable skill, care and diligence, within the terms of the Contract with the Client. The report is confidential to the Client and Wardell Armstrong LLP accepts no responsibility of whatever nature to third parties to whom this report may be made known.

No part of this document may be reproduced without the prior written approval of Wardell Armstrong LLP.



CONTENTS

SUMMARY	1
ACKNOWLEDGEMENTS	2
1 INTRODUCTION	3
1.1 Circumstances of Project	3
1.2 The Purpose of the Heritage Statement	3
1.3 Planning Policy and Legislative Framework	3
1.4 Local Planning Policies	5
2 METHODOLOGY	7
2.1 Introduction	7
2.2 Documentary Sources	7
2.3 Site Visit	7
2.4 Impact Assessment Tables	8
2.5 Heritage Statement	8
2.6 Glossary	9
3 DESCRIPTION	10
3.1 Location	10
3.2 Historic use of the landscape	10
3.3 The Heritage Assets	11
4 RESULTS OF SITE VISIT	16
5 DISCUSSION	19
6 CONCLUSION	24
6.1 Summary of Heritage Asset Significance	24
6.2 Magnitude of Impact on Heritage Assets	24
6.3 Heritage Statement	24
7 BIBLIOGRAPHY	26
7.1 Primary Sources	26
7.2 Secondary Sources	26
7.3 Internet Sources	26
APPENDIX 1: HERITAGE IMPACT ASSESSMENT TABLES	28
APPENDIX 2: LIST OF HERITAGE ASSETS WITH THE POTENTIAL TO BE AFFECTED BY THE MASTERPLAN	31
APPENDIX 3: FIGURE	32
APPENDIX 4: PRE-APPLICATION MASTERPLAN DESIGN	33
APPENDIX 5:	34

POTENTIAL REVISED LANDSCAPE TREATMENT AROUND AULDTON MOTE.....	34
APPENDIX 6:	35
POTENTIAL LANDSCAPE TREATMENT AROUND AULDTON MOTE: OPTION C	35

LIST OF ILLUSTRATIONS

FIGURE (APPENDIX 3)

Figure 1: Masterplan site boundary and location of heritage assets

SUMMARY

Wardell Armstrong LLP (WA) was commissioned by Mr. Brian Walker to prepare a Heritage Statement relating to the housing masterplan site at Selkirk Road in Moffat (centred on NGR NT 09547 05520) and the development's potential to impact upon Auldton Mote scheduled monument. This assessment is required to support the housing masterplan for the site. This assessment work comprised a consultation of site-specific pre-application documents and professional advice issued by Historic Environment Scotland and included a programme of targeted desk-based research incorporating the results of a site visit. It aims to show the impact on the heritage significance of heritage assets with the potential to be affected by the proposed scheme, primarily Auldton Mote, which is located within the northern part of the masterplan site boundary. The potential for encountering sub-surface archaeological remains, and mitigative work associated with this potential, has been addressed separately by a programme of trial trench evaluation and is not considered here.

The masterplan site lies to the east of the historic centre of Moffat, to the north of Selkirk Road and Moffat Hospital, and east of Ballplay Road, occupying land either side of the Crosslaw Burn, an area of potential earlier occupation. Auldton Mote, within the northern part of the masterplan site, is a scheduled monument of national significance. A further four scheduled sites are concentrated along Frenchland Burn, which runs 500m to the east of the site, and to the west of the centre of the site is a fifth scheduled monument, all of which have potential visual relationships, and therefore have associations with Auldton Mote. An additional six areas of archaeological interest have been identified in the vicinity.

This assessment has identified that no heritage assets will be directly impacted by a development within the masterplan area, though indirect impacts will occur. The area has already been indirectly affected by the eastern expansion of Moffat in the 19th and 20th centuries. This expansion has had a limited impact on the setting of the monuments.

For Auldton Mote, the housing development and its effects on intervisibility with other heritage assets in the vicinity, would result in a '*limited impact*' on heritage significance. This impact has been partly addressed through design, and partly offset by the positive impact of the proposed development through improving access and understanding of the assets and their setting.

ACKNOWLEDGEMENTS

Wardell Armstrong LLP (WA) thank Mr. Brian Walker for commissioning the work and for all assistance throughout the project.

The site visit was undertaken by Dave Jackson. The report was drafted by Cat Peters and the figure were produced by Adrian Bailey. The Option C drawing, included here as Appendix 4, was produced by Ali Moffat of Eden Environment Ltd.

Dave Jackson edited the report and managed the project. The report was approved by Chloe Brownlee-Chapman.

1 INTRODUCTION

1.1 Circumstances of Project

1.1.1 Wardell Armstrong LLP (WA) was commissioned by Mr. Brian Walker to prepare a Heritage Statement for the housing masterplan site at Selkirk Road in, Moffat, Dumfries and Galloway (centred on NGR NT 09547 05520; Figure 1). This assessment is required to support a housing masterplan for the site. The site comprises five areas of pasture and marginal woodland adjacent to Crosslaw Burn. It is located to the east of late 20th century infill housing, constructed to the east of late 19th century villa builds fronting Ballplay Road, and north of Selkirk Road, the A708.

1.2 The Purpose of the Heritage Statement

1.2.1 This Heritage Statement is designed to show the impact on the heritage significance of Auldton Mote (Asset 1; SM684; HER MDG255), which lies within the masterplan site boundary, through studying its inter-relationship with other heritage assets in the vicinity. These additional heritage assets, which have the potential to be adversely affected by a development within the site, will also be assessed. Sub-surface archaeological potential is not within the scope of this work and is being addressed by concurrent archaeological investigations.

1.2.2 The Heritage Statement seeks to address in detail the issues of impacts on heritage significance and to do this it both seeks to understand the significance of the assets before evaluating the impact of the development proposals upon them.

1.3 Planning Policy and Legislative Framework

1.3.1 Scottish Planning Policy (Scottish Government 2014), which sits alongside the statutory framework for development in Scotland (the National Planning Framework), and states that *'where there is potential for a proposed development to have an adverse impact on a scheduled monument or on the integrity of its setting, permission should only be granted where there are exceptional circumstances'* (Scottish Government 2014, paragraph 145).

1.3.2 Historic Environment Scotland produced a policy statement in 2016 to take account of the changes resulting from the Historic Environment Scotland Act of 2014 and amended statutory processes relating to the historic environment, designed to be consulted alongside Scottish Planning Policy (Scottish Government 2014). This includes guidance on the determination of 'national importance' for scheduling. As this heritage statement specifically relates a scheduled monument within the

masterplan site, alongside an additional five scheduled monuments in close proximity to the site, an understanding of criteria elevating an asset to 'national' significance is integral. For a specific asset to be considered as being of national importance it *'must first have a particular cultural significance – artistic, archaeological, architectural, historic, traditional (factors listed in the Ancient Monuments and Archaeological Areas Act of 1979), aesthetic, scientific, social – for past, present or future generations. Such significance is inherent in the monument itself, its fabric, setting, use, associations, meanings, records, related monuments and related objects. Cultural significance of any monument, whether of national importance or more local significance, can be characterised by reference to one or more of the following; the characteristics are in three groups: intrinsic- those inherent in the monument; contextual- those relating to the monument's place in the landscape or in the body of existing knowledge; and associated- more subjective assessments of the associations of the monument, including with current or past aesthetic preferences'* (Historic Environment Scotland 2016a, 48-49). Key to the present study is the associative characteristics, represented in the document by subset *'f. the relationship of the monument to other monuments of the same or related classes or period, or to features or monuments in the vicinity. This is particularly important where individual monuments, themselves perhaps of limited immediate significance, form an important part of a widespread but varied class. The diversity of the class should be a material consideration in making individual decisions; [and] g. the relationship of the monument and its parts with its wider landscape and setting'* (ibid, 49).

1.3.3 This Historic Environment Scotland Policy Statement was replaced on 1st May 2019, by the *'Historic Environment Policy for Scotland'* (HEPS; Historic Environment Scotland 2019). This promotes six key policies for managing the historic environment:

- *'HEP1: Decisions affecting any part of the historic environment should be informed by an inclusive understanding of its breadth and cultural significance*
- *HEP2: Decisions affecting the historic environment should ensure that its understanding and enjoyment as well as its benefits are secured for present and future generations*
- *HEP3: Plans, programmes, policies and strategies, and the allocation of resources, should be approached in a way that protects and promotes the historic environment. If detrimental impact on the historic environment is unavoidable it should be minimised. Steps should be taken to demonstrate that alternatives have*

been exploited, and mitigation measures should be put in place.

- *HEP4: Changes to specific assets and their context should be managed in a way that protects the historic environment. Opportunities for enhancement should be identified where appropriate. If detrimental impact is unavoidable, it should be minimised. Steps should be taken to demonstrate that alternatives have been explored, and mitigation measures should be put in place*
- *HEP5: Decisions affecting the historic environment should contribute to the sustainable development of communities and places*
- *HEP6: Decisions affecting the historic environment should be informed by an inclusive understanding of the potential consequences for people and communities. Decision-making processes should be collaborative, open, transparent and easy to understand' (Historic Environment Scotland 2019, 9).*

1.4 Local Planning Policies

1.4.1 Dumfries and Galloway Council's Local Development Plan was adopted in September 2014. It includes a section on the Historic Environment, stating that *'the Council is committed to supporting the conservation and management of our rich and diverse historic environment. It will ensure that this is undertaken in a way that promotes sensitive and sustainable development whilst retaining the historic character and quality of the area'* (Dumfries and Galloway Council 2014, 49). The Local Development Plan also states that *'the Council will protect and preserve archaeological and historic assets in-situ in an appropriate setting wherever feasible. In determining planning applications that may impact on historic environment assets or their setting the balance of the benefits of the development against the importance of the features will be considered. The weight given to archaeological considerations and the case for refusal will depend on a number of factors, including:*

- *Relative rarity of the archaeological features;*
- *Completeness of the features and whether it is a particularly good example;*
- *Historical and cultural associations;*
- *Value given to the features by the local community;*
- *Potential value as an educational or research resource;*
- *Potential value of retaining the features for tourism or place making' (ibid, 53).*

1.4.2 These commitments are entrenched in a specific policy for archaeology, Policy HE3, which states:

'a) The Council will support development that protects significant archaeological and historic assets, and the wider historic environment from adverse effects. In considering development proposals the Council will need to be satisfied that:

- The development preserves or enhances the appearance, fabric or setting of the site or asset in-situ; and/or*
- Where there is uncertainty about the location, extent or significance of these assets an agreed scheme of assessment and evaluation to inform the application is included with the proposal; and/or*
- Due consideration has been given to the significance and value of the site or asset in relation to the long-term benefit and specific need for the development in the location proposed.*

b) Where, due to exceptional circumstances, development is to proceed and the preservation of historic assets in-situ including buildings is not possible, a scheme of mitigation involving excavation, recording, analysis, publication and archiving and any other measures appropriate to the case has been agreed with the Council' (Dumfries and Galloway Council 2014, 54).

2 METHODOLOGY

2.1 Introduction

2.1.1 The preparation of this Heritage Statement has been undertaken in accordance with professional guidance issued by Historic Environment Scotland (Historic Environment Scotland 2010; Historic Environment Scotland 2016b), ClfA (2014) and prepared by Bassetlaw District Council (2011).

2.1.2 The data underlying the Heritage Statement was gathered from the results of the consultation of site-specific pre-application documents and from professional advice issued by Historic Environment Scotland regarding initial drafts of the masterplan for the site (Dumfries and Galloway Planning Services 2018), from a programme of targeted desk-based research and via a site visit. The impact of the development on specific heritage assets was assessed using a series of standard tables (*confer* Appendix 1).

2.2 Documentary Sources

2.2.1 Much of the information in this Heritage Statement is derived from the results of site-specific pre-application documents and professional heritage advice from representatives of Historic Environment Scotland and the Local Planning Authority, and from internet sources.

2.2.2 Historic Environment Scotland's guidance on '*Managing Change in the Historic Environment: Setting*' (Historic Environment Scotland 2016b) and '*New Design in Historic Settings*' (Historic Environment Scotland 2010) were used to establish the compliance of the development scheme proposals with best practice planning guidance as outlined above (*confer* 1.3 and 1.4).

2.3 Site Visit

2.3.1 The site and its environs were visited on Tuesday 19th March 2019.

2.3.2 The site visit aimed to:

- assess the present setting of Auldton Mote and its situation within the masterplan site;
- ascertain which additional known heritage assets in a wider area had the potential to be adversely indirectly affected by a development within the site boundary, especially in terms of their inter-relationships with Auldton Mote;

- consider the potential impact of a development within the site boundary on the heritage significance of these designated heritage assets;
- consider the potential for mitigative measures, included as Option C of the masterplan site design (Appendix 4), to reduce the potential impact.

2.4 Impact Assessment Tables

2.4.1 The assessment of the impact of the masterplan development within the site boundary has been undertaken using a series of heritage impact tables (Appendix 1). These tables are based on standard assessment methods as used by Government agencies, as for example those presented in Historic Environment Scotland's Environment Impact Assessment Handbook (2018). These tables firstly establish the significance of the designated heritage asset against set criteria, secondly, they estimate the magnitude of impact and, finally, taking the results of these two together, allow a calculation of impact on overall heritage significance.

2.5 Heritage Statement

2.5.1 For the purposes of this report, the term '*site*' is used to refer to the area defined by the limits of the masterplan, the masterplan site boundary (Figure 1) and the term '*study area*' is used for the wider contextual area which includes assets with the potential to have an inter-relationship/ associative value with Auldton Mote (Appendix 2; Figure 1).

2.5.2 **Canmore (Canmore 2019):** the online database of all known assets (including scheduled monuments, listed buildings, registered parks and gardens, battlefields etc), maintained by Historic Environment Scotland, was searched for the masterplan site and each asset identified was assessed during the site visit for its potential to be associated with Auldton Mote, and affected by a development within the masterplan site. The results are detailed in Appendix 2 and illustrated in Figure 1.

2.5.3 **Dumfries and Galloway's online Historic Environment Record database (Dumfries and Galloway 2019):** the online database comprising data from the Historic Environment Record, was searched for the masterplan site and each asset identified was assessed during the site visit for its potential to be associated with Auldton Mote, and affected by a development within the masterplan site. The results are detailed in Appendix 2 and illustrated in Figure 1.

2.5.4 **Wardell Armstrong LLP:** various publications and unpublished reports on excavations and other work in the region are held within the Wardell Armstrong library and these

were examined and are referenced as appropriate.

2.5.5 **Websites:** in addition to the Canmore website referenced above, various websites were checked for information relevant to this assessment, including Google Earth™ and the National Library for Scotland website (NLS 2019) to access historic mapping. The results are included in the text and, as appropriate, in the gazetteer and bibliography.

2.6 Glossary

2.6.1 The following standard terms are used throughout the report:

- Designation – the process that acknowledges the significance of a heritage asset and thus advances its level of consideration/protection within the planning process. Designated assets can either be statutory, like listed buildings, or non-statutory such as registered parks and gardens or conservation areas.
- Heritage Asset – a building, monument, site, place, area or defined landscape positively identified as having a degree of heritage significance that merits consideration in planning decisions.
- HER or Historic Environment Record – an information service, usually utilising a database that provides public access to up-to-date and dynamic resources relating to the historic environment of a defined geographic area.
- Mitigation – action taken to reduce potential adverse impacts on the heritage significance of a place.
- NGR – National Grid Reference
- Setting – the surroundings in which a heritage asset is experienced. The extent is not fixed and will vary according to the historic character of the asset and the evolution of its surroundings.
- Significance – the value of a heritage asset to present and future generations attributable of its heritage interest. That interest may be archaeological, architectural, artistic or historic (including historical associations).

3 DESCRIPTION

3.1 Location

3.1.1 The masterplan site (centred on NGR NT 09547 05520) comprises five areas of pasture and marginal woodland adjacent to Crosslaw Burn, which runs on a roughly north-south alignment through the centre of the site. The masterplan site is located to the east of late 20th century infill housing, constructed to the east of late 19th century villa builds fronting Ballplay Road, and to the north of Selkirk Road, the A708, and Moffat Hospital (Figure 1).

3.1.2 The site boundaries are formed by a trackway north of Auldton Mote to the north, by field boundaries demarking adjacent fields and a trackway to the east, by Selkirk Road, the A708, to the south and by housing and properties east of Ballplay Road to the west (Figure 1). At the time of this study the proposed development site comprised five fields, four to the east of Crosslaw Burn and one to the west, all laid to pasture, with a strip of marginal woodland either side of the burn. Auldton Mote is situated within the northern part of the masterplan site (Asset 1; SM684; HER MDG255; Figure 1).

3.2 Historic use of the landscape

3.2.1 The historic, medieval core of the settlement of Moffat lies some distance to the west of the site, though the landscape in which the masterplan site lies appears to have been utilised far earlier. These early sites comprise scooped settlements, a common settlement type of the Romano-British period, typically formed of an enclosure formed by a bank, containing a number of house platforms and a yard, and usually located on a slope. A number of these settlements are known from the lower slopes of Sparrow Hill, Auldton Hill and Hunterheck Hill, and, in the vicinity of the present masterplan site, are concentrated along the Frenchland Burn, to the east (Assets 5 (SM12733; HER MDG401), 7 (HER MDG4663), 8 (HER MDG7804), 9 (HER MDG7803) and 10 (HER MDG21894)). Others are located further to the north-west, along Birnock Water (e.g. Canmore 48335).

3.2.2 The landscape to the east of Moffat continued to be exploited and occupied during the medieval period, represented by ridge and furrow and enclosures in the vicinity of an earlier scooped settlement (Asset 5), and by farmstead sites (Assets 3 (SM12726; HER MDG399) and 12 (HER MDG4661)), moated sites (Asset 2 (SM12723; HER MDG395)) and motte sites (Assets 1 (SM684; MDG255) and 6 (HER MDG257)). A possible mill site in the vicinity of Hunterheck (Asset 11 (HER MDG9967)) may suggest

a medieval hamlet (Asset 11) to the south-east of the masterplan site, similar to that known at Auldton, to the north-east (Asset 12). Similarly, to the east, north of Frenchland Tower House, the possible remains of eight buildings may be indicative of a small medieval settlement rather than a single farmstead (Asset 3). The tower house itself was constructed in the 16th century for the French family who tenanted the area from the Bruce Family from as early as the early 13th century (Asset 4 (SM693; HER MDG4587)).

- 3.2.3 The medieval core of Moffat, to the west of the masterplan site, is depicted on Roy's Military Map of the Lowlands of 1752-55, which shows the concentration of the settlement in red, focused on the High Street, with the mill and mill meadows to the north, shown to the east of Moffat, annotated 'Millhouse'. 'Aldtoun', a corruption of 'old town', is depicted, with its associated landholding in red, to the north-east on the mid 18th century map. An associated mill dam, depicted on the First Edition Ordnance Survey map, further attests to an early settlement. Roy's map also shows the landholding of 'Frenchlands', to the south-east, perhaps indicating that Frenchlands Tower House (Asset 4), still inhabited in 1720, may still have been occupied in 1752-5. Roy's map shows the masterplan site itself as comprising agricultural fields, attested by drawn lines representing arable cultivation and two 'motes' appear to be shown, the northern one matching the location of Auldton Mote (Asset 1) and the southern one roughly matching the location of Meg Tod's Mote (Asset 6).
- 3.2.4 The expansion of Moffat in the late 18th and 19th centuries led to the construction of fashionable villa residences in the vicinity of Gallows Hill, and along streets such as Well Road to the west of the masterplan site by 1867. This development continued into the late 19th century, to the east of Birnock Water to include Ballplay Road, just to the west of the site, and the construction of Queensbury Terrace, to the south-west expanding the former roadside hamlet of Holmend. Holmend is a likely late 18th or early 19th century development as it is not shown on Roy's map. Rogermoor and the present location of Frenchlands also appear to postdate the mid-18th century.
- 3.2.5 Moffat Hospital, to the south of the site, is a 20th century development and originated as a Cottage Hospital. Later 20th century housing infill has also occurred to the west of the masterplan site.

3.3 The Heritage Assets

- 3.3.1 **Introduction:** this section provides a summary of each heritage asset which has the potential to be affected by the masterplan, largely derived from Historic Environment

Scotland descriptions (Canmore 2019). It includes Auldton Mote (Asset 1), and also additional designated monuments and known undesignated heritage assets with potential associative relationships, in order to address built heritage impacts, in-line with the pre-application enquiry advisory report (Dumfries and Galloway Council Planning Services 2018).

3.3.2 Although the National Planning Framework and Scottish Planning Policy considers only scheduled monuments, listed buildings and conservation areas in terms of setting, Historic Environment Scotland advice, and Dumfries and Galloway Council's Local Development Plan includes the requirement for a consideration of a proposed development's impact on the setting of undesignated sites (*confer* 1.3 and 1.4). Specifically, Historic Environment Scotland's guidance document on setting, part of a series on managing change in the historic environment, includes undesignated sites (Historic Environment Scotland 2016, 4). In addition, these undesignated heritage assets can be seen to form an intrinsic part of the setting and context of the scheduled heritage assets and may have played a part in their design and location.

3.3.3 **Auldton Mote (Asset 1):** is a medieval motte and bailey, situated on a slight knoll overlooking Birnock Water. The monument stands to a height of up to 8m and the motte summit measures up to 13m in diameter, though this has been hollowed out by later quarrying. In 1924 the bailey was described as measuring 73m north-west to south-east and 36m north-east to south-west and is defined by a scarp, except to the north where the bank and ditch still survive. A visit in 1972 by the Ordnance Survey noted the presence of two trenches, one of which had damaged the south-west side of the motte, thought to represent antiquarian investigations. The motte is enclosed by a ditch, up to 6m in width and at least 1.8m in depth and the bailey encloses an area of raised ground on the south-west. A gap in the bank on the north-north-west side may represent an original entrance, though the absence of a corresponding causeway across the ditch suggests the former presence of a timber access bridge. The interior of the bailey bears traces of curving rig and furrow, indicative of cultivation, as depicted in the vicinity on Roy's Military map. Auldton Mote is a scheduled monument.

3.3.4 **Additional Heritage Assets:**

- **Walls Moated Site (Asset 2):** this probable moated site comprises two substantial two-compartment buildings, surviving as grass-covered stone wall-footings, set on opposite sides of a yard and protected on the north-north-

west and east-north-east sides by a ditch. The easternmost building measures 22.7m by 7.2m and the western, 23.7m by 6.7m. There are traces of a possible dam at the western terminal of the ditch, and a rectangular platform there, measuring 8.7m by 4.2m, may represent the site of a former mill. The name book of 1857 references this site as Walls, a chapelry belonging to the Knights Templars, and although this has not been confirmed, the remains are likely to at least relate to a medieval farmstead. Walls is a scheduled monument.

- *Frenchland (Asset 3)*: the remains of a probable farmstead are situated on the spur of a hill 250m north of Frenchland Tower (Asset 4). The features may represent the remains of up to eight buildings, all surviving as turf-covered wall footings, four of which can be confirmed. Three of these are arranged around a yard. Around the site are several fieldbanks and areas of rig and furrow cultivation, and immediately to the south west, a settlement (Canmore 71945). A sunken trackway leads from the farmstead towards Frenchland Tower (Asset 4), though this cannot be traced beyond a modern field boundary wall. This is a scheduled monument.
- *Frenchland Tower House (Asset 4)*: the remains of a multi-phase L-shaped tower house, with probable origins in the 16th century. The French family held land in the areas as tenants of the Bruce's from the early 13th century, and in the 16th century built a three-storey tower measuring 8m by 6.3m with a small spiral stair in the south-western corner. In the early 17th century this was extended on the west side by the addition of a turret, housing a wide stair linking a new entrance to the hall and a bedroom at the third storey level, by Robert French. It may have been at this time that the main tower was remodelled, resulting in the loss of a former open wall-walk and parapet. The tower house was inhabited until at least 1720 and is perhaps shown on Roy's map of 1753-5, and in 1857 the walls were still intact. The surviving remains comprise a rubble-built building with ashlar dressings, with some deep corbels at the upper level. It is currently roofless and survives in a poor condition. This is a scheduled monument.
- *Hunterheck (Asset 5)*: comprises a complex series of earthworks and enclosures on a terrace on the left bank of Frenchland Burn. They represent the remains of at least two scooped settlements, what may be a contemporary or earlier enclosure, a later enclosure, a trackway and rig and furrow

cultivation. The western settlement is roughly oval in plan, measuring 53.5m east-south-east to west-north-west and 47m north-north-east to south-south-west within a grass-grown earth and stone bank up to 4.5m in thickness and 1m in internal height. The second scooped settlement, to the east, measures c. 45m in diameter internally and has been almost totally ploughed out and its bank has been heavily reduced. Remains of rig and furrow cultivation survive to the south and east of the settlement complex. This is a scheduled monument.

- *Meg Tod's Mote (Asset 6)*: comprises the remains of a slight scarp enclosing an area of c. 23m east to west by 15m north to south. Aerial photographs of 1975 indicate a cropmark of a roughly circular enclosure, measuring c. 30m in diameter within a ditch. The site has been heavily ploughed out. The fact that it is called a 'mote' suggests that it may represent the remains of a motte and bailey castle, and it is depicted in a similar way to Auldton Mote (Asset 1) on Roy's military map, though Canmore gives no details on a likely period of the monument. This is a nationally important site, though unscheduled.
- *Frenchland Settlement (Asset 7)*: located to the immediate south-west of the farmstead at Frenchland (Asset 3), this site comprises the remains of a settlement comprising two adjoining scooped enclosures, both approximately oval in plan. The northern enclosure measures 39m north to south and is subdivided east to west by a bank. The southern enclosure measures 22m east-north-east to west-south-west and 16m north-north-west by south-south-east and is entered from the north via the larger adjoining enclosure. The local authority Historic Environment Record includes this as an area of archaeological interest.
- *Auldton Hill Scooped Settlement (Asset 8)*: this site comprises the probable wasted remains of a scooped settlement, tree-covered and located 100m west of another scooped settlement (Asset 9). It is oval in plan and measures 28m north to south and 16m east to west. Its bank is about 3.5m wide and 0.4m high. No internal features or entrances are decipherable. The local authority Historic Environment Record includes this as an area of archaeological interest.
- *Scooped Settlement Sites, Auldton Hill (Asset 9)*: this area comprises two individual Canmore sites (Canmore 48330 and Canmore 72646), both representing scooped settlement sites located on the lower slopes of Auldton

Hill. The northernmost (Canmore 48330) measures internally 42m north to south and 32m east to west, within a stony bank surviving to an extent of 7m wide and 1.6m in height. Forestry works have affected its survival. There is an entrance on the western side, with two probable house platforms, indicative of a settlement. The southernmost (Canmore 72646) is another scooped settlement, now covered by a mature plantation. It too is oval in plan, and measures 41.5m north to south by 30m east to west, within a grass-covered stony bank 3.5m thick and 0.5m high. This has an entrance on the south-west side. This is included as an area of archaeological interest within the local authority Historic Environment Record.

- *Frenchland, enclosure and possible scooped settlement site (Asset 10)*: this site consists of a possible early enclosure with a scooped sub-oval interior measuring 35m by 23m within a bank spread of between 7m and 9m. The area around this possible settlement is included as an area of archaeological interest within the local authority Historic Environment Record.
- *Frenchland Burn, mill (Asset 11)*: the remains of a possible mill is represented by the substantial revetting of both sides of the Frenchland Burn some 250m south of the tower house (Asset 4). The area around this possible mill site is included as an area of archaeological interest within the local authority Historic Environment Record.
- *Hunterheck farmstead (Asset 12)*: the remains of the farmstead are situated on the south side of a stream gully and comprise the ruins of two buildings set at right angles to each other to form two sides of a yard. The southern building measures 15.4m by 6.2m over turf-covered stone wall footings and the western has been terraced into the slope parallel to the natural contours and measures c. 9m in overall length, the northern extent of which is overlain by a stone dyke. The area around this farmstead site is included as an area of archaeological interest within the local authority Historic Environment Record. Hunterheck is depicted on Roy's military map of 1752-5, but on the south side of the main road, and is unlikely to represent the same site.

4 RESULTS OF SITE VISIT

- 4.1.1 **Introduction:** the proposed development site was visited on Tuesday 19th March 2019 to assess Auldton Mote (Asset 1) and its surroundings, including how it may be affected by the masterplan design. It also aimed to identify any elements of the wider setting with possible associations with Auldton Mote (Asset 1) and that may be affected by the scheme. This resulted in the inclusion of five additional scheduled monuments into this study (Assets 2-6). Additional undesignated assets were also considered (Assets 7-12), both in terms of potential impacts on their setting, and in terms of the role these assets may have played in the setting of the designated assets, particularly Auldton Mote (Asset 1). All relevant heritage assets are described in Section 3.3 and included in the gazetteer in Appendix 2, and their locations are shown in Figure 1. Ground conditions and visibility at the time of the site visit were largely good.
- 4.1.2 **Definition and analysis of the setting of the heritage assets:** setting can include both tangible and less tangible elements. *'Less tangible elements may include function, sensory perceptions or the historical, artistic, literary and scenic associations of places or landscapes'* (Historic England 2016, 5). It is the scenic associations of the individual heritage assets within the landscape which primarily can be seen to have the potential to be affected by the masterplan. This could occur as a result of changes to *'views to, from and across or beyond the historic asset or place;... the prominence of the historic asset or place in views throughout the surrounding area...; the character of the surrounding landscape; general and specific views including foregrounds and backdrops; views from within an asset outwards over key elements in the surrounding landscape...; relationships with other features...'* (*ibid*, 6-7).
- 4.1.3 **The site:** the masterplan site occupies a plot of land to the west of known heritage assets concentrated along Frenchland Burn and the woodland on the lower slopes of Auldton Hill and Hunterheck Hill (Assets 8, 9, 2, 3, 7, 4, 10, 11, 12 and 5). No archaeological site occurs in isolation, and the occupiers of both the Romano-British and medieval settlements traversed, exploited and appreciated a wider landscape, which is likely to have included the present masterplan site. This is especially likely as the two motte sites (Assets 1 and 6) occupy land to the west of Crossland Burn (which traverses the masterplan site roughly north to east), with one lying within the site boundary itself (Asset 1). The statutorily protected scheduled area of this motte will not be directly affected by the development. Housing expansion eastwards from the

historic core of Moffat during the 19th and 20th centuries, has had a limited effect on the setting of these heritage assets, though the overall sense of the area, particularly when experienced from Auldton Mote itself (Asset 1), remains rural, tranquil and undeveloped.

- 4.1.4 The present masterplan site has been included as an *'allocated housing site (MOF.H4)'* to meet the housing land requirement of the town (Dumfries and Galloway Council 2014, 228). This means that a housing development in principle, has already been approved, and thus the impacts of the development of this plot of land on the setting of assets is unlikely to outweigh the benefits of development. The allocation allowed for the development of up to 200 units, though the Local Development Plan has asserted the requirement for the masterplan for the site to include, *'a layout incorporating substantial landscaping which includes the existing stone walls, hedgerows and trees on the boundary, safeguards for Auldton Motte Scheduled Monument...'* (Dumfries and Galloway Council 2014, 231).
- 4.1.5 ***The masterplan site and its intervisibility with the identified heritage assets:*** the site visit has found that woodland covering the lower slopes of Auldton Hill to the north-east of the masterplan site means that two of the areas of archaeological interest within the study area are not intervisible with the masterplan site (Assets 8 and 9), and therefore will not be affected by a development within the redline boundary. In addition, 20th century infill housing to the east of Ballplay Park and west of the masterplan site, extending on the earlier, post-medieval expansion of Moffat eastwards, have affected the setting of all other heritage assets identified as having the potential to be affected by the housing scheme (Assets 1-7 and 10-12). Therefore, it can be argued that the masterplan site itself will not have a significant additional impact on the setting of these heritage assets.
- 4.1.6 However, any development within the masterplan site does have the potential to affect the intervisibility between these heritage assets, a setting impact additional to what has already occurred as a result of 19th and 20th century development. This is a particular concern as Auldton Mote (Asset 1) is located within the masterplan site boundary, and therefore intervisibility between this heritage asset and the remaining nine heritage assets needs to be assessed (due to extensive woodland, Assets 8 and 9 are not intervisible with Asset 1 and no elements of the proposals will be constructed to further impact on the potential inter-relationship between Asset 1 and Assets 8 and 9).

4.1.7 Marginal woodland running north-south across the masterplan site, following Crosslaw Burn, omits intervisibility between Auldton Mote (Asset 1) and six of the remaining eight known heritage assets to the east of the masterplan site. This includes the scheduled Frenchland farmstead and cultivation remains (Asset 3), the area of archaeological interest to the south-west of Asset 3 (Asset 7), the area of archaeological interest comprising a scooped settlement (Asset 10), the area of archaeological interest associated with a mill (Asset 11), the area of archaeological interest associated with Hunterheck farmstead (Asset 12) and the scheduled monument protecting Hunterheck enclosures, ridge and furrow and a scooped settlement (Asset 5). There remains a level of intervisibility eastwards between the scheduled monument of Auldton Mote (Asset 1) and the scheduled monument of Walls Moated Site (Asset 2) and between Auldton Mote (Asset 1) and the scheduled monument of Frenchland Tower House (Asset 4). Similarly, there remains a level of intervisibility between Auldton Mote (Asset 1) and Meg Tod's Mote (Asset 6), to the south. This level of intervisibility remains, despite Meg Tod's Mote (Asset 6) being surrounded by 20th century development.

5 DISCUSSION

- 5.1.1 **Introduction:** this section assesses the likely alterations to the setting of heritage assets arising as a result of development, should it be approved as it-stands with no mitigative input. It then discusses the draft mitigative plan, Option C, issued on 16th April 2019 addressing these impacts and the effects of this on overall heritage significance (reproduced as Appendix 4).
- 5.1.2 **Impacts of development within the masterplan site:** as has been seen, a development within the masterplan site has the potential to have an indirect impact on ten of the twelve known heritage assets comprising the study area (Assets 1-7 and 10-12). Auldton Mote (Asset 1), lies within the masterplan site, and therefore is likely to be most affected by a development within the redline site boundary. Though this affect will not be direct (construction will not occur within the scheduled area), the effect on its setting will be more significant if the development affects present intervisibility between the motte and surrounding heritage assets. A development within the masterplan site has the potential to affect intervisibility between Auldton Mote (Asset 1) and assets not presently intervisible should it affect a marginal strip of woodland adjacent to Crosslaw Burn (Assets 2, 3, 10, 11, 12 and 5). However, as this strip will be retained, no such detrimental impact will occur.
- 5.1.3 A development within the masterplan site also has the potential to affect intervisibiliy between Auldton Mote (Asset 1) and Walls Moated Site (Asset 2), Auldton Mote and Frenchland Tower (Asset 4) and Auldton Mote (Asset 1) and Meg Tod's Mote (Asset 6).
- 5.1.4 **Previous revisions of masterplan design:** as outlined above, any development within the masterplan site has the potential to indirectly affect ten of the twelve known heritage assets comprising the study area (Assets 1-7 and 10-12), though the retention of an existing strip of woodland would limit those affects to five of the known assets (Assets 1, 2, 4 and 6). Initial designs for the housing masterplan (included as Appendix 4), submitted as pre-application proposals for consultation response, included a number of houses within the area of archaeological interest associated with Auldton Mote (Asset 1), within the north-western part of the masterplan site boundary. Initial advice issued in September 2018 by Andrew Nicholson, Dumfries and Galloway Archaeological Advisor, which included an overlay of the masterplan design on known heritage sites. Advice on the Built Heritage aspect of the scheme included in the Pre-Application Enquiry Advisory Report issued in November 2018 concluded that 'the

draft proposal with housing immediately to the south of this monument [Auldton Mote] would detrimentally affect the ability of people to understand and appreciate the motte's setting... [and that] the dominance of the monument would be undermined by this arrangement and the clear relationship with the flat land to the south would be diminished. There could also be disruption to the monument's clear associations with two medieval settlements and the 16th century Frenchland Tower to the south-east. As such, the draft development proposal presented would result in a significant adverse impact upon the monument's setting such that HES would be minded to object to the proposals if they came forward in their current form' (Dumfries and Galloway Council Planning Services 2018, 13). It recommended that 'consideration should be given to creating more public open space in the shaded area to the south of the motte, as the current proposal layout encroaches too close to the motte, and would have a serious adverse impact on its setting. A broader open space, perhaps with provision for car parking, would enable the monument to be better integrated into the scheme, giving a focal point for developing a sense of place for the community. Also, the line of buildings immediately east of the motte, for instance, appear to cut off and isolate the motte, and may impinge on views to and from the motte to contemporary and successor sites on the Frenchland Burn to the east' (Dumfries and Galloway Council Planning Services 2018, 13).

- 5.1.5 Based on this response to the initial draft proposals and following a visual assessment meeting with representatives of Historic Environment Scotland, a second plan was devised, focusing on the northern part of the masterplan site to specifically address the concerns outlined above regarding Auldton Mote (Asset 1). This plan incorporated design elements aimed at reducing the number of houses in the vicinity of the motte, to maintain the existing open space to provide a wider setting for the monument; providing improved public access by introducing a car parking facility through the provision of footpaths in line with guidance above; softening the visual impact of the new housing and framing views to the motte through tree planting; allowing the motte to be managed more naturally by sheep-proof fencing and kissing gates/cattle grids to allow access to grazing animals/people; and mitigating the design impact of modern housing on the landscape by allowing the potential for the re-use of stone walling across garden frontages of properties edging the development (Appendix 5). Informal response to this design from Historic Environment Scotland raised concerns about the continued enclosed nature of the motte as a result of such a design, suggesting that the access road entering the site from the west might be more beneficial if it was

designed to curve *'further to the south and leave a larger buffer zone around the monument... [with] an open green area to the south of this road at the western entrance to the site... [which would] mean that most of the houses in the southern and eastern part of the field will be at a lower level than the monument, so that the motte is still dominant in views towards the monument from the south and east and views from the motte to the surrounding landscape are not obstructed'* (MacLeod 2019). The reduction of housing in the areas to the south and east of the motte were applauded in the redesigned plan, although additional concern was raised regarding housing in parts of these areas at all. As a result of this phase of consultation, a third plan was devised, as outlined below.

- 5.1.6 **Housing Masterplan Option C:** Option C of the housing masterplan (reproduced as Appendix 6) has been devised to minimise the potential detrimental impacts on heritage significance resulting from a housing development, specifically addressing heritage issues associated with Auldton Mote (Asset 1), as outlined above. To mitigate against the development affecting intervisibility between Auldton Mote (Asset 1) and Walls Moated Site (Asset 2) no housing will be constructed north of the marginal strip of woodland adjacent to Crosslaw Burn, resulting in no impact on Walls Moated Site (Asset 2). This, alongside the retention of the woodland alongside Crosslaw Burn, will result in no impact on the assets to the east of the masterplan site, except to Frenchland Tower (Asset 4), which is intervisible with Auldton Mote (Asset 1) and thus views between the two will be altered by a housing development. No public right of way leads to Frenchland Tower (Asset 4), though Auldton Mote (Asset 1) is more readily accessible, and thus an appreciation of Frenchland Tower (Asset 4) from Auldton Mote (Asset 1) will be impeded. There is, however, no intervisibility at ground level of Frenchland Tower (Asset 4) from Auldton Mote (Asset 1), and the proposed housing scheme will not include buildings above two-storey level, so will have minimal impact. The eastern development of Moffat to Ballplay Road and the 20th century infill housing to the east of the road has already had an impact on the setting of Frenchland Tower (Asset 4) to the west. These developments have also had an impact on the setting of Meg Tod's Mote (Asset 6), though this remains intervisible.
- 5.1.7 A number of design features have been incorporated to reduce the detrimental impact of a housing development (Appendix 4) on the heritage significance of Auldton Mote (Asset 1). These include:

- the alignment of the new houses to ensure the gable ends face Auldton Mote (Asset) to reduce the impact of the modern built form on setting;
- the inclusion of an open area around the motte to provide a wider undisturbed setting to the monument;
- proposed tree planting to frame views to and from the motte and to soften the impact of modern housing;
- proposed post and wire fence to the south of the motte to retain the open aspect and views beyond, into the public open space, and lessen the isolation of the motte from the level landscape to the south; and
- the reuse of stone walling, to match the existing landscape character and allow for less stark boundaries between the motte and the plot boundaries to the northernmost housing and the motte and the proposed new car park.

5.1.8 In-line with Dumfries and Galloway's Local Development Plan, the design has incorporated features which will improve access to Auldton Mote, thus promoting its potential as an educational or research resource and for tourism and place making (Dumfries and Galloway Council 2014, 53; *confer* 1.4.1). This is also in-line with pre-application guidance for enabling the monument to '*be better integrated into the proposed scheme, giving a focal point for developing a sense of place for the community*' (Dumfries and Galloway Planning Services 2018). These features include:

- a car park, to the north-east of the motte. It is estimated that this will not be heavily used but will create the potential for improved access to the motte. There is the potential for this car park to include 'green' parking spaces for aesthetic and sustainable drainage purposes and to re-use stone walling to chest-height, to reinforce the landscape character of the area and to screen any parked cars from the motte without blocking views. Tree planting would be utilised to screen this car park from Auldton Cottages to the north-east;
- a public access track has been proposed, leading from an existing track to the east of the motte to further improve accessibility to the monument. This track is also designed to provide sheep access, so that the vegetation of the area will be managed in the future by grazing, allowing an improved appreciation and understanding of the heritage asset; and
- footpath links to the motte will also be provided, west, from Well Road over Birnock Water and eastwards, to improve access to the landscape and an

appreciation of place. These footpaths will feed through an area of open space to the south of the post and wire fence, south of the motte, which will run adjacent to the footpaths. This aims to maintain an open setting to the immediate environment of the motte. To the south of the footpath, additional open space will be provided, with tree planting, to soften the development and further suggest an open and airy setting. Beyond this, to form the northern boundary of the plots associated with the northernmost houses, it is suggested that existing stone walling is reused to retain elements of the area's character.

- 5.1.9 ***Impacts of Proposed Scheme***: the implementation of the design amendments proposed by Option C of the masterplan, and outlined above, will result in minimal changes to present intervisibility levels between known heritage assets in the vicinity, a reduction in adverse impacts on the setting of Auldton Motte and an increased appreciation and awareness of the motte and its presence in the wider landscape. It is anticipated that this will result in a reduced magnitude of impact resulting from the final development (*confer* 6.2).

6 CONCLUSION

6.1 Summary of Heritage Asset Significance

6.1.1 Auldton Mote (Asset 1) is a scheduled monument and therefore considered to be of '*national*' significance (Appendix 1, Table 1). In addition, of the eleven heritage assets assessed by this study to have the potential to form part of the setting of Auldton Mote, five are scheduled monuments (Assets 2-6) and are therefore also considered to be of '*national*' significance (Appendix 1, Table 1). The remaining six have all been identified as areas of archaeological interest, equivalent to an area of archaeological potential listed on a local plan and are therefore of '*district or county (lesser)*' significance (Appendix 1, Table 1).

6.2 Magnitude of Impact on Heritage Assets

6.2.1 For the heritage assets which are not intervisible with the site, or for which the latest design proposals ensure that they will not be intervisible following a development within the masterplan site (Assets 2-5, 7-12), the magnitude of impact resulting from the development would be '*no change*' (Appendix 1, Table 2). This also means that no impact will occur in relation to their presence as forming part of the setting of Auldton Mote (Asset 1).

6.2.2 For the two designated heritage assets, both mottes, which are intervisible with the site and each other (Assets 1 and 6), the masterplan development is likely to result in '*slight changes to setting*', the equivalent of a '*less than substantial*' magnitude of impact (Appendix 1, Table 2). Effects on non-visual environmental factors are likely to be minor and temporary.

6.3 Heritage Statement

6.3.1 For the ten heritage assets for which a magnitude of impact of no change is likely (Assets 2-5, 7-12), this would result in '*no appreciable impact*' on heritage significance and is therefore unlikely to require further archaeological mitigation (Appendix 1, Table 3). This will also result in no effect on the setting of Auldton Mote (Asset 1), in relation to these ten heritage assets.

6.3.2 For the two designated heritage assets of national significance, the mottes which are more inter-connected (Assets 1 and 6), and for which a '*less than substantial*' magnitude of impact is predicted, the result would be a '*limited impact*' on heritage significance (Appendix 1, Table 3). This impact has been partly addressed through

design, and partly offset by the positive impact of the proposed development in terms of improving access and understanding of the assets and their setting.

- 6.3.3 To conclude, the predicted 'limited impact' of the proposed development on the heritage significance of Auldton Motte resulting from changes to its setting, has largely been addressed by the design features included into the Option C plan in the vicinity of the motte. This, alongside additional design features which will result in an improved access to, and understanding of, the motte, and combined with the earmarking of this land as an allocated housing site to meet the requirement for new housing at Moffat, indicates that the benefits of this development are likely to outweigh any remaining detrimental impact on heritage significance.

7 BIBLIOGRAPHY

7.1 Primary Sources

Roy's Military Map of the Lowlands, 1752-5 (NLS 2019)

First Edition Ordnance Survey Map, 1867, 25 inch to 1 mile scale

Second Edition Ordnance Survey Map, 1900, 25 inch to 1 mile scale

Ordnance Survey Map, 1976, 1:2500 scale

7.2 Secondary Sources

Bassetlaw District Council 2011, *A Guide to Heritage Impact Assessments*

ClfA 2014, *Standard and Guidance for Historic Environment Desk Based Assessment*,
Chartered Institute for Archaeologists: Reading

Dumfries and Galloway Council 2014, *Local Development Plan*, Dumfries and Galloway
Council

Dumfries and Galloway Council Planning Services 2018, *Pre-Application Enquiry
Advisory Report in respect of site adjacent to Selkirk Road/Moffat Hospital, Moffat*,
Dumfries and Galloway Council

Historic Environment Scotland 2010, *New Design in Historic Settings*, Historic
Environment Scotland

Historic Environment Scotland 2016a, *Policy Statement June 2016*, Historic
Environment Scotland

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

Historic Environment Scotland 2018, *Environment Impact Assessment Handbook*,
Historic Environment Scotland

Historic Environment Scotland 2019, *Historic Environment Policy for Scotland*, Historic
Environment Scotland

Macleod, M, 2019, *email correspondence with David Jackson*, 21st March 2019

Scottish Government 2014, *Scottish Planning Policy*, Scottish Government

7.3 Internet Sources

Canmore 2019, online catalogue to Scotland's heritage, <https://canmore.org.uk/>, part

of Historic Environment Scotland, accessed 24th April 2019

Dumfries and Galloway 2019, online Historic Environment Record database,
<https://info.dumgal.gov.uk/mapviewers/Archaeology.aspx>, accessed 21st June 2019

NLS 2019, online access to the National Library of Scotland's historic mapping
holdings, <https://maps.nls.uk/>, accessed 25th April 2019

APPENDIX 1: HERITAGE IMPACT ASSESSMENT TABLES

Table 1 Measuring Significance

Significance	Designation	Asset types and justification	Preferred response to negative impact
International	Non-statutorily designated heritage assets	World Heritage Site	Avoid negative impact where asset contributes to the WHS's defined outstanding universal values
National	Statutorily designated heritage assets	Scheduled monuments, grade I and II* listed buildings. Grade A Listed Buildings in Scotland	Avoid negative impact
National	Non-statutorily designated heritage assets	Registered battlefields, grade I and II* Registered Parks and Gardens	Avoid negative impact
National	Non-designated heritage assets of demonstrable equivalence to a scheduled monument	Assets where assessment for designation is pending, assets that have been assessed as being capable of designation but have not been designated at the SoS discretion, assets worthy of designation but which are outside the scope of the 1979 Act	Avoid negative impact
District or County (Higher)	Statutorily designated heritage assets	Grade II listed buildings. Grade B Listed Buildings in Scotland	Limit negative impact (avoid substantial harm) and mitigate
District or County (Higher)	Non-statutorily designated heritage assets	Conservation area, grade II registered park and garden	Limit negative impact (avoid substantial harm) and mitigate
District or County (Lesser)	Non-designated heritage assets within a national park or AONB	Any extant heritage assets	Limit negative impact and mitigate
District or County (Lesser)	Non-designated heritage assets	Heritage assets placed on a local planning authority list (NPPG). Grade C Listed Buildings in Scotland	Limit negative impact and mitigate
District or County (Lesser)	Non-designated heritage assets	Any area of potential listed in a local plan (NPPG)	Limit negative impact and mitigate
District or County (Lesser)	Non-designated heritage assets	Historic Hedgerow as defined under the Hedgerow Regulations 1997	Limit negative impact and mitigate
Local	Non-designated heritage assets	Any extant heritage assets outside of a national park or AONB.	Mitigate
Negligible	Non-designated heritage assets	Heritage assets recorded in the HER that are no longer extant, individual findspots or structures of no heritage value	No action

Table 2: Establishing the Magnitude of Impact

Magnitude of Impact	Heritage Asset		
	Archaeological Remains (Archaeological Interest)	Historic Buildings (Architectural/Artistic Interest and/or Historic Interest)	Historic Landscapes (Historic Interest)
Loss	<ul style="list-style-type: none"> Change to most or all key archaeological materials, such that the resource is totally altered Comprehensive changes to setting 	<ul style="list-style-type: none"> Change to key historic building elements, such that the resource is totally altered Comprehensive changes to setting 	<p>Major change to historic landscape character resulting from:</p> <ul style="list-style-type: none"> Changes to most key historic landscape elements, parcels or components Extreme visual effects Major change to noise or change to sound quality Major changes to use or access
Substantial	<ul style="list-style-type: none"> Changes to many key archaeological materials, such that the resource is clearly modified Considerable changes to setting that affect the character of the asset 	<ul style="list-style-type: none"> Changes to many key historic building elements, such that the resource is significantly modified Changes to setting of an historic building such that it is significantly modified 	<p>Moderate change to historic landscape character resulting from:</p> <ul style="list-style-type: none"> Changes to many key historic landscape elements, parcels or components Visual change to many key aspects of the historic landscape Noticeable differences in noise or sound quality Considerable changes to use or access
Less than substantial	<ul style="list-style-type: none"> Changes to key archaeological materials, such that the asset is slightly altered Slight changes to setting 	<ul style="list-style-type: none"> Change to key historic building elements, such that the asset is slightly different Changes to setting of an historic building such that it is noticeably changed 	<p>Limited change to historic landscape character resulting from:</p> <ul style="list-style-type: none"> Changes to few key historic landscape elements, parcels or components Slight visual changes to few key aspects of the historic landscape Limited changes to noise levels or sound quality Slight changes to use or access
Minor	<ul style="list-style-type: none"> Very minor changes to archaeological materials 	<ul style="list-style-type: none"> Slight changes to historic buildings elements or setting that hardly affect it 	<p>Very small change to historic landscape character resulting from:</p> <ul style="list-style-type: none"> Very minor changes to key historic landscape elements, parcels or components Virtually unchanged visual effects Very slight changes to noise levels or sound quality Very slight changes to use or access
No change	No change		

Table 3 Impact on Heritage Significance

Assessment Matrix to define the degree of impact on heritage asset significance		Magnitude of impact				
		No change	Minor alteration with no reduction in significance	Less than substantial	Substantial	Loss
Significance of Heritage Asset	National	Blue	Yellow	Dark Green	Red	Red
	District/County (Higher)	Blue	Yellow	Light Green	Dark Green	Red
	District/County (Lesser)	Blue	Yellow	Light Green	Light Green	Dark Green
	Local	Blue	Blue	Yellow	Light Green	Light Green
	Negligible	Blue	Blue	Blue	Blue	Blue

Blue (no appreciable impact) = no mitigation necessary
Yellow (very limited impact) = low level mitigation eg photographic record/watching brief etc
Light green (limited impact) = may need evaluation to establish appropriate mitigation which may include site survey/excavation etc
Dark green (major impact) = may not be agreed and then only with significant justification, may require evaluation and will require significant mitigation such as excavation, detailed building survey, visual restoration, some in-situ preservation and on-site interpretation
Red (very major impact) = unlikely to be agreed except in exceptional circumstances and only with a high level of mitigation

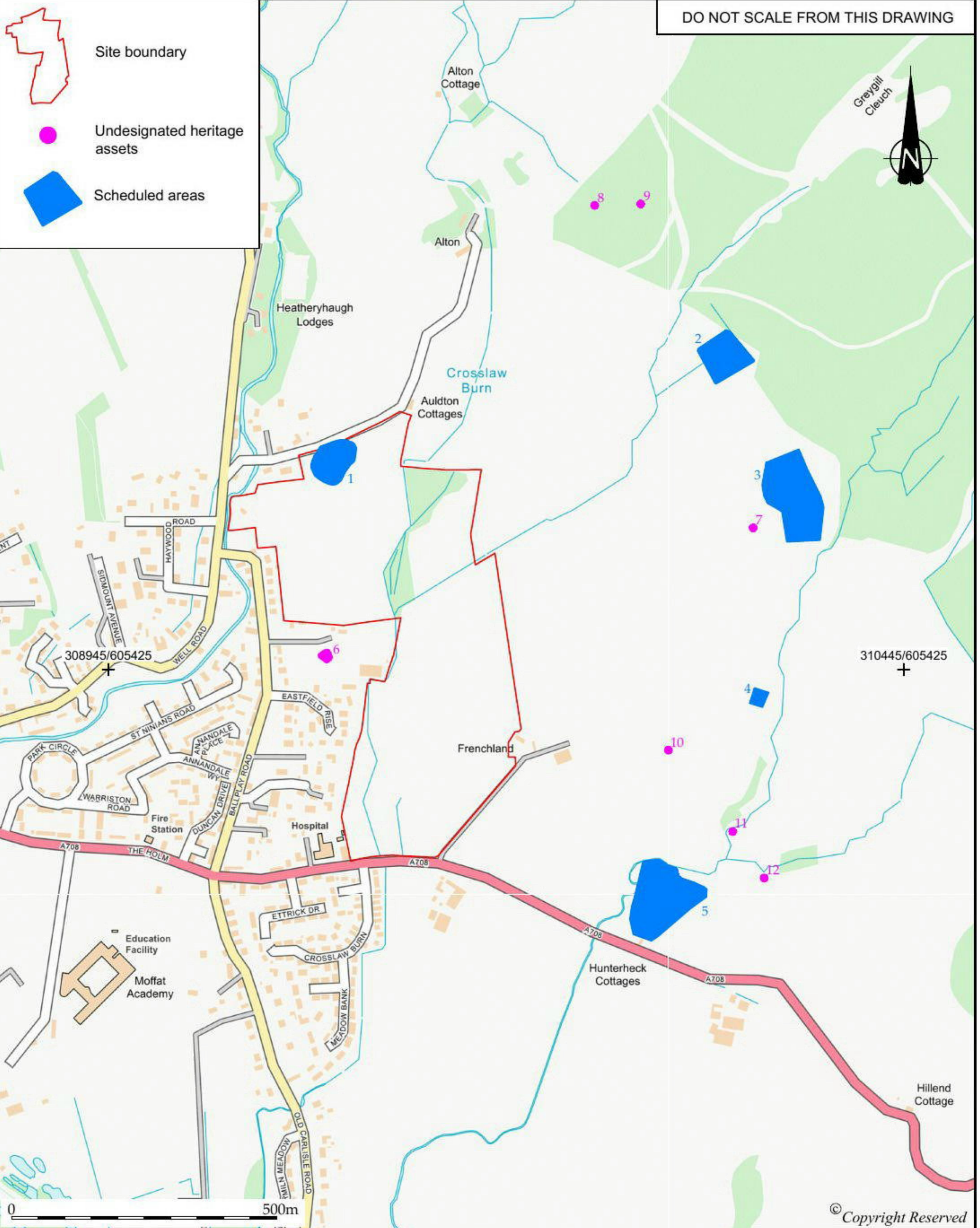
APPENDIX 2: LIST OF HERITAGE ASSETS WITH THE POTENTIAL TO BE AFFECTED BY THE MASTERPLAN

The table below summarises known heritage assets which have the potential to be affected by the masterplan, from Historic Scotland's Canmore database and Dumfries and Galloway's online HER. The locations of these heritage assets are shown in Figure 1:

Asset No.	Scheduled Monument Ref.	HER Ref.	Asset Name	Grid Reference	Significance of Asset
1	SM684	MDG255	Auldton Mote, motte and bailey and rig and furrow	309378,605830	Scheduled Monument
2	SM12723	MDG395	Walls Moated Site	310102,606020	Scheduled Monument
3	SM12726	MDG399	Frenchland, farmstead and cultivation remains	310251,605751	Scheduled Monument
4	SM693	MDG4587	Frenchland Tower House	310174,605373	Scheduled Monument
5	SM12733	MDG401	Hunterheck enclosures, rig and furrow, scooped settlement	309998,605001	Scheduled Monument
6	N/A	MDG257	Meg Tod's Mote, enclosure	309326,605431	Nationally Important Site (unscheduled); Area of Archaeological Interest
7	N/A	MDG4663	Frenchland, settlement	310166,605695	Area of Archaeological Interest
8	N/A	MDG7804	Auldton Hill scooped settlement	309849,606307	Area of Archaeological Interest
9	N/A	MDG7803	Includes two scooped settlement sites at Auldton Hill	209947,606309; 309949,606287	Area of Archaeological Interest
10	N/A	MDG21894	Frenchland, enclosure, scooped settlement	310003,605269	Area of Archaeological Interest
11	N/A	MDG9967	Frenchland Burn, mill	310117,605120	Area of Archaeological Interest
12	N/A	MDG4661	Hunterheck, farmstead	310182,605040	Area of Archaeological Interest

APPENDIX 3: FIGURE

DO NOT SCALE FROM THIS DRAWING



© Copyright Reserved

CLIENT	Mr. Brian Walker		DRG No.	CL12233_HS_001	REV	A
	PROJECT	Housing Masterplan for Selkirk, Moffat	SIZE	A4	SCALE	1:10,000
DATE			June 2019			
DRAWN BY			AB	CHECKED BY	DJ	APPROVED BY

DRAWING TITLE
Figure 1: Masterplan site boundary and location of known heritage assets



- CARLISLE | TEL 01228 550 575
WWW.WARDELL-ARMSTRONG.COM
- BIRMINGHAM
- BOLTON
- CARDIFF
- EDINBURGH
- GLASGOW
- LONDON
- MANCHESTER
- NEWCASTLE UPON TYNE
- SHEFFIELD
- STOKE ON TRENT


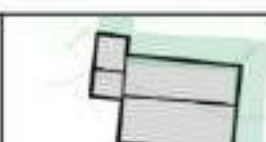
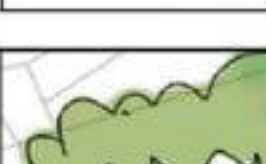
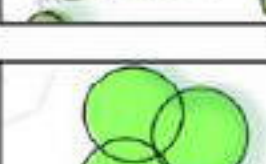









APPENDIX 4: PRE-APPLICATION MASTERPLAN DESIGN



APPENDIX 5:

POTENTIAL REVISED LANDSCAPE TREATMENT AROUND AULDTON MOTE

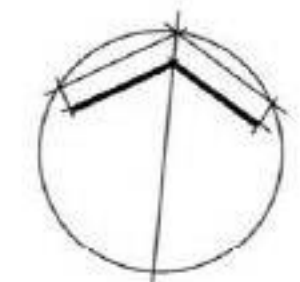
Key

-  Existing buildings (no ridge lines)
-  Proposed dwellings (ridge lines shown) indicative only
-  Existing vegetation (olive green)
-  Proposed vegetation (bright green) indicative only
-  Existing and proposed vehicle routes (proposed indicative only)
-  Indicative footpath and cycle routes through site
-  Route for movement of sheep between fields and motte for grazing (land management) purposes
-  Views into, from and within the site
-  Proposed sheep-proof boundary to grazed area (exact treatment to be determined)
-  Potential Suds features (to be developed)
-  Proposed open space
-  Proposed wildflower grass
-  Boundary of scheduled monument

Car park unlikely to be heavily used; potential for some "green" parking spaces for aesthetic and sustainable drainage purposes.

0 50.0 100.0
Scale ~ 1:1,250 at A3 page size. Do not scale off this drawing.

Drawing based on topographic survey plan prepared by Asher Associates 9th April 2019



Potential for additional emergency vehicle access

Access to car park

Potential to re-use stone walling to reinforce landscape character, and screen views of cars from Motte area. A chest height wall would screen views of cars without blocking views to or from Motte

Proposed tree planting to frame views of Motte and to replace existing trees when they die.

Potential to retain natural, informal grass with wildflowers on flanks of the Motte

Open space to south of Auldon Cottages and to west of their gardens, to help retain their open views.

Tree planting to screen views of cars from Auldon Cottages

Access for walkers and for livestock movement (to allow sheep grazing for management of the motte)

Note

The purpose of this drawing is to illustrate a potential treatment of the area around Auldon Motte. It has been prepared in advance of masterplanning for the whole of the allocated housing site. Therefore it is indicative only, and subject to change once other masterplanning issues have been taken into account.

All proposed housing shown here is indicative only, for the purpose of showing the potential relationship between the Motte and the housing.

In order to focus on the relationship between the Motte and the houses immediately adjacent to it, other proposed houses further south are not shown here.

In order to remain strategic, the masterplan itself will not show individual plots or houses.

revision	date	notes
R 03	06.05.2019	proposed road edges defined
R 02	03.05.2019	Drawing re-named "Option A"
R 01	16.14.2019	typo corrected, additional trees, title block
R 00	15.04.2019	original drawing

drawing number 01

drawing name Option A
Potential landscape treatment around Auldon Motte

project Housing masterplan for Selkirk Road, Moffat

client Loreburn Housing Association, Dumfries and Galloway Housing Partnership and B Walker

Eden Environment Ltd
www.edenenvironment.com

Footpath links between existing town, Motte area and proposed housing

Open space in front of existing housing provides breathing space and allows for a green link across the whole width of the allocated housing site.

Potential for sustainable drainage in open space.

Proposed tree planting to soften and frame new housing and provide a green setting for the Motte area.

Dwellings look out onto Motte area to make it a safe, overlooked space for people to enjoy (passive surveillance).

Footpath links between existing town, Motte area and proposed housing

Open space maintained around the Motte area and the proposed housing, to provide a setting for the historic monument

Sheep-proof boundary (details to be developed) allows Motte site to be managed in a natural way. Kissing gate and/or cattle grids allow easy access for people


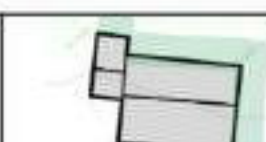
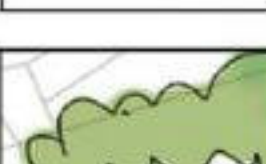
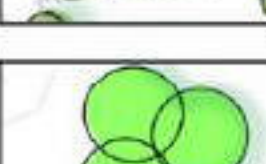









From some parts of the lower platform of the Motte there are distant glimpsed views of the apex of Frenchland Tower's gable. These views would not be affected. There is no intervisibility from ground level of Frenchland Tower to Auldon Motte.

Potential to re-use existing stone walling along garden frontages to help retain the typical landscape character of the area. Walls between waist and chest height would create a meaningful landscape feature and screen views of cars and other domestic items without blocking views.

APPENDIX 6:

POTENTIAL LANDSCAPE TREATMENT AROUND AULDTON MOTE: OPTION C

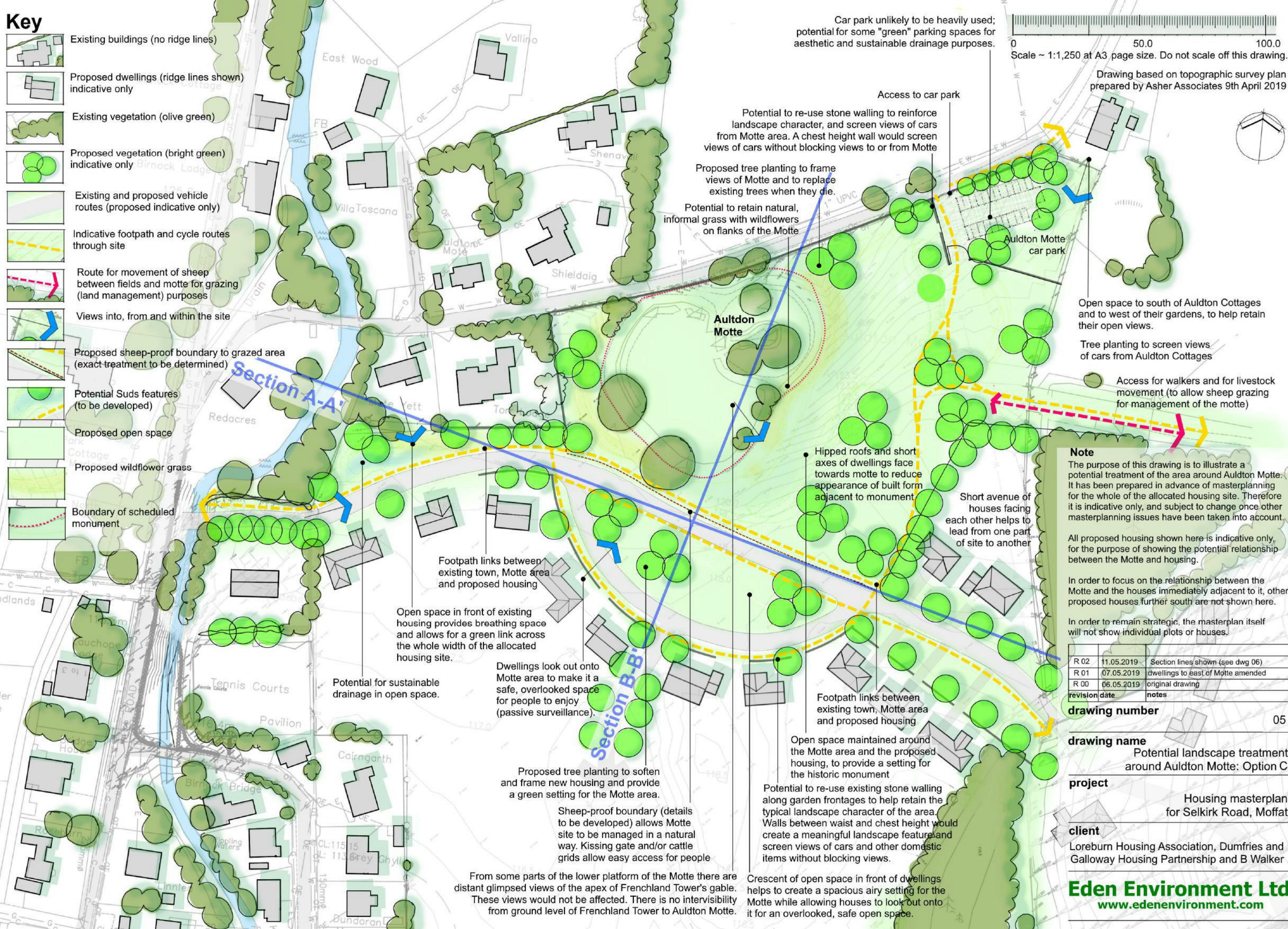
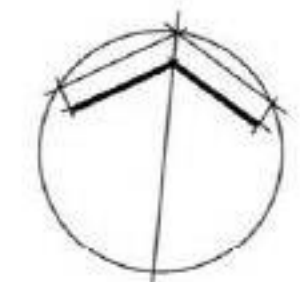
Key

-  Existing buildings (no ridge lines)
-  Proposed dwellings (ridge lines shown) indicative only
-  Existing vegetation (olive green)
-  Proposed vegetation (bright green) indicative only
-  Existing and proposed vehicle routes (proposed indicative only)
-  Indicative footpath and cycle routes through site
-  Route for movement of sheep between fields and motte for grazing (land management) purposes
-  Views into, from and within the site
-  Proposed sheep-proof boundary to grazed area (exact treatment to be determined)
-  Potential Suds features (to be developed)
-  Proposed open space
-  Proposed wildflower grass
-  Boundary of scheduled monument

Car park unlikely to be heavily used; potential for some "green" parking spaces for aesthetic and sustainable drainage purposes.

0 50.0 100.0
Scale ~ 1:1,250 at A3 page size. Do not scale off this drawing.

Drawing based on topographic survey plan prepared by Asher Associates 9th April 2019



Potential to re-use stone walling to reinforce landscape character, and screen views of cars from Motte area. A chest height wall would screen views of cars without blocking views to or from Motte

Proposed tree planting to frame views of Motte and to replace existing trees when they die.

Potential to retain natural, informal grass with wildflowers on flanks of the Motte

Open space to south of Auldton Cottages and to west of their gardens, to help retain their open views.

Tree planting to screen views of cars from Auldton Cottages

Access for walkers and for livestock movement (to allow sheep grazing for management of the motte)

Note
The purpose of this drawing is to illustrate a potential treatment of the area around Auldton Motte. It has been prepared in advance of masterplanning for the whole of the allocated housing site. Therefore it is indicative only, and subject to change once other masterplanning issues have been taken into account.

All proposed housing shown here is indicative only, for the purpose of showing the potential relationship between the Motte and housing.

In order to focus on the relationship between the Motte and the houses immediately adjacent to it, other proposed houses further south are not shown here.

In order to remain strategic, the masterplan itself will not show individual plots or houses.

R 02	11.05.2019	Section lines shown (see dwg 06)
R 01	07.05.2019	dwellings to east of Motte amended
R 00	06.05.2019	original drawing
revision date		notes

drawing number 05

drawing name
Potential landscape treatment around Auldton Motte: Option C

project
Housing masterplan for Selkirk Road, Moffat

client
Loreburn Housing Association, Dumfries and Galloway Housing Partnership and B Walker

Eden Environment Ltd
www.edenenvironment.com

Footpath links between existing town, Motte area and proposed housing

Open space in front of existing housing provides breathing space and allows for a green link across the whole width of the allocated housing site.

Dwellings look out onto Motte area to make it a safe, overlooked space for people to enjoy (passive surveillance).

Proposed tree planting to soften and frame new housing and provide a green setting for the Motte area.

Sheep-proof boundary (details to be developed) allows Motte site to be managed in a natural way. Kissing gate and/or cattle grids allow easy access for people

From some parts of the lower platform of the Motte there are distant glimpsed views of the apex of Frenchland Tower's gable. These views would not be affected. There is no intervisibility from ground level of Frenchland Tower to Auldton Motte.

Hipped roofs and short axes of dwellings face towards motte to reduce appearance of built form adjacent to monument

Short avenue of houses facing each other helps to lead from one part of site to another

Footpath links between existing town, Motte area and proposed housing

Open space maintained around the Motte area and the proposed housing, to provide a setting for the historic monument

Potential to re-use existing stone walling along garden frontages to help retain the typical landscape character of the area. Walls between waist and chest height would create a meaningful landscape feature and screen views of cars and other domestic items without blocking views.

Crescent of open space in front of dwellings helps to create a spacious airy setting for the Motte while allowing houses to look out onto it for an overlooked, safe open space.

wardell-armstrong.com

STOKE-ON-TRENT

Sir Henry Doulton House
Forge Lane
Etruria
Stoke-on-Trent
ST1 5BD
Tel: +44 (0)178 227 6700

BIRMINGHAM

Two Devon Way
Longbridge Technology Park
Longbridge
Birmingham
B31 2TS
Tel: +44 (0)121 580 0909

CARDIFF

Tudor House
16 Cathedral Road
Cardiff
CF11 9LJ
Tel: +44 (0)292 072 9191

CARLISLE

Marconi Road
Burgh Road Industrial Estate
Carlisle
Cumbria
CA2 7NA
Tel: +44 (0)122 855 0575

EDINBURGH

Great Michael House
14 Links Place
Edinburgh
EH6 7EZ
Tel: +44 (0)131 555 3311

GLASGOW

2 West Regent Street
Glasgow
G2 1RW
Tel: +44 (0)141 433 7210

LONDON

46 Chancery Lane
London
WC2A 1JE
Tel: +44 (0)207 242 3243

MANCHESTER (City Centre)

76 King Street
Manchester
M2 4NH
Tel: +44 (0)161 817 5038

MANCHESTER (Greater)

41-50 Futura Park
Aspinall Way
Middlebrook
Bolton
BL6 6SU
Tel: +44 (0)120 422 7227

NEWCASTLE UPON TYNE

City Quadrant
11 Waterloo Square
Newcastle Upon Tyne
NE1 4DP
Tel: +44 (0)191 232 0943

SHEFFIELD

Unit 5
Newton Business Centre
Newton Chambers Road
Thornccliffe Park
Chapelton
Sheffield
S35 2PH
Tel: +44 (0)114 245 6244

TRURO

Baldhu House
Wheal Jane Earth Science Park
Baldhu
Truro
TR3 6EH
Tel: +44 (0)187 256 0738

International offices:

ALMATY

29/6 Satpaev Avenue
Regency Hotel Office Tower
Almaty
Kazakhstan
050040
Tel: +7(727) 334 1310

MOSCOW

21/5 Kuznetskiy Most St.
Moscow
Russia
Tel: +7(495) 626 07 67