

# Review of Heritage Assessments Submitted to Sefton Council in Support of Proposed Land Allocations: Appendix 1 Assessment Methodology

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## Appendix 1: Assessment Methodology

This appendix sets out, in detail, the methodology for assessing impacts upon heritage assets. It takes account of NPPF, its practice guide and relevant Historic England guidance.

### Sensitivity of Receptors

#### Assessing Cultural Value (Significance) & Importance

AOC's method of classifying cultural heritage value and importance is guided by the classification criteria used nationally by the Secretary of State in designating heritage assets, such as Scheduled Monuments and Listed Buildings. It involves consideration of the asset's cultural heritage value, and includes consideration of such factors as their type, age, rarity, group value, site context, historical associations (i.e. with well-known persons or historical events), quality, character and style of construction and condition. Judgements on the value and importance can be based upon a single factor, although in all probability findings are based on a combination of these criteria.

The definition of cultural significance is readily accepted by heritage professionals both in the UK and internationally and was first fully outlined in the Burra Charter, which states in article one that 'cultural significance' or 'cultural heritage value' means aesthetic, historic, scientific, social or spiritual value for past, present or future generations (ICOMOS 1999, Article 1.2). This definition has since been adopted by governments and heritage organisations around the world, including Historic England (HE). The NPPF defines cultural significance as 'The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting' (2012, 56). For clarity and to avoid confusion with the concept of significant effects in planning terms, the term 'cultural value' will be used throughout this assessment though, as outlined above, it is acknowledged this is the same as cultural significance as identified in NPPF.

All heritage assets have some value, however some assets are judged to be more important than others. The level of that importance is, from a cultural resource management perspective, determined by establishing the asset's heritage interest for this and future generations. In the case of many heritage assets their importance has already been established through the designation (i.e. scheduling, listing and registering) processes applied by HE on behalf of the Secretary of State although it is acknowledged that certain classes of asset type are under-designated and that some non-designated sites may be of equal importance to designated ones. This is particularly true of buried archaeological sites or much altered structures where features critical to their value could be concealed.

The criteria used to establish importance in this assessment are presented in Table 1 below and are drawn from the Department of Media, Culture and Sports publications on *Principles for Selection of Listed Buildings* (2010) and their Scheduled Monuments Policy Statements (2013) which outline the criteria for designating heritage assets:

**TABLE 1: CRITERIA FOR ESTABLISHING IMPORTANCE**

<b>Importance</b>	<b>Criteria</b>
International and National	<p>World Heritage Sites;</p> <p>Scheduled Monuments (Actual and Potential);</p> <p>Grade I and II* Listed Buildings;</p> <p>Grade I &amp; II* Registered Parks and Gardens;</p> <p>Registered Battlefields;</p> <p>Fine, little-altered examples of some particular period, style or type.</p>
Regional	<p>Grade II Listed Buildings</p> <p>Grade II Registered Parks and Gardens</p> <p>Conservation Areas;</p> <p>Major examples of some period, style or type, which may have been altered;</p> <p>Asset types which would normally be considered of national importance that have been partially damaged (such that their cultural value has been reduced).</p>
Local	<p>Locally Listed Heritage Assets;</p> <p>Lesser examples of any period, style or type, as originally constructed or altered, and simple, traditional sites, which group well with other significant remains, or are part of a planned group such as an estate or an industrial complex;</p> <p>Cropmarks of indeterminate origin;</p> <p>Asset types which would normally be considered of regional importance that have been partially damaged or asset types which would normally be considered of national importance that have been largely damaged (such that their cultural value has been reduced).</p>
Negligible	<p>Relatively numerous types of remains;</p> <p>findspots or artefacts that have no definite archaeological remains known in their context;</p> <p>Asset types which would normally be considered of local importance that have been largely damaged (such that their cultural value has been reduced);</p>

This section outlines the detailed methodology used in assessing potential impacts upon the setting of heritage assets. It outlines a definition of setting and establishes criteria for assessing significance, sensitivity to changes to setting (Relative Sensitivity), magnitude of impact and significance of impact.

## Establishing Relative Sensitivity to Impacts on Setting

Determining the cultural value of an asset is essential for establishing its importance. As set out in NPPF Annex 2: Glossary (2012, 56) a determination of value can be made with reference to the archaeological, architectural, artistic or historic interest which an asset holds for this and future generations. As Conservation Principles (HE 2008) sets out these interests may have evidential, historical, aesthetic or communal value. Not all interests or values apply equally to a given asset. This guide indicates that in assessing each value, the contribution that is made to value by the setting of an asset must be considered (2008, 21). This implies that the contribution made by setting to the value of an asset is not equal for all assets. It is widely recognised (Lambrick 2008) that the importance of an asset is not the same as its sensitivity to changes to its setting. Indeed NPPF defines setting as:

*'The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral' (2012, 56).*

In March 2015, Historic England published an updated guidance document on setting as part of their Good Practice Advice Notes. This guidance is intended to explain how to apply the policies contained in the NPPF. This document states:

*'Setting is not a heritage asset, nor a heritage designation, though land within a setting may itself be designated. Its importance lies in what it contributes to the significance of the heritage asset. This depends on a wide range of physical elements within, as well as perceptual and associational attributes pertaining to, the heritage asset's surroundings' (2015, 4).*

This accords with the definition as set out in the Xi'an Declaration on the Conservation of the Setting of Heritage Structures, Sites and Areas adopted by the 15th General Assembly of ICOMOS in October 2005 (ICOMOS 2005) which places emphasis on the contribution that setting makes to the significance or cultural value of the asset and states that:

*'The setting of a heritage structure, site or area is defined as the immediate and extended environment that is part of, or contributes to, its significance and distinctive character'*

NPPF (2012) indicates that in decision making the value of the assets affected and any contribution made to that value by the asset's setting must be understood. Thus, in determining the nature and significance of impacts upon assets and their settings, the contribution that setting makes to an asset's value and importance, and thus its sensitivity to changes to setting, need to be considered.

Table 2 below sets out a guide for the determination of an asset's sensitivity to changes to its setting. However professional judgement and experience will be used and any attribution of sensitivity to changes to setting is first and foremost reliant upon the identification of relevant assets and determination of these assets' setting. Those elements that appreciably contribute to an understanding, appreciation and experience of an asset and its value, as per policy and guidance noted above, will also be identified. This is in line with Historic England Guidance which sets out the ways in which setting may contribute to the value of a heritage asset. It advocates a five stage approach the first four stages of which are applicable to this assessment. The five stage approach comprises the identification of the heritage assets, an assessment of the contribution made to the value of an asset by its setting, an assessment of potential impacts upon the setting (and thus the value of the asset) by a proposed development/change, an exploration of potential enhancement and/or mitigation measure and making, documenting and monitoring the outcomes of the decision made (Historic England 2015, 7-13). The guidance provides a checklist of potential attributes of setting which may contribute to or make appreciable the setting's contribution to the cultural value of the asset. Historic England acknowledges that the checklist is non-exhaustive and that not all attributes will apply

in all cases. This assessment will have regard to this checklist but will only discuss attributes where they are found to contribute to the value of the asset.

Considering the above, the approach to assessing setting impacts adopted herein recognises the importance of preserving the integrity of an asset's setting in the context of determining the nature of the contribution that setting makes to the cultural value and experience of a given asset. It recognises that setting is a key issue in the case of some, but by no means all, assets. Indeed, a nationally important asset does not necessarily have high sensitivity to changes to its setting (e.g. does not necessarily have a high relative sensitivity). For example, while all nationally important heritage assets are likely to be highly 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 value or importance. Assets with high sensitivity to indirect settings impacts may be vulnerable to any changes that affect their settings, and even slight changes may reduce their value or adversely affect experience of them. Assets which are less sensitive to changes to their setting will be able to accommodate greater changes to their settings without significant reduction in their value and, in spite of such changes, the relationship between the asset and its setting, such that it contributes to the asset's cultural value, will still be legible. An asset's relative sensitivity to alterations to its setting, therefore, refers to its capacity to retain its cultural value (significance) and interest for this and future generations in the face of changes to its setting.

Where there is the potential for the proposed allocation of land to result in impacts upon the setting of an asset, the setting of the asset will be defined as will the relative sensitivity of that asset to changes to its setting. Assessment of individual assets will be informed by knowledge of the asset itself; of the asset type if applicable and by site visits to establish the current setting of the assets. This will allow for the use of professional judgement and each asset will be assessed on an individual basis. The criteria for establishing an asset's relative sensitivity to changes to its setting are outlined in Table 2 below.

**TABLE 2: CRITERIA FOR ESTABLISHING RELATIVE SENSITIVITY**

Sensitivity	Definition
High	<p>An asset whose setting contributes significantly to an observer's understanding, appreciation and experience of it should be thought of as having High Sensitivity to changes to its setting. This is particularly relevant for assets whose settings, or elements thereof, contribute directly to their significance (e.g. form part of their Evidential and Aesthetic Value (Historic England, 2008, 28-29)). For example an asset which retains an overtly intended or authentic relationship with its setting and the surrounding landscape. These may in particular be, but are not limited to, assets such as ritual monuments which have constructed sightlines to and/or from them or structures intended to be visually dominant within a wide landscape area e.g. castles, tower houses, prominent forts etc.</p> <p>An asset, the current understanding, appreciation and experience of which, relies heavily on its modern aesthetic setting. In particular an asset whose setting is an important factor in the retention of its cultural value.</p>
Medium	<p>An asset whose setting contributes moderately to an observer's understanding, appreciation and experience of it should be thought of as having Medium Sensitivity to changes to its setting. This could be an asset for which setting makes a contribution to value but whereby its value is derived mainly from its physical evidential values (Historic England, 2008, 28). This could for example include assets which had an overtly intended authentic relationship with their setting and the surrounding landscape but</p>

	<p>where that relationship (and therefore the ability of the assets' surroundings to contribute to an understanding, appreciation and experience of them) has been moderately compromised either by previous modern intrusion in their setting or the landscape or where the asset itself is in such a state of disrepair that the relationship cannot be fully determined.</p> <p>An asset, the current understanding, appreciation and experience of which, relies partially on its modern aesthetic setting regardless of whether or not this was intended by the original constructors or authentic users of the asset. An asset whose setting is a contributing factor to the retention of its cultural value.</p>
Low	<p>An asset whose setting makes some contribution to an observer's understanding, appreciation and experience of it and its value should generally be thought of as having Low Sensitivity to changes to its setting. This may be an asset whose value is mainly derived from its physical evidential values and whereby changes to its setting will not materially diminish our understanding, appreciation and experience of it or its value.</p> <p>This could for example include assets which had an overtly intended authentic relationship with their setting and the surrounding landscape but where that relationship (and therefore the ability of the assets' surroundings to contribute to an understanding, appreciation and experience of them) has been significantly compromised either by previous modern intrusion in its setting or landscape or where the asset itself is in such a state of disrepair that the relationship cannot be determined.</p>
Marginal	<p>An asset whose setting makes minimal contribution to an observer's understanding, appreciation and experience of it and its value should generally be thought of as having Marginal Sensitivity to changes to its setting. This may include assets for which the authentic relationship with their surrounding has been lost, possibly having been compromised by previous modern intrusion, but who still retain cultural value in their physical evidential value and possibly wider historical and communal values.</p>

It should be noted that individual assets may fall into a number of the sensitivity categories presented above, e.g. a country house may have a high sensitivity to alterations within its own landscaped park or garden, but its level of sensitivity to changes in the wider setting, beyond the boundaries of the garden, may be less.

In establishing the relative sensitivity of an asset to changes to its setting, an aesthetic appreciation of that asset and its setting must be arrived at. Table 3 below outlines the range of factors which must be considered when establishing an aesthetic appreciation and therefore determining sensitivity. These have been used as a guide in assessing each asset from known records and in the field. In defining these criteria, emphasis has been placed on establishing the current setting of each asset and how the proposed development will affect it.

**TABLE 3: ESTABLISHING AN AESTHETIC APPRECIATION OF AN ASSET AND ITS SETTING**

Site Details	
1) Site No. /Name.	Unique number for each asset and name as shown in the Historic Environment Record or the National Heritage List Entry Number.
2) Site type	Brief description of the asset type as defined in the HER or NHL.
3) Site visit conditions	Conditions on day of survey with particular reference to visibility.

4) Orientation of proposed development site	Direction in which the proposed development lies measured from the asset.
5) Distance from proposed development	Distance to nearest point of the development measured from the asset.
6) Designation	Scheduled Monument Number or Historic Building Number, etc, if applicable
7) Horizon angle	Angle of elevation of the horizon in direction of proposed development as measured from the asset
<b>Scientific Detail</b>	
8) Asset form	The form of an asset, together with its size as it survives in the landscape.
9) Current Asset Condition	The current state of survival of the asset with reference to its location in the modern landscape. Alterations to the physical condition may already have severed or impaired attempts at understanding its original function and its relationship to the physical landform in which it occurs.
10) Relationship and intervisibility with other key assets.	<p>This includes key viewpoints to, from and across the asset. Depending on the asset in question these could include: entrances, specific points on approaches, routeways, farmlands, other related buildings, monuments or natural features.</p> <p>Some assets exist where modern scholars argue that intervisibility with other assets in a given landscape was/is an integral part of the function of the asset. For example, the intervisibility of a number of cairns on the skyline from an asset may be understood as a key function of these burial sites linking the separate sites across the landscape. The impact of the proposed development may be considered to be higher if the intervisibility between such assets is interrupted by the placing of a modern feature and as such the key relationships between assets is of relevance to this assessment.</p>
11) Economic Function	What was the economic function of the asset in the past and how does it function economically in the current landscape?
12) Evidence for technology engineering	What evidence remains for internal architecture, evidence for the skills of its builders? How was it constructed?
13) Palaeoenvironment potential	What is the likely palaeoenvironmental potential of the asset? Is it likely to preserve significant evidence for past environments?
<b>Historic Detail</b>	
14) Chronology of asset	What evidence does the asset contain for activity from specific periods?
15) Chronology of landscape	What evidence exists in the surrounding landscape for time depth and use through history and prehistory?
16) Landform Evolution	How has the surrounding physical landform evolved and how does it relate to the asset in its current setting?
17) Archaeological Study	Has the asset been the subject of previous archaeological study? What did it reveal about the asset in its current setting? What is the potential for future archaeological study?
<b>Social Detail</b>	
18) Nature of	When the asset was developed or in use, was it located to be seen

original and authentic uses	<p>from a distance, perhaps from other assets? Was it intended to have wide views over the landscape?</p> <p>Generally, the role of an asset and its setting was potentially of higher importance in the case of ritual monuments (e.g. barrow cemeteries), strategic and defensive monuments, and assets designed to convey power or high status (e.g. hillforts and castles). The setting of farms and industrial buildings was usually associated with their primary economic functions. Typically, their location would be strongly influenced by economics, e.g. emphasising proximity to raw materials, markets, etc). Similarly, commercial premises were sited according to demographics and economics. Therefore the uses of an asset and whether views to and from it were relevant to its function are factors in this assessment.</p>
19) Inferred Importance of setting	<p>The importance of the setting refers, as above, to our understanding of the role of an asset's setting in influencing the use and orientation of the asset by its builders and past user. Some scholars argue that assets interacted as part of a system with other contemporary elements (man-made or natural) in the landscape. In some cases, setting was thus an influential factor in the siting of assets. The importance of this original setting thus partially reflects how sensitive an asset is to changes to that setting.</p>
20) Inferred importance of view towards proposed development site	<p>The importance of views towards the proposed development area from the asset either in the past or present is a key factor in understanding how changes in these views will affect the overall appropriateness of asset setting. For example, an asset with open and extensive views across the proposed development will be more sensitive to the development than one with restricted views towards the development and open views focused away from the proposed development.</p>

## Assessing Magnitude of Impact

### Direct Impacts

The classification of the magnitude of physical impact on cultural heritage assets will be rigorous and based on consistent criteria. This will take account of such factors as the physical scale and type of disturbance to them and whether features or evidence that is fundamental to their historic character and integrity would be lost. The potential magnitude of the physical impact upon heritage assets caused by the proposed development is rated using the classifications and criteria outlined in Table 4:

**TABLE 4: Criteria for establishing magnitude of physical impact**

Physical Impact	Criteria
High	<p>Major loss of information content resulting from total or large-scale removal of deposits from a site.</p> <p>Major alteration of a monument's baseline condition.</p>
Medium	<p>Moderate loss of information content resulting from material alteration of the baseline conditions by removal of part of a site. Moderate alteration of a</p>



	monument's baseline condition.
Marginal	Minor detectable impacts leading to the loss of information content. Minor alterations to the baseline condition of a monument.
None	No physical impact anticipated.

### Settings Impacts

The magnitude of impact by the proposed development is an assessment of the magnitude of change to the setting of any given asset, in particular changes which will affect those elements of the setting that inform an asset's cultural value. Table 5 below outlines the main factors affecting magnitude of impact. These factors are largely corroborated by those listed Historic England's setting guidance (HE 2015c, 11) as needing consideration when determining the effect of any development.

**TABLE 5: FACTORS AFFECTING MAGNITUDE OF IMPACT**

Site Details	Importance of detail for assessing magnitude of impact
1) Proximity to development	Increasing distance of an asset from proposed development will, in most cases, diminish the effects on its setting.
2) Visibility of development (based on ZTV model and wireframes where appropriate)	The proportion of the development that will be intervisible with the asset will directly affect the magnitude of impact on its setting.
3) Complexity of landscape	The more visually complex a landscape is, the less prominent the new development may appear within it. This is because where a landscape is visually complex the eye can be distracted by other features and will not focus exclusively on the new development. Visual complexity describes the extent to which a landscape varies visually and the extent to which there are various land types, land uses, and built features producing variety in the landscape.
4) Visual obstructions	This refers to the existence of features (e.g. tree belts, forestry, landscaping or built features) that could partially or wholly obscure the development from view. The form of mapping called ZTV always presents a worst case scenario for visibility precisely because the readily accessible digital mapping does not take cognisance of vegetation, structures and local micro-topography. Ground truthing is always necessary for a real appraisal of the magnitude of impacts.

It is acknowledged that Table 5 above primarily deals with visual factors affecting setting. While the importance of visual elements of settings, e.g. views, intervisibility, prominence etc, are clear, it is also acknowledged that there are other, non-visual factors which could potentially result in setting impacts. Such factors could be other sensory factors, e.g. noise or smell, or could be associative. Where applicable these will be considered in coming to a conclusion about magnitude of impact.

Once the above has been considered, the prediction of magnitude of impact upon setting will be based upon the criteria set out below in Table 6. In applying these criteria, particular consideration will be given to the relationship of the proposed development to those elements of setting which have been defined as most important in contributing to the ability to understand, appreciate and experience the heritage asset and its value.

**TABLE 6 CRITERIA FOR CLASSIFYING MAGNITUDE OF SETTING IMPACT**

Setting Impact	Criteria
High	<p>Direct and substantial visual impact on a key sightline to or from a ritual monument or prominent fort;</p> <p>Direct and substantial visual impact on a key 'designed-in' view or vista from a Designed Landscape or Listed Building;</p> <p>Direct severance of the relationship between an asset and its setting;</p> <p>An impact that changes the setting of an asset such that it threatens the protection of the asset and the understanding of its cultural value.</p>
Medium	<p>Oblique visual impact on an axis adjacent to a key sightline to or from a ritual monument but where the key sightline of the monument is not obscured;</p> <p>Oblique visual impact on a key 'designed-in' view or vista from an Designed Landscape or Listed Building;</p> <p>Partial severance of the relationship between an asset and its setting;</p> <p>Notable alteration to the setting of an asset beyond those elements of the setting which directly contribute to the understanding of the cultural value of the asset;</p> <p>An impact that changes the setting of an asset such that the understanding of the asset and its cultural value is marginally diminished.</p>
Low	<p>Peripheral visual impact on a key sightline to or from a ritual monument, designed landscape or building;</p> <p>Slight alteration to the setting of an asset beyond those elements of the setting which directly contribute to the understanding of the cultural value of the asset;</p> <p>An impact that changes the setting of an asset, but where those changes do not materially affect an observer's ability to understand, appreciate and experience the asset and which do not material reduce its cultural value.</p>
Marginal	All other setting impacts
None	No setting impacts

### Assessing Level of Effect and Significance

#### Direct Effects

The predicted level of direct effect upon each asset is determined by considering its importance (Table 1) in conjunction with the magnitude of impact predicted on it (Table 4). The method of deriving the level of effect classifications is shown in Table 7 below. Using professional judgement the assessment considers that effects which reach a level of Moderate or greater are significant in planning terms.

**TABLE 7 METHOD OF RATING LEVEL OF DIRECT EFFECTS ON HERITAGE ASSETS**

Magnitude of Impact	Importance of Asset			
	Negligible	Local	Regional	National
High	Minor	Moderate	Major	Major
Medium	Minor	Moderate	Moderate	Major
Low	Negligible	Minor	Moderate	Moderate
Marginal	Negligible	Negligible	Minor	Moderate
None	None	None	None	None

The effects recorded in grey highlighted cells are 'significant'

### Indirect (Setting) Effects

The level of effect on the setting of cultural heritage assets is judged to be the interaction of the asset's sensitivity (Table 2) and the magnitude of the impact (Table 5) and also takes into consideration the importance of the asset (Table 1). In order to provide a level of consistency the assessment of sensitivity, the prediction of magnitude of impact and the assessment of significance of impact have been guided by pre-defined criteria. A qualitative descriptive narrative is also provided for each asset to summarise and explain each of the professional value judgments that have been made.

The interactions determining level of effect on settings of the assets in question is shown in Table 8. Using professional judgement the assessment considers that effects which reach a level of Moderate or greater are significant in planning terms.

**TABLE 8: METHOD OF RATING LEVEL OF EFFECT THE SETTING OF CULTURAL HERITAGE FEATURES**

Impact magnitude	Relative Sensitivity			
	<i>Marginal</i>	<i>Low</i>	<i>Medium</i>	<i>High</i>
<i>High</i>	Minor	Minor-Moderate	Moderate	Major
<i>Medium</i>	Negligible	Minor	MinorModerate	Moderate
<i>Low</i>	None/Negligible	Negligible	Minor	Minor-Moderate
<i>Marginal</i>	None	None	Negligible	Minor
The effects recorded in highlighted cells are 'significant' in planning terms.				

### **Assessment of Harm**

The NPPF, where designated heritage assets are concerned, requires us to make an assessment as to the level of harm which could be caused to heritage assets by development. It requires us to indicate whether that harm is 'substantial' or 'less than substantial' and the level of harm predicted establishes the planning test to be applied. Harm is defined by Historic England as 'Change for the worse, here primarily referring to the effect of inappropriate interventions on the heritage values of a place' (2008, p 71). The NPPF Practice Guide notes that '*What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset*' (2014, Para 17). Developments can cause harm to heritage assets through direct physical impacts and/or indirect impacts on the setting of cultural heritage assets.

The NPPF Practice Guide notes that the test of substantial harm is set at a high threshold and it suggests that harm is caused when the cultural value of an asset is removed or reduced. This can include changes which reduce the ability to understand, appreciate or experience the asset and its value. Setting can contribute to the cultural value of an asset. The assessment of level of harm in this report will be a qualitative one and will largely depend upon whether the impacts which could result from the allocation of sites would result in a major reduction in cultural value or in a major impediment to the ability to understand or appreciate the heritage asset in question.

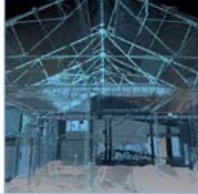
### **Unknown Remains**

The NPPF requires that the potential for a development to impact upon unknown heritage assets, primarily buried archaeological remains, is taken account of in the planning process. Policies for the consideration of direct impacts upon the unknown archaeological resource through development management are contained within paragraphs 128 to 129 of the NPPF.

The potential for surviving archaeological evidence of past activity within a site proposed for development is expressed in the additional assessment presented in the review as ranging between the scales of:

- High - The available evidence suggests a high likelihood for past activity within the site and a strong potential for archaeological evidence to survive intact or reasonably intact;
- Medium - The available evidence suggests a reasonable likelihood for past activity within the site and a potential that archaeological evidence may survive although the nature and extent of survival is not thought to be significant;
- Low - The available evidence suggests archaeological remains associated with past activity within the site is unlikely to survive, although some minor land-use may have occurred.
- Uncertain - Insufficient information to assess.

Buried archaeological evidence is, by its very nature, an unknown quantity which can never be 100% identified prior to intrusive investigation. The assessed potential is based on available evidence but the physical nature, extent and importance of any archaeological resource surviving within the site cannot be confirmed without detailed information on the below ground deposits or results of on-site fieldwork. The additional assessments presented in this review shall indicate the potential for encountering hitherto unknown buried archaeological remains. Based on known information they will comment on the potential magnitude of impact, using Table 4 above, which could be caused by the allocation of land.



**AOC Archaeology Group**, Edgefield Industrial Estate, Edgefield Road, Loanhead EH20 9SY  
tel: 0131 555 4425 | fax: 0131 555 4426 | e-mail: [edinburgh@aocarchaeology.com](mailto:edinburgh@aocarchaeology.com)

[www.aocarchaeology.com](http://www.aocarchaeology.com)