

Drum Farm, Keith
Historic Environment Desk-Based Assessment
April 2022

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Report

Historic Environment Desk-Based Assessment

Site

Drum Farm, Keith

Client

Renewable Energy Systems Ltd

Date

April 2022

Planning Authority

Moray Council

Site Centred At

NJ 43317 50447

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Timescales Used in This Report

Prehistoric

Palaeolithic	450,000 -12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,200 BC
Bronze Age	2,200 - 700 BC
Iron Age	700 - AD 43

Historic

Roman	43 - 410AD
Saxon/Early Medieval	410 - 1066AD
Medieval	1066 - 1485AD
Post Medieval	1486 - 1901AD
Modern	1901 - Present Day

Executive Summary

This historic environment desk-based assessment considers land at Drum Farm, Keith, Moray (hereinafter referred to as the “study site”). In accordance with government policy (Scottish Planning Policy) this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the heritage significance and archaeological potential of the study site.

Archaeological Assets

A review of the available evidence has confirmed that the study site has a low potential to contain finds and features relating to the Prehistoric, Roman, Medieval and Post-Medieval periods.

It is anticipated that some additional archaeological works will be required on the site due to the proximity of a once prominent estate and that limited archaeological intervention has taken place on the site previously. This may take the form of archaeological monitoring in the first instance, followed by more intrusive investigations, should archaeological remains be encountered. Geophysical survey may also be a form of archaeological intervention, although its usefulness in this part of Scotland can be negligible.

Due to the limited archaeological potential of the study site, it is proposed that any additional archaeological works can be undertaken as a condition of consent of the development.

Built Heritage Assets

An assessment of the significance of designated and non-designated heritage assets in the vicinity has demonstrated that two heritage assets, namely Drum Farm and Ardiemmannoch are likely to have their significance harmed by the proposed development of the site due to the loss of open space and change in vista. Given the low level of significance of the two non-designated assets and the lowest less than substantial harm occasioned, it is considered that a balanced judgement of these arrives at the harm being acceptable in heritage terms.

Mitigation in the form of new hedgerows proposed for planting along the north-east and south-east boundaries of the site, although not the open vista previously experienced, will provide a softer appearance more in keeping with the rural character of the surroundings than the hard edges of the development

With mitigation in place, it is considered that the proposals would likely generate the lowest level of less than substantial harm, which would need to be weighed against the public benefits arising from the scheme.

1.0 Introduction

- 1.1 This historic environment desk-based assessment considers land at Drum Farm, Keith (Fig. 1). It has been researched and prepared by Orion Heritage on behalf of Renewable Energy Systems Ltd. The site (hereinafter referred to as the “study site”) is located at grid reference NJ 44317 50447. It has been prepared to inform the emerging design of the proposed development and the promotion of the site for industrial and commercial development.
- 1.2 In accordance with the Standard and Guidance for Historic Environment Desk-Based Assessment (Chartered Institute for Archaeologists 2017), the assessment draws together available information on designated and non-designated heritage assets, topographic and land-use information so as to establish the potential for non-designated archaeological assets within the study site. The assessment includes the results of a site survey, an examination of published and unpublished records, and charts historic land-use through a map regression exercise. The assessment also considers the setting of heritage assets, and provides an assessment of how their settings contribute to their significance.
- 1.3 The assessment enables relevant parties to assess the significance of archaeological heritage assets on and close to the study site and considers the potential for hitherto undiscovered archaeological assets, thus enabling potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions. It also provides an understanding of any constraints to development of the study site due to the presence of nearby heritage assets, and provides an assessment of the potential impact development would have on the significance of heritage assets and also provides design responses that would serve to reduce that impact in line with local and national policy.
- 1.4 The study area used in this assessment is a 1km buffer from the boundary of the study site.

Location and Description

- 2.1 The study site is located on land to the south of Drum Farm, Keith, to the east of Keith (Figure 1). Keith is a small town and civil parish in Moray, in the historic county of Banffshire. It is situated near the Great Road from Aberdeen to Inverness, about 5 miles from the coast. The town is split into ‘Old Keith’, the original settlement, and two planned towns across the River Isla known as ‘New Keith’ and ‘Fife Keith’.
- 2.2 The study site has a solid geology of Keith Intrusions – Metagranite, Sheared with a superficial geology of Till, Devensian - Diamicton (British Geological Survey, 2022).

2.0 Aims, Objectives & Methodology

2.1 The principal aims of the heritage desk-based assessment are to:

- Gain an understanding of the archaeological potential of the study site;
- Identify any archaeological constraints to the development of the study site; and to
- Assess the likely impact of the proposed development.

2.2 The results of the archaeological desk-based assessment will inform an archaeological strategy for further on-site assessment and formulation of a mitigation strategy, as appropriate to the archaeological potential of the study site.

2.3 This desk-based assessment conforms to the requirements of current national and local planning policy (including *Scottish Planning Policy* 2016) and it has been designed in accordance with current best archaeological practice, and the appropriate national and local standards and guidelines, including:

- Code of Conduct (Chartered Institute for Archaeologists [CIfA] [revised edition] 2014); and
- Standard and Guidance for Historic Environment Desk-Based Assessment (CIfA January 2017).

2.4 It is noted that the Chartered Institute for Archaeologists defines desk-based assessment as:

“a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate.”

2.5 The Chartered Institute for Archaeologists Standard for desk-based assessment states that:

“Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.”

Methodology

2.6 The following sources will be consulted for the whole study area:

- Moray Historic Environment Record (MHER);
- Canmore; National Record of the Historic Environment; Historic Environment Scotland
- Historic mapping;

- Previous archaeological evaluation and excavation records relating to sites in and immediately adjacent to the study area;
- Such other published works, reports and other information relevant to the desk-based assessment;
- Online aerial photography including Google Earth and Bing Aerial;
- An assessment of any Lidar holdings held by the National Library of Scotland for the study area; and
- Treasure Trove data, available from the Treasure Trove website.

3.0 Statutory and Planning Policy Framework

Ancient Monuments & Archaeological Areas Act 1979

- 3.1 The Ancient Monuments & Archaeological Areas Act 1979 (as amended) protects the fabric of Scheduled Monuments but does not afford statutory protection to their settings.

Planning (Listed Building and Conservation Areas) Act 1990

- 3.2 The *Planning (Listed Buildings and Conservation Areas) Act 1990* sets out broad policies and obligations relevant to the listing of special buildings.

- 3.3 Section 66(1) of the Act states:

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

Scottish Planning Policy (SPP): Valuing the Historic Environment

- 3.4 The paragraphs of SPP 2014: Valuing the Historic Environment relevant to this assessment are:

- 3.5 Paragraph 137 states that the planning system should:

- promote the care and protection of the designated and non-designated historic environment (including individual assets, related settings and the wider cultural landscape) and its contribution to sense of place, cultural identity, social well-being, economic growth, civic participation and lifelong learning; and
- enable positive change in the historic environment which is informed by a clear understanding of the importance of the heritage assets affected and ensure their future use. Change should be sensitively managed to avoid or minimise adverse impacts on the fabric and setting of the asset, and ensure that its special characteristics are protected, conserved or enhanced.

- 3.6 Paragraph 141 states that “Change to a listed building should be managed to protect its special interest while enabling it to remain in active use. Where planning permission and listed building consent are sought for development to, or affecting, a listed building, special regard must be given to the importance of preserving and enhancing the building, its setting and any features of special architectural or historic interest. The layout, design, materials, scale, siting and use of any development which will affect a listed building or its setting should be appropriate to the character and appearance of the building and setting. Listed buildings should be protected from demolition or other work that would adversely affect it or its setting.”

- 3.7 Paragraph 150 states that “Planning authorities should protect archaeological sites and monuments as an important, finite and non-renewable resource and preserve them in situ wherever possible. Where in situ preservation is not possible, planning authorities should, through the use of conditions or a legal obligation, ensure that developers undertake appropriate excavation, recording, analysis, publication and archiving before and/or during development. If archaeological discoveries are made, they should be reported to the planning authority to enable discussion on appropriate measures, such as inspection and recording.”

- 3.8 Paragraph 151 states that "There is also a range of non-designated historic assets and areas of historical interest, including historic landscapes, other gardens and designed landscapes, woodlands and routes such as drove roads which do not have statutory protection. These resources are, however, an important part of Scotland's heritage and planning authorities should protect and preserve significant resources as far as possible, in situ wherever feasible."
- 3.9 Historic Environment Scotland is responsible for designating sites and at the national level – Historic Environment Policy for Scotland (HEPS) (2019). These national designations are:
- Scheduled monuments;
 - Listed buildings;
 - Inventory of gardens and designed landscapes; and
 - Inventory of historic battlefields.
- 3.10 Local authorities are responsible for designating areas of special architectural or historic areas as conservation areas. Designation decisions are underpinned by four principles set out in HES DESIGNATION POLICY AND SELECTION GUIDANCE:
- 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.
 - 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.

Local Planning Policy

- 3.11 The study site is located within the planning area for Moray Council.
- 3.12 The current planning policy comprises:
- Moray Local Development Plan (2020)
- 3.13 The Local Development Plan contains the following policy relevant to this assessment:

Policy EP8: Historic Environment

a) Scheduled Monuments and Unscheduled Archaeological Sites of Potential National Importance

Where a proposed development potentially has a direct impact on a Scheduled Monument, Scheduled Monument Consent (SMC) is required, in addition to any other necessary consents. Historic Environment Scotland manage these consents.

Development proposals will be refused where they adversely affect the integrity of the setting of Scheduled Monuments and unscheduled archaeological sites of potential national importance unless the developer proves that any significant adverse effects are clearly outweighed by exceptional circumstances, including social or economic benefits of national importance.

b) *Development proposals which adversely affect sites of local archaeological importance or the integrity of their settings will be refused unless;*

- *Local public benefits clearly outweigh the archaeological value of the site, and*
- *Consideration has been given to alternative sites for the development and preservation in situ is not possible*
- *Where possible any adverse effects can be satisfactorily mitigated at the developers expense*

Policy EP10: Listed Buildings

Development proposals will be refused where they would have a detrimental effect on the character, integrity or setting of a listed building. Alterations and extensions to listed buildings or new developments within their curtilage must be of the highest quality, and respect the original structure in terms of setting, scale materials and design.

No listed building should be demolished unless it can be clearly demonstrated that every effort has been made to retain it. Where the demolition of a listed building is proposed it must be shown that;

- *The building is not of special interest or*
- *The building is incapable of repair*
- *The demolition of the building is essential to delivering significant benefits to economic growth or the wider community*
- *The repair of the building is not economically viable and that it has been marketed at a price reflecting its location and condition to potential restoring purchasers for a reasonable price.*

New development must be of a comparable quality and design to retain and enhance special interest, character and setting of the listed building (s).

Enabling development may be acceptable where it can be shown to be the only means of retaining a listed building (s). The resulting development should be of a high design quality protecting the listed building (s) and their setting and be the minimum necessary to enable its conversion and re-use.

Listed buildings are an important part of Moray's heritage and contribute to its sense of place. The aim of this policy is to protect listed buildings from inappropriate development so that it is safeguarded for future generations.

Proposals to extend or convert listed buildings must retain their existing character as must proposals within the curtilage of listed buildings and demolition will only be considered as a last resort. Applications for the demolition of listed buildings must be supported by sufficient information to evidence that every effort has been made to safeguard it.

Enabling development to assist the retention of listed buildings is supported in principle. It should be noted however that the new development is to address the conservation deficit as opposed to funding the restoration and the preservation of the setting of the listed building will remain a key consideration.

Policy EP11: Battlefields, Gardens and Designated Landscapes

Development proposals which adversely affect nationally designated Battlefields or Gardens and Designed Landscapes or their setting will be refused unless;

- a) *The overall character and reasons for the designation will not be compromised, or*

b) Any significant adverse effects can be satisfactorily mitigated and are clearly outweighed by social, environmental, economic or strategic benefits.

The Council will consult Historic Environment Scotland and the Regional Archaeologist on any proposals which may affect Inventory Sites.

The aim of this policy is to protect Battlefields and Gardens and Designed Landscapes from inappropriate developments as their designation recognises the important contribution that they make to Moray's culture and heritage.

Guidance

Historic Environment Scotland's Managing Change in the Historic Environment guidance notes (2016)

- 3.14 The purpose of this document is to provide information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy.
- 3.15 Planning authorities must take into account the setting of historic assets or places when drawing up development plans and guidance, when considering environmental and design assessments/statements, and when making decisions on planning applications.
- 3.16 Where development is proposed it is important to:
- Identify the historic assets that might be affected;
 - Define the setting of each historic asset; and
 - Assess the impact of any new development on this.
- 3.17 There are three stages in assessing the impact of a development on the setting of a historic asset or place:
- 1) Stage 1: identify the historic assets that might be affected by the proposed development.
 - 2) Stage 2: define and analyse the setting by establishing how the surroundings contribute to the ways in which the historic asset or place is understood, appreciated and experienced.
 - 3) Stage 3: evaluate the potential impact of the proposed changes on the setting, and the extent to which any negative impacts can be mitigated.
- 3.18 Stage 1: identify the historic assets. A desk assessment of historic environment records and other relevant material will provide the baseline information, identifying which assets will be affected and what is significant about them. The initial approach should include all the potentially affected historic assets and places (including those relatively distant from the proposal) and their settings.
- 3.19 Stage 2: define and analyse the setting. The setting of a historic asset comprises our present understanding and appreciation of its current surroundings, and what (if anything) survives of its historic surroundings combined with subsequent historic changes. Key viewpoints to, from and across the setting of a historic asset should be identified. Changes in the surroundings since the historic asset or place was built should be considered, as should the contribution of the historic asset or place to the current landscape. In some cases the current surroundings will contribute to a sense of place, or how a historic asset or place is experienced. The value attributed to a historic asset by the community or wider public may influence the sensitivity of its setting. Whether or not a site is visited does not change its inherent value, or its sensitivity to alterations in its setting.

3.20 Stage 3: evaluate the potential impact of the proposed changes. The impact of a proposed development on the setting of a historic asset or place can be a material consideration in determining whether a planning or other application is given consent, so thought must be given to whether new development can be incorporated sensitively. Depending on the nature of the historic asset or place, relatively small changes in the wider landscape may affect its setting.

3.21 Planning Advice Note (PAN) 2/2011; Planning and Archaeology, sits alongside Scottish Planning Policy (SPP), Scottish Historic Environment Policy (SHEP) and the Managing Change in the Historic Environment Guidance Notes, which together set out the policies for planning and the historic environment. Planning Advice Note (PAN) 2/2011, outlines the need to identify and assess all heritage assets, their significance, and the impact the proposals may have upon them. The paragraphs of (PAN) 2/2011 of particular relevance to this assessment are:

- Paragraph 5:

"In considering planning applications, planning authorities should take into account the relative importance of archaeological sites."

- Paragraph 6:

"In determining planning applications that may impact on archaeological features or their setting, planning authorities may on occasion have to balance the benefits of development against the importance of archaeological features."

The weight that given will depend on a number of factors, including rarity, completeness, historical or cultural associations, community value, educational or research value, and the potential for tourism or place-making.

4.0 Archaeological and Historic Baseline

4.1 The heritage assets under consideration have been identified by means of a review of a wide range of sources, in summary this includes:

- Moray Historic Environment Record (MHER) Data;
- Historic Environment Scotland;
- The National Archives;
- Canmore;
- Local studies and record office research; and
- Review of historic mapping.

4.2 This resource has been used to provide an understanding of the heritage assets which may be affected by the proposed development. This chapter will describe the heritage assets which may be affected and assess their significance.

Previous archaeological investigations

4.3 A programme of archaeological works comprising site visit, walkover surveys and watching brief was carried out in advance of, and during, reconductoring works for the overhead line between Nairn and Keith, approximately 350m to the west of the site. The works were carried out between March 2019 and February 2020 by AOC Archaeology. One small pit, likely a natural feature, was uncovered during ground-breaking works at Tower 263. Two previously unrecorded structures, comprising the remains of a post-medieval building and enclosure, were identified during a walkover survey near Tower 335 (Canmore ID 369971)

Prehistoric

4.4 There is no known recorded prehistoric activity within the site, or within the 500m study area, with no evidence to suggest significant activity within the study site or its immediate environs.

4.5 The site, therefore, has a low potential to contain finds or features relating to the Prehistoric period.

Iron Age – Roman

4.6 There is no known recorded Roman activity within the study site or within the 500m study area.

4.7 The site has a low potential to contain finds or features relating to the Roman period.

Medieval

4.8 There is no recorded Medieval activity within the study site or within the wider study area.

4.9 The site has a low potential to contain finds or features relating to the medieval period.

4.10 The earliest known settlement in Keith was established in the 8th century AD. The monastery of Applecross, dedicated to St. Maelrubha, formed a cell in Old Keith, where he was venerated as St. Rufus. The town was anciently referred to as 'Kethmalruff', a derivation of the Gaelic *Cèith Mhaol Rubha*. A church was granted to Elgin Cathedral in 1203; it now survives only as a portion of burial ground (HES LB35660). The first documentary mention of Keith is in 1195 when the town was mentioned in a charter by King William the Lion, granting Grange to the Abbey of Kinloss (Gordon, 1880, p. 387).

4.11 In early records Keith was referred to as a 'burgh', meaning it was able to hold independent criminal and civil courts. Keith was an important trade centre as host to the 'Great Summereve Fair', an annual market for the sale of cattle and horses, which

attracted trade from all over Scotland. The fair endured into the 19th century (Groome, 1882, Vol. IV, p. 340).

- 4.12 Considering the lack of archaeological evidence of medieval date both within the site and the study area, the potential of the site is low.

Post Medieval

- 4.13 The existence of an estate called Drum or Drum-na-Keith is documented as early as 1562, when an estate by that name in Banffshire was confirmed to James Ogylvv of Fyndlatter (Thomson, 1886, No. 1447, p. 328). There is a suggestion that the estate was extant in the medieval period, but there's no documentary evidence to support this theory.
- 4.14 John Ogilvie (1579-1615), the Scottish Jesuit martyr, was born at the estate of Drum-na-Keith in Banffshire. His father was the baron of Drum-na-Keith and a major landowner in Banffshire (Butler & Burns, 1995, No. 10). He was the only Scottish post-Reformation saint.
- 4.15 The first bridge over the River Isla was built in 1609. The 'Auld Brig' is the oldest surviving dated bridge in Moray (HES LB35661). The bridge bares the arms of Thomas Moray and Janet Lindsay who purportedly built the bridge. According to Groome they were "a worthy couple who lived close to the ford that formerly existed, and ... who were so distressed by the cries of persons in danger that they devoted their savings to the erection of a stone bridge" (Groome, 1882, Vol. IV, p. 341).
- 4.16 There was a major Skirmish at Keith in 1746 as part of the Jacobite Rising, in which the Jacobite army was successful against a Government force and 20 people were killed (SHS, 1895, p. 213).
- 4.17 Drum Farm appears on maps as early as 1747. It is labelled and shown on the Roy Military Survey Map (1747-55) as a small collection of buildings to the south-east of Old Keith and to the north of Ardemanoch. The Burn of Drum is also shown.
- 4.18 New Keith was planned by the Earl of Findlater from 1750. Keith was extended eastwards with a 'grid iron' plan radiating from a central square. The Summereve Fair was relocated to the Market Square. A system was devised whereby each household was allotted lands to cultivate or rear cattle (Ettles, 2021).
- 4.19 In the 18th century the agriculture-based economy of Keith began to diversify. 'The Tannery' opened at Hyde Park in 1772 and was still operated into the late 20th century (Ettles, 2021). The site of the Tannery near the Union Bridge is scheduled (Moray HER – NJ45SW0018). There were large woollen mills in Keith, starting with 'Bleach Greens' and later supplanted by Isla Bank Mills, which produced tweed (Gordon, 1880, p. ix).
- 4.20 There was a short-lived oat- and flour-milling industry in Keith which gave way to the more lucrative brewing business. In 1786 Milton Brewery, now the Strathisla Distillery, was established ('About Strathisla', Chivas). It is the oldest working distillery in the Highlands. Strathmill Distillery was originally built as a corn mill in 1823, then converted to a whisky distillery in 1891 ('History of Strathmill', Malts). It is still operational. Keith is a stop on the Highlands 'Malt Whisky Trail' (maltwhiskytrail.com).
- 4.21 In 1817 the Earl of Fife established Fife Keith, another planned extension to the town. It was also a formal grid arrangement of streets around the central Regents Square.
- 4.22 The railway came to Keith in 1857. Keith Junction Station on the Highland and Great North of Scotland railway system had a large depot, allowing the railway to branch out in all directions, bringing visitors and trade from all over Scotland (Vallance, 1989, p. 31).
- 4.23 In Gordon's 1880 Book of the Chronicles of Keith, a tombstone was observed in the burial-ground at Keith recording the death of James Thurburn at Drum Farm, near Keith, in 1793.

James Thurburn apparently leased Drum Farm from Lord Findlater in order to grow flax there (Gordon, 1880, p. 205).

- 4.24 In 1882 the biggest landowners were the Duke of Fife and the Countess-Dowager of Seafield, who also held the historic estate of Findlater (Groome, 1882, Vol. IV, p. 340).

Summary of Archaeological Potential and Assessment of Significance

- 4.25 Following a review of the available evidence, the potential for significant buried archaeological remains within the study site is low; and there is no evidence of buried remains of archaeological interest being present from these periods.
- 4.26 The area within the proposed development has been of an agricultural nature into the Post-Medieval period.

Site Walkover

- 4.27 A site walkover was undertaken on 16th January 2022 to gain a greater understanding of existing land use and the potential for archaeological constraints within the study site. The conditions were clear and bright. Access to the study site was by foot, through an open gate adjacent to the access road for Drum Farm.
- 4.28 The site walkover identified no evidence of extant or buried archaeological remains. No discernible areas of truncation were noted, beyond its current use.



Plate 1: View from the centre of the study site towards Ardiemmannoch (dir. South-east).



Plate 2: View towards Drum Farm from the proposed entrance to the new access road to the proposed development. (dir. East)

Historic Map Regression

- 4.29 The first available mapping of the area of the study site is the 1640 Gordon Map (Figure 3) and the 1654 Bleau Map (Figure 4). However, the scale of the mapping is such that no details relating to the study site are discernible.
- 4.30 The 1747-55 Roy Military Survey Map (Figure 5) shows the Drum Estate and its attached fields. Its position is echoed in the 1822 Robertson Map (Figure 6), the 1826 Thomson Map (Figure 7) and the 1850 Johnston Map (Figure 8) which also shows the development of Keith to the west, laid out in grid fashion. The bridge over the Burn of Drum to the south of Drum Farm is clearly visible in the latter three maps, giving access from Drum Farm to other elements of estate farmland.
- 4.31 The 1872-74 Ordnance Survey mapping (Figure 9) shows Drum Farm and the field boundaries, the footbridge is also shown on the map, as is the first time, the farmstead of Ardiemmannoch, previously known as Ardemanoch. No further changes are visible on the 1905 OS Map (Figure 10) or the 1938 OS Map (Figure 11).
- 4.32 By the 1959 edition of the Ordnance Survey mapping, the bridge over the Burn of Drum to the south of the farm is no longer present and an electricity substation is now present in fields 350m to the west of the farm (Figure 12). The name of Ardiemmannoch has now been formally adopted for the farm to the south of Drum Farm. Drum Farm has been extended to form a solid building, with wings combined.
- 4.33 Residential development some 650m to the southwest of Drum Farm is evident in the mapping of 1980-1981 (Figure 13), and the substation to the west has been expanded. Continued residential development is further evident in the 1992 OS Map (Figure 14).
- 4.34 The 2006 OS Mapping (Figure 15) and the 2021 OS Mapping (Figure 16) evidence the continuation of development of Keith, expanding east towards Drum Farm. Three

bungalows are now present on land adjacent to the farm, two to the immediate north and one some 150m to the west.

5.0 Built Heritage Assets

- 5.1 This section will consider the potential effects of development within the study site on the significance of built heritage assets, including impacts on their settings. This includes heritage assets within the immediate environs of the study site, whose settings may be affected. The study site contains no designated or non-designated heritage assets, as such the assessment will consider only heritage assets whose settings may be affected.
- 5.2 Heritage assets and potential impacts will be assessed using best practice. The heritage assets which require assessment have been selected with reference to the Historic Environment Scotland database, as well as information held by the Local Planning Authority (LPA) on conservation areas and locally listed or other non-designated heritage assets identified by the LPA.
- 5.3 There are no strict parameters for the setting of study areas. This has been defined based on the results of the site visit, professional judgement and experience of potential significant direct and indirect effects likely to arise from the proposed development. A radius of 500m from the boundary of the application site has been used for assessing indirect effects on all listed buildings and non-designated heritage assets.
- 5.4 The distribution of built designated heritage assets in relation to the study site can be found at Figure 2. The National and local lists and HER were reviewed and no built heritage assets were identified as having the potential to require assessment:

Designated assets not requiring assessment

- 5.5 Not all built heritage assets within the study area will require full assessment for impacts on an individual basis; where a heritage asset has been excluded, a clear justification will be provided, for example, if the asset is sufficiently far, and well screened from the study site. Also, not all assets will require the same level of assessment: the level of detail will be sufficient to inform the nature and degree of effect of development on the significance of the heritage asset in question.

Non-designated Built Heritage assets requiring assessment

- 5.6 Whilst Moray has no adopted list of locally important buildings, nor adopted criteria of assessment in relation to identifying these, it is evident from the historic map regression that there are two buildings within the 500m buffer which are likely to qualify as such located in proximity to the study site and have the potential to be affected by the proposed development. The two buildings are:
- Drum Farm;
 - Ardimmannoch

Drum Farm (NHLE 1014390)

Description, Significance and Setting

- 5.7 Drum Farm is located c.125m to the north-east of the study site. The Farmstead depicted on historic OS maps. The 1st edition shows a group of six main buildings, including an L-plan range with attached horsemill and second circular structure. Adjacent to this range is a T-plan building (probably a house) with attached garden enclosure on the south side. There had been a significant number of alterations by the time of the 2nd edition map, particular the buildings within the east part of the group. The L-plan range had been reduced to a long rectangular building and the horsemill and other circular structure are no longer shown. A new rectangular building has been added to the west. Current OS maps show other subsequent alterations and additions.

- 5.8 The significance of the asset derives principally from the date of its known construction in the middle part of the sixteenth century, from which the historic fabric derives historical and architectural special interest and is known as an historic farmstead. It has the potential to be a much older building and may have been a baronial estate in the medieval period.
- 5.9 Drum Farm is partially hidden from view by the trees in its own garden. However, there is an element of intervisibility between the farmstead and the study site. The development will have a negligible to moderate contribution to its significance and setting. This will be mitigated by the development being screened from view through the planting of a new hedgerow round the north-east and south-east sides of the site. However, an electricity substation is located some 450m to the west of the farm and this is not screened. The substation was built in the mid-twentieth century when such considerations were not highly valued. There is an opportunity to protect the setting from further degradation of its significance and setting.

Ardiemmannoch

Description, Significance and Setting

- 5.10 Located c. 450m to the south-east of the study site the farmhouse is situated between a set of woods and c.120m to the south of the Burn of Drum. The farmstead of Ardemanoch is depicted on the OS map of 1846 as a U-shaped steading with open court to the south east. Another range lies immediately south of it, running parallel to part of the southern side and extending southwards beyond it. Another small building lies to the south east. An attached enclosure lies to the north and another to the west of the steading. By the 1888 map edition the small building and the range to the west has gone. The farmstead is still U-shaped but the southern side now extends further than the north side, with an attached enclosure to the south west. Today there are later additions with most of the court built over. The name has now changed to Ardimannoch
- 5.11 The significance of the asset derives principally from the date of its construction in the middle part of the nineteenth century, from which the historic fabric derives historical and architectural special interest and is known as an historic farmstead.
- 5.12 The level of tree planting associated with the small forests either side of the farm and the lack of trees to its northern aspect means that there is direct intervisibility between the asset and the study site. Given the above, the development will have a negligible to moderate contribution to its significance and setting. This will be mitigated by the development being screened from view through the planting of a new hedgerow round the north-east and south-east sides of the site.

6.0 Proposed Development and Potential Impact on Designated and Non-Designated Heritage Assets

Site Conditions

- 6.1 The study site is currently arable farmland.

The Proposed Development

- 6.2 The proposed development is for full planning permission for energy storage and associated infrastructure.

Potential Archaeological Impacts and Mitigation Measures

- 6.3 A review of the available evidence has confirmed that the study site has a low potential to contain finds and features relating to the Prehistoric, Roman and Medieval periods, with limited potential for finds and features from the Post-Medieval period.
- 6.4 It is anticipated that some additional archaeological works will be required on the site due to the proximity of a once prominent estate and that limited archaeological intervention has taken place on the site. This may take the form of archaeological monitoring in the first instance, followed by more intrusive investigations, should archaeological remains be encountered. Geophysical survey may also be a form of archaeological intervention, although its usefulness in this part of Scotland can be negligible.
- 6.5 Due to the limited archaeological potential of the study site, it is proposed that any additional archaeological works can be undertaken as a condition of consent of the development.

Potential Built Heritage Impacts and Mitigation Measures

- 6.6 The above assessment has identified that the study site in its present state makes a negligible contribution to the significance of the following non-designated heritage assets:
- Drum Farm
 - Ardiemmannoch
- 6.7 In its present state the site does have a degree of openness which will be lost upon its development.
- 6.8 In the context of Drum Farm, the non-designated status of the heritage asset requires that a balanced judgement be made with regard to levels of harm and the level of significance of the asset. These are both considered to be of a low level, but there is the possibility to protect the asset from further harm to its significance and setting
- 6.9 The loss of the present open vista from Ardiemmannoch is likely to be viewed as harm to the setting of the historic farmstead and given the limited significance of the buildings within the area and the relatively low status of the farmstead generally, the loss of this setting would be less than substantial.
- 6.10 Mitigation in the form of new hedgerows proposed for planting along the north-east and south-east boundaries of the site, although not the open vista previously experienced, will provide a softer appearance more in keeping with the rural character of the surroundings than the hard edges of the development.
- 6.11 With mitigation in place, it is considered that the proposals would likely generate the lowest level of less than substantial harm, which would need to be weighed against the public benefits arising from the scheme.

7.0 Summary and Conclusions

- 7.1 This historic environment desk-based assessment considers land at Drum Farm, Keith (Fig. 1)

Archaeological Assets

- 7.2 A review of the available evidence has confirmed that the study site has a low potential to contain finds and features relating to the Prehistoric, Roman and Medieval periods, with limited potential relating to the Post-Medieval period.
- 7.3 It is anticipated that some additional archaeological works will be required on the site due to the proximity of a once prominent estate and that limited archaeological intervention has taken place on the site previously. This may take the form of archaeological monitoring in the first instance, followed by more intrusive investigations, should archaeological remains be encountered. Geophysical survey may also be a form of archaeological intervention, although its usefulness in this part of Scotland can be negligible.
- 7.4 Due to the limited archaeological potential of the study site, it is proposed that any additional archaeological works can be undertaken as a condition of consent of the development.

Built Heritage Assets

- 7.5 An assessment of the significance of designated and non-designated heritage assets in the vicinity has demonstrated that two heritage assets, namely Drum Farm and Ardiemmannoch are likely to have their significance harmed by the proposed development of the site due to the loss of open space and change in vista. Given the low level of significance of the two non-designated assets and the lowest less than substantial harm occasioned, it is considered that a balanced judgement of these arrives at the harm being acceptable in heritage terms.
- 7.6 Mitigation in the form of new hedgerows proposed for planting along the north-east and south-east boundaries of the site, although not the open vista previously experienced, will provide a softer appearance more in keeping with the rural character of the surroundings than the hard edges of the development.
- 7.7 With mitigation in place, it is considered that the proposals would likely generate the lowest level of less than substantial harm, which would need to be weighed against the public benefits arising from the scheme.

Sources

General

The National Archives
 Historic Environment Scotland
 Scottish History Society
 Moray Historic Environment Record

Cartographic

1640 Gordon Map
 1654 Bleau Map
 1747-55 Roy Military Survey Map
 1822 Robertson Map
 1826 Thomson Map
 1850 Johnston Map
 1872-74 Ordnance Survey 1:10,560 Map
 1905 Ordnance Survey 1:10,560 Map
 1938 Ordnance Survey 1:10,560 Map
 1959 Ordnance Survey 1:10,560 Map
 1980-81 Ordnance Survey 1:10,000 Map
 1992 Ordnance Survey 1:10,000 Map
 2006 Ordnance Survey 1:10,000 Map
 2021 Ordnance Survey 1:10,000 Map

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APPENDIX A – GAZETTEERS

GAZETTEER OF ARCHAEOLOGICAL ASSETS

In order to understand the nature and extent of the surrounding archaeological resource, a study area of a 500km buffer of the study site was adopted. The following gazetteer represents all of the entries from the Moray HER.

Abbreviations:**MHER:**

Moray Historic Environment Record

MonUID:

Moray HER monument identification reference number

Orion_:

Orion Heritage reference number for features with no other reference number available

MONUID	NAME	PERIOD
NJ44SW0152	DRUM FARM	POST-MEDIEVAL
NJ45SW0055	ARDIEMMANNOCH FARMSTEAD	POST-MEDIEVAL

GAZETTEER OF ARCHAEOLOGICAL EVENTS

The following gazetteer represents all events recorded by the MHER and Canmore within the 500m study area.

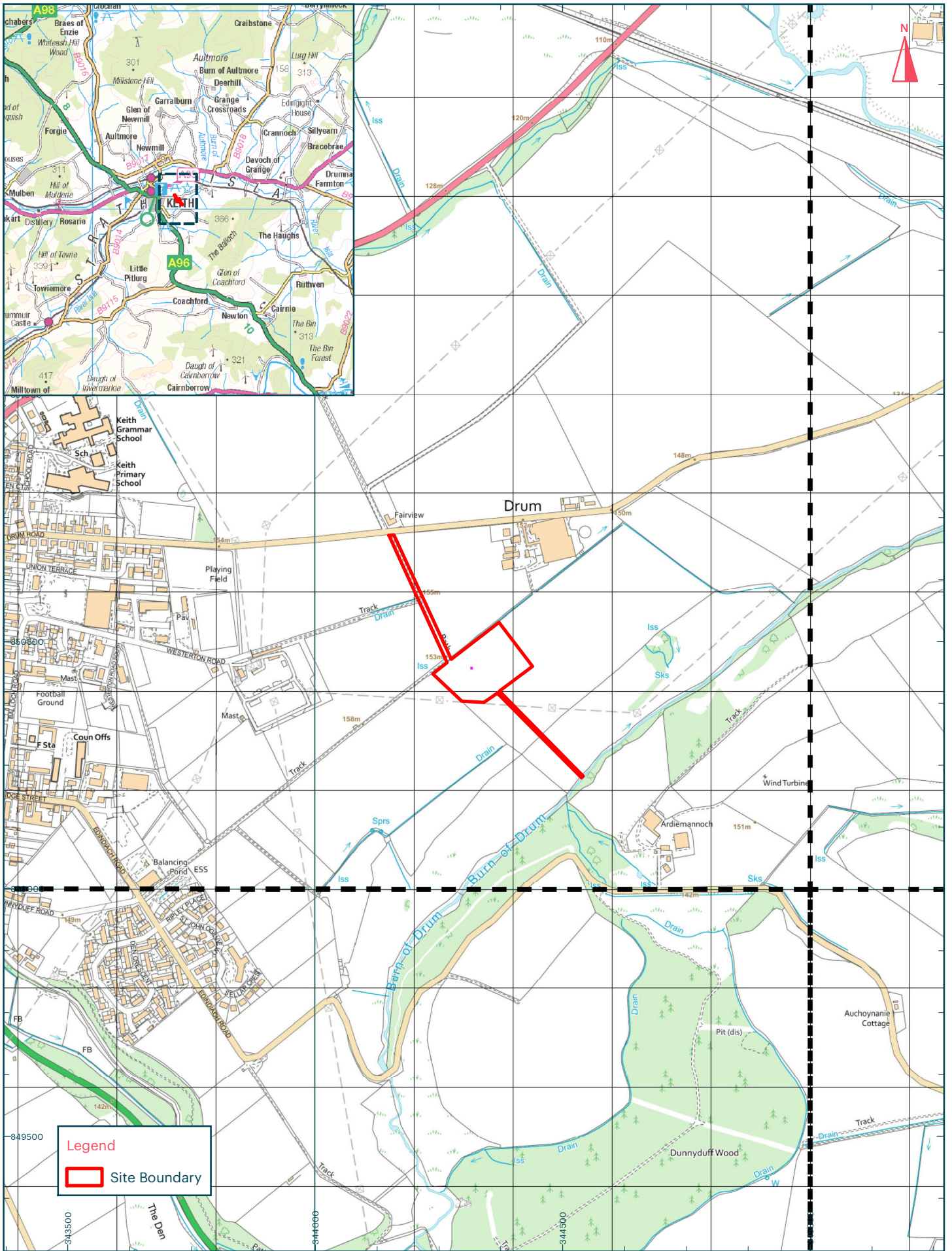
Abbreviations:**MHER:**

Moray Historic Environment Record

Event ID:

Canmore event identification reference number

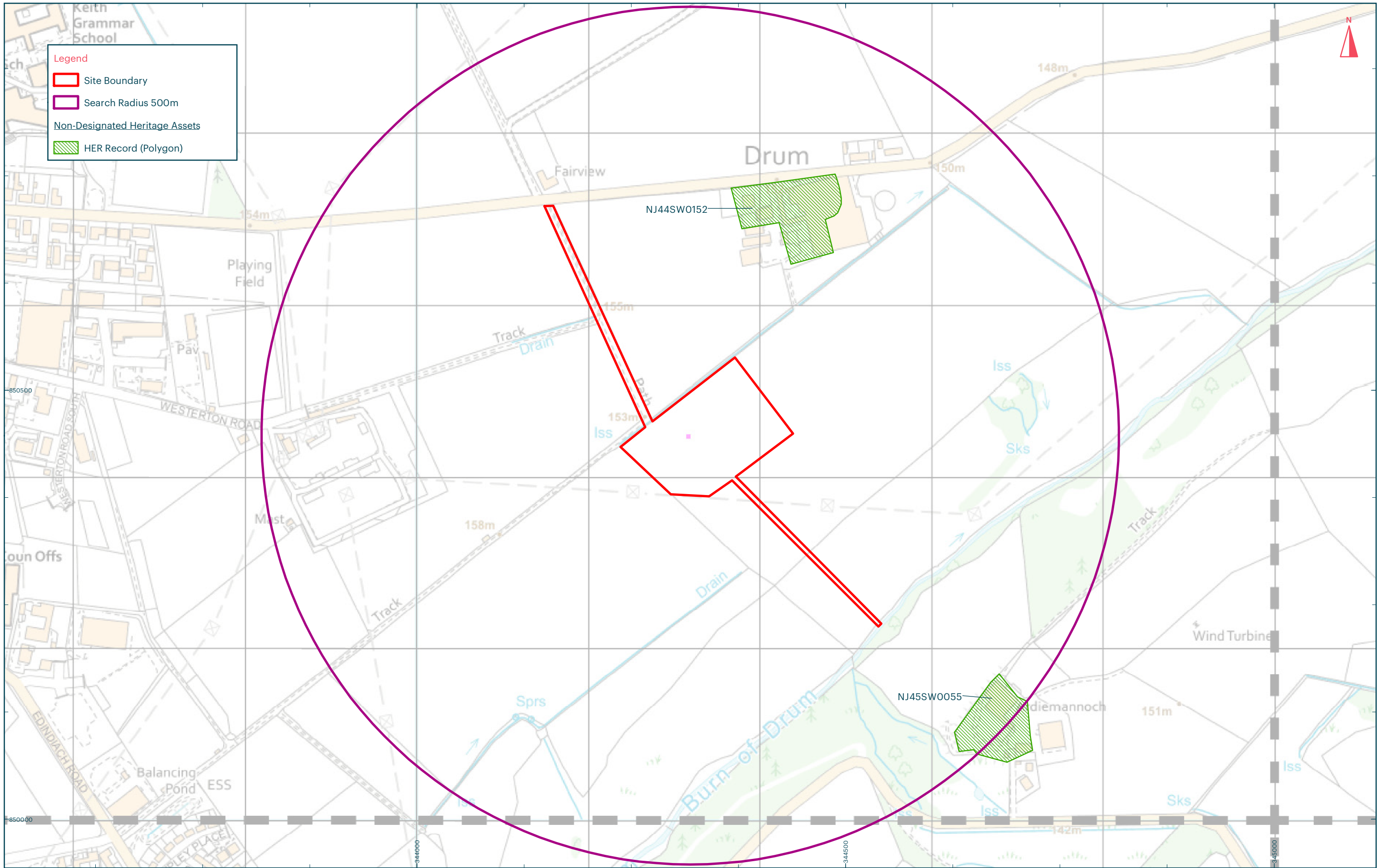
EVENT ID	NAME
369971	Nairn To Keith Overhead Line: Building Component (Post Medieval), Enclosure (Post Medieval), Pit (Period Unknown)(Possible)



Title:
Figure 1: Site Location
Address:
Drum Farm, Keith, Moray

Scale at A4: 1:10,000






Title:
Figure 2: HER Data
Address:
Drum Farm, Keith, Moray

Scale at A3: 1:4,000
0 125m





Legend

 Approximate Site Location




Title:
Figure 3: 1640 Gordon Map
Address:
Drum Farm, Keith, Moray

Not to Scale:
Illustrative Only





Legend

 Approximate Site Location




Title:
Figure 4: 1654 Bleau Map
Address:
Drum Farm, Keith, Moray

Not to Scale:
Illustrative Only





Legend

 Approximate Site Location



Title:
Figure 5: 1747-55 Roy Military Survey Map
Address:
Drum Farm, Keith, Moray

Not to Scale:
Illustrative Only






Title:
Figure 6: 1822 Robertson Map
Address:
Drum Farm, Keith, Moray

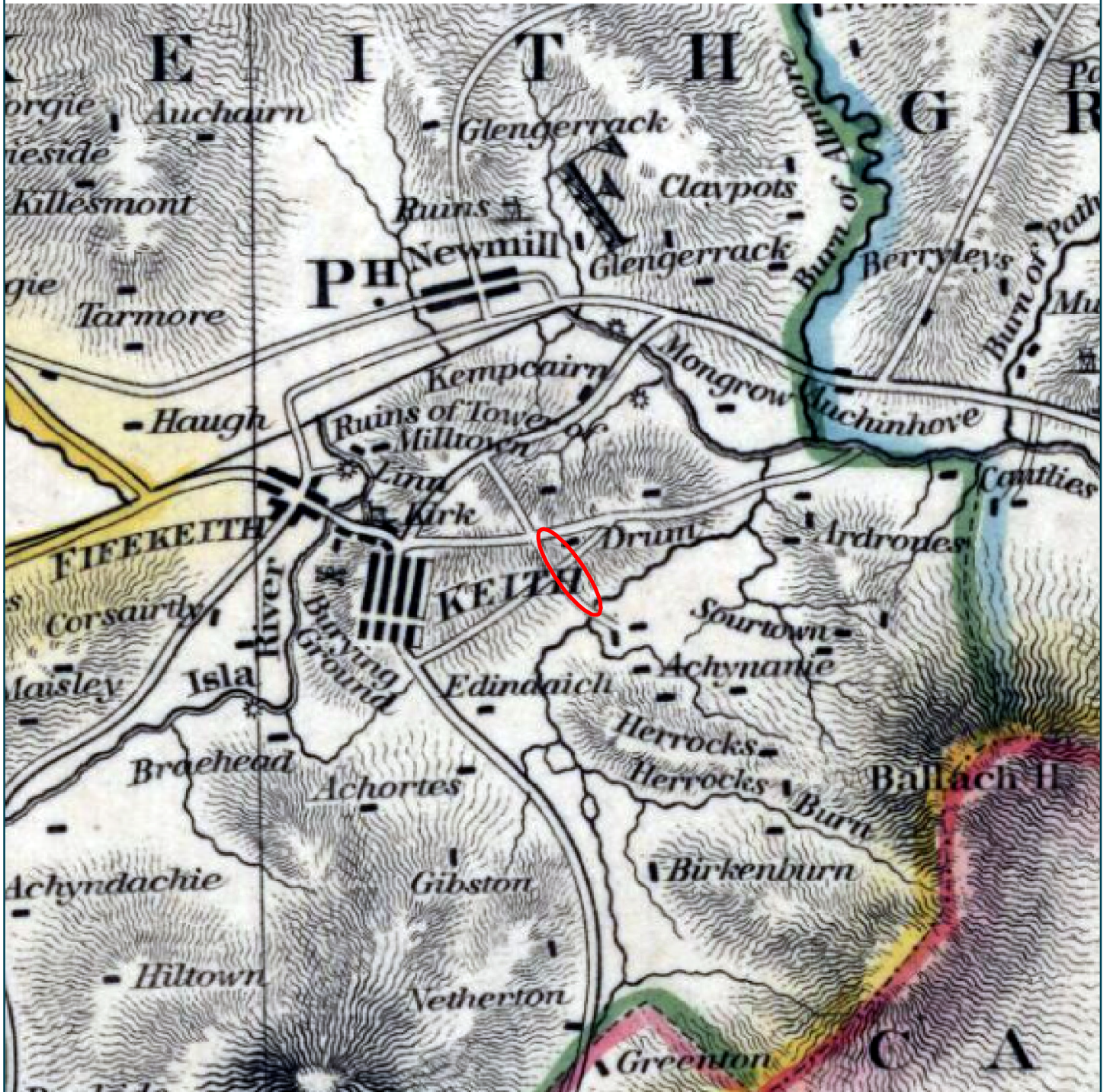
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Illustrative Only





Legend

 Approximate Site Location



Title:
Figure 7: 1826 Thomson Map
Address:
Drum Farm, Keith, Moray

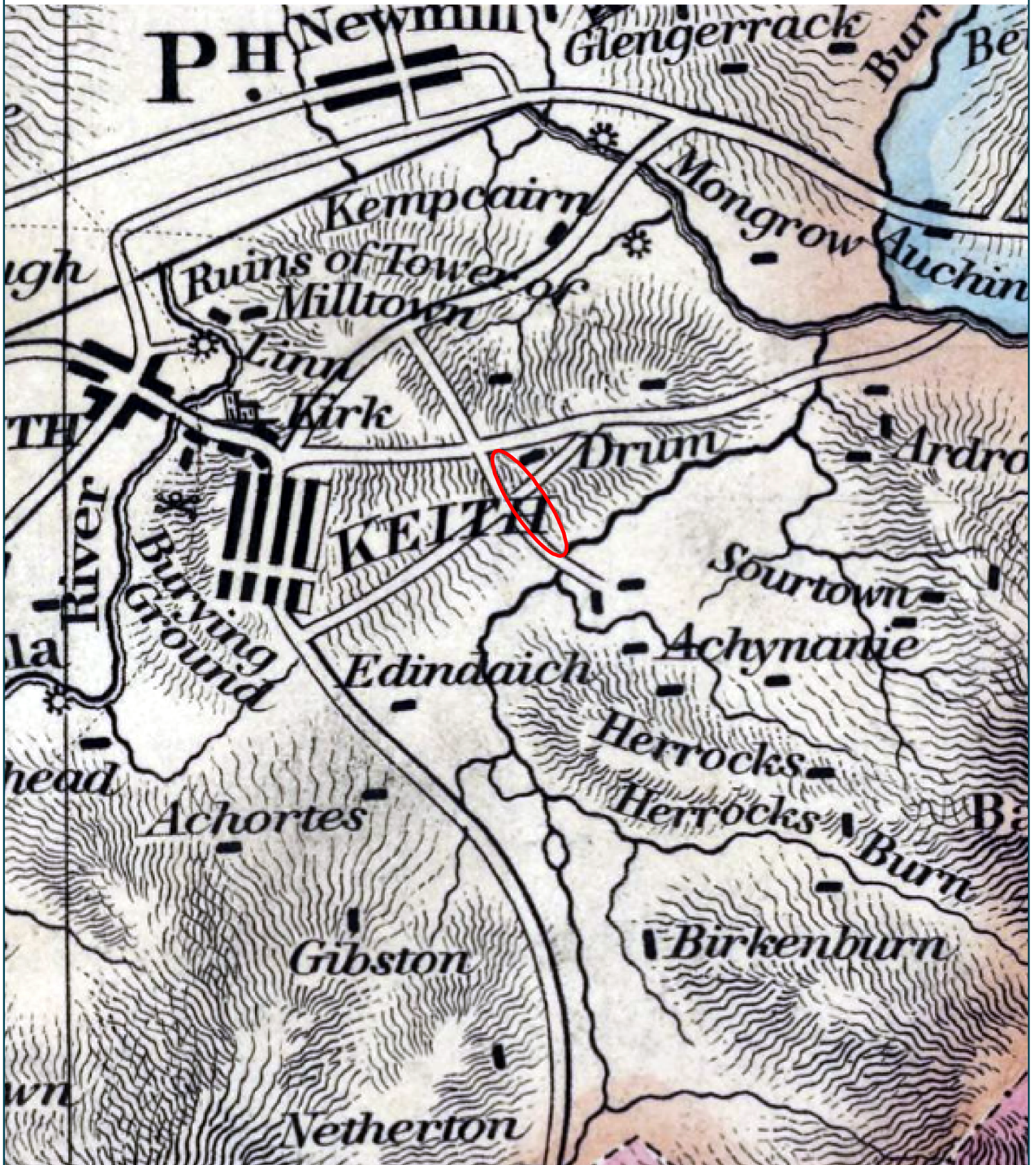
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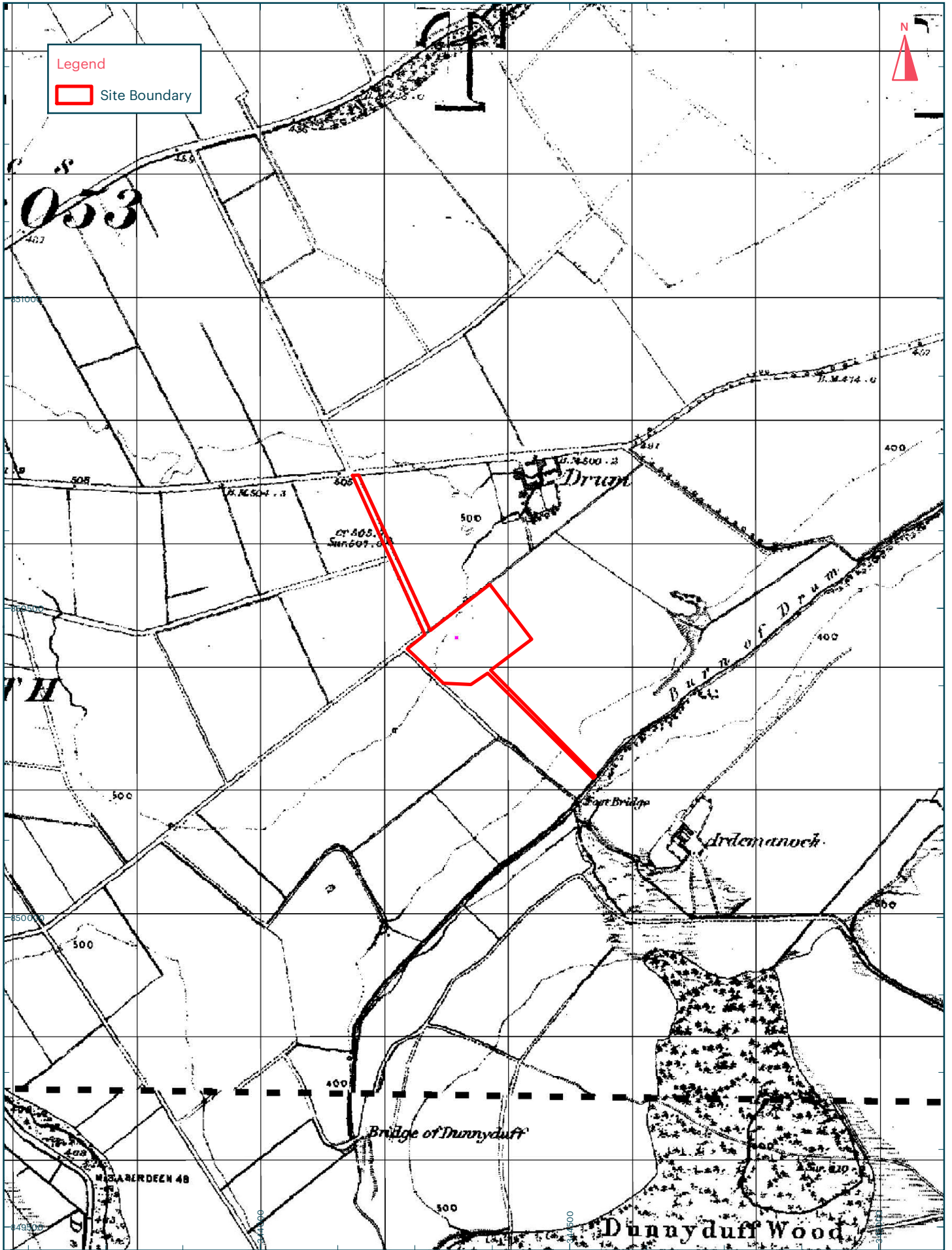
 Approximate Site Location



Title:
Figure 8: 1850 Johnstone Map
Address:
Drum Farm, Keith, Moray

Not to Scale:
Illustrative Only

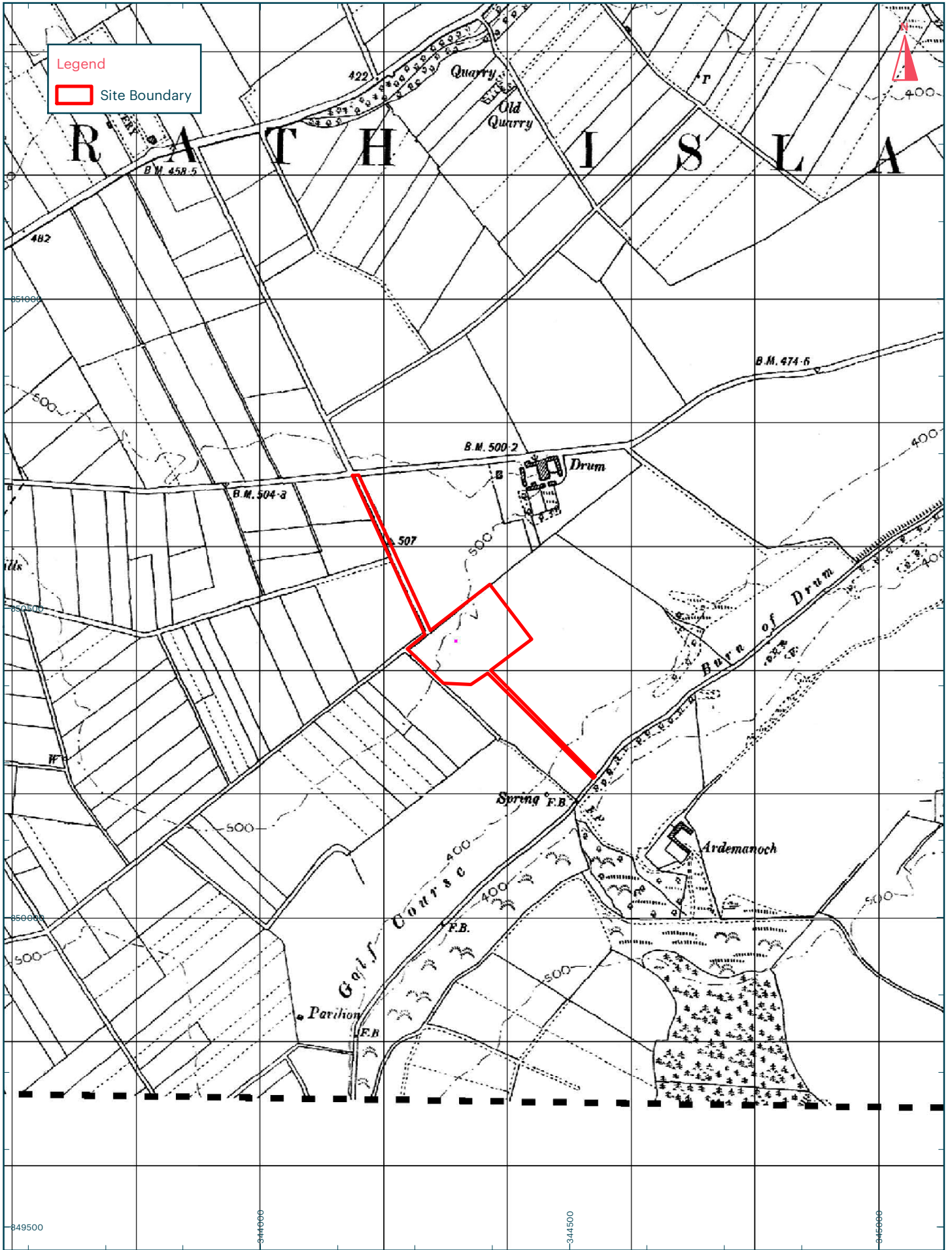




Title:
 Figure 9: 1872-74 OS Map 1:10560
Address:
 Drum Farm, Keith, Moray

Scale at A4: 1:8,000

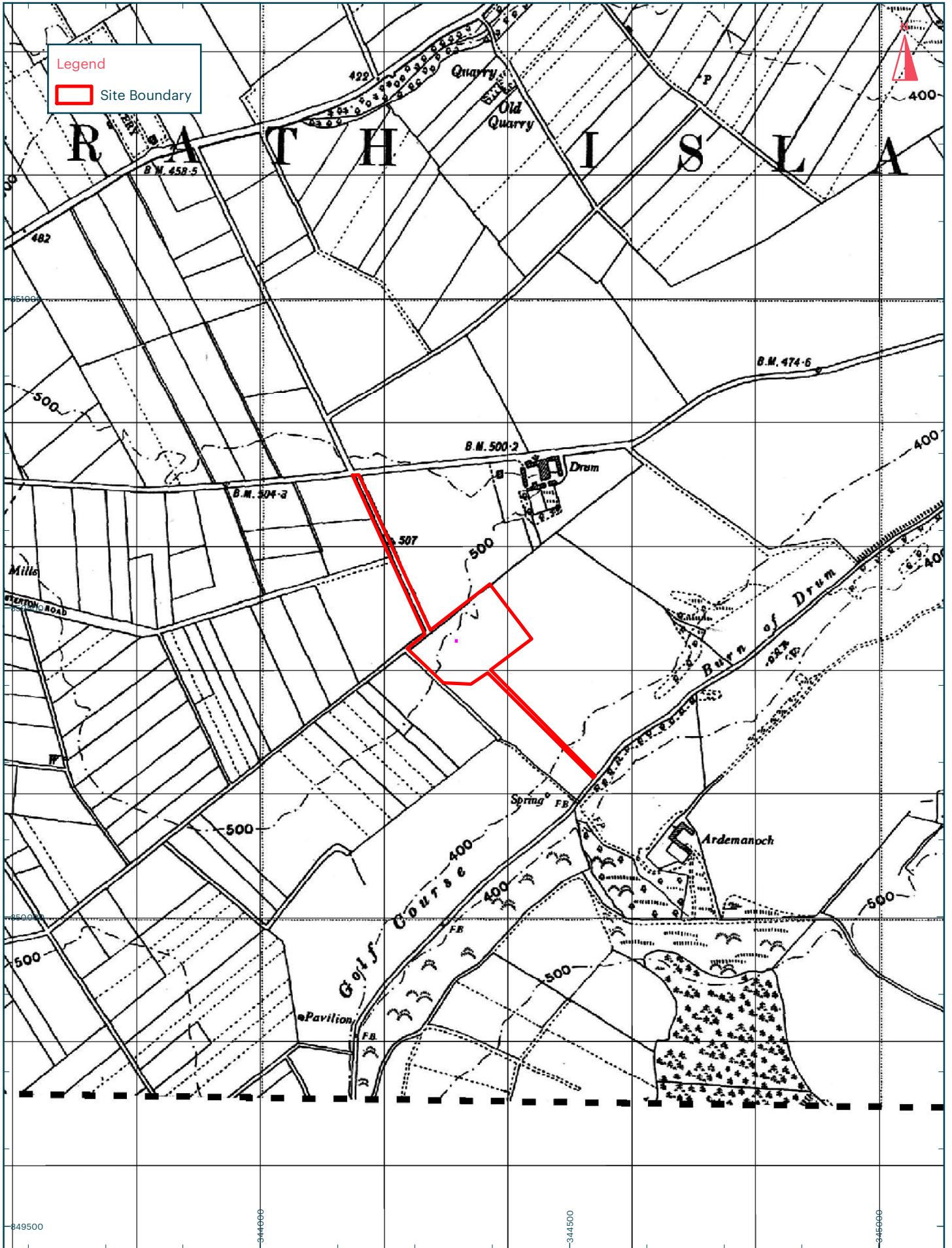




Title:
Figure 10: 1905 OS Map 1:10560
Address:
Drum Farm, Keith, Moray

Scale at A4: 1:8,000

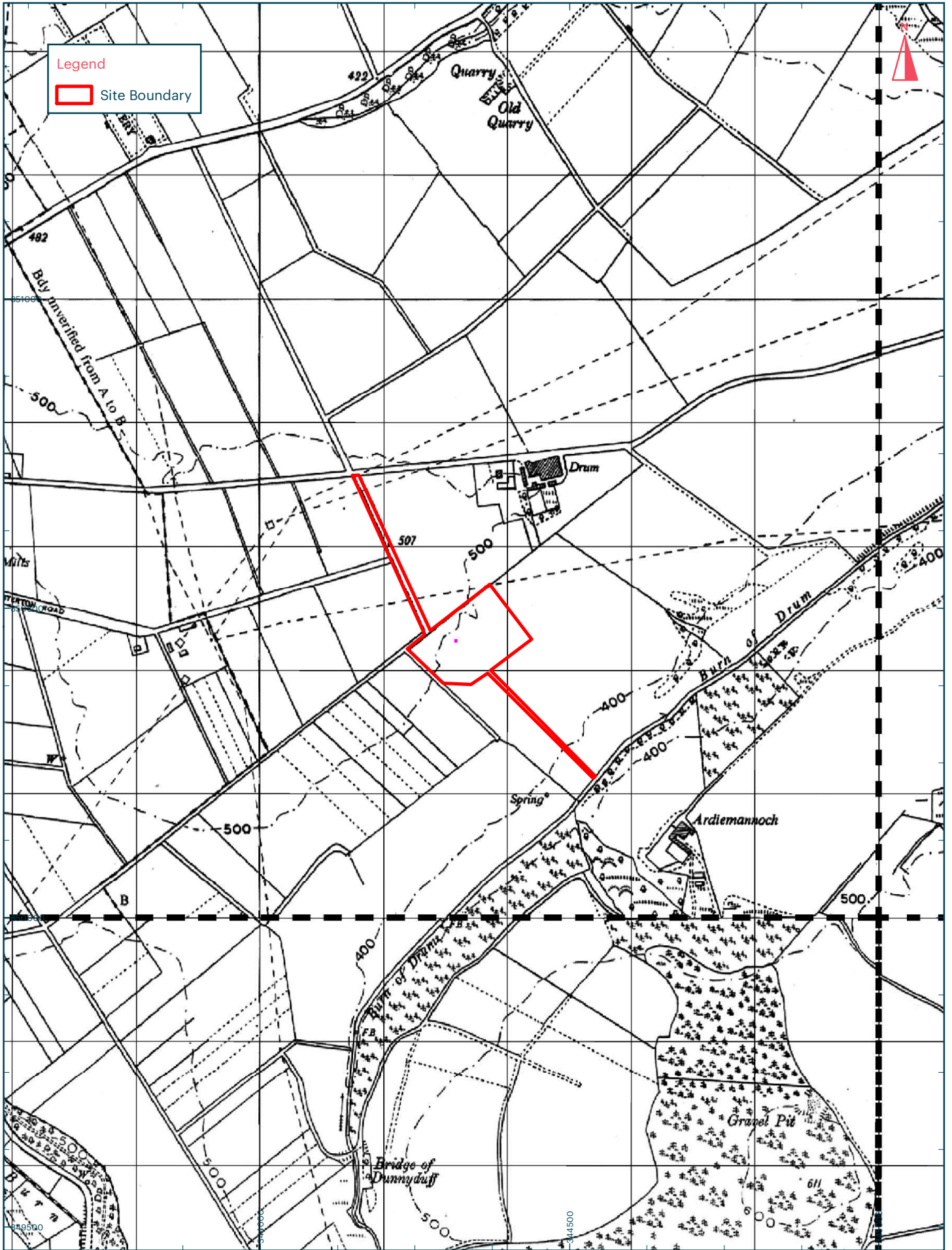




Title:
Figure 11: 1938 OS Map 1:10560
Address:
Drum Farm, Keith, Moray

Scale at A4: 1:8,000
0 250m

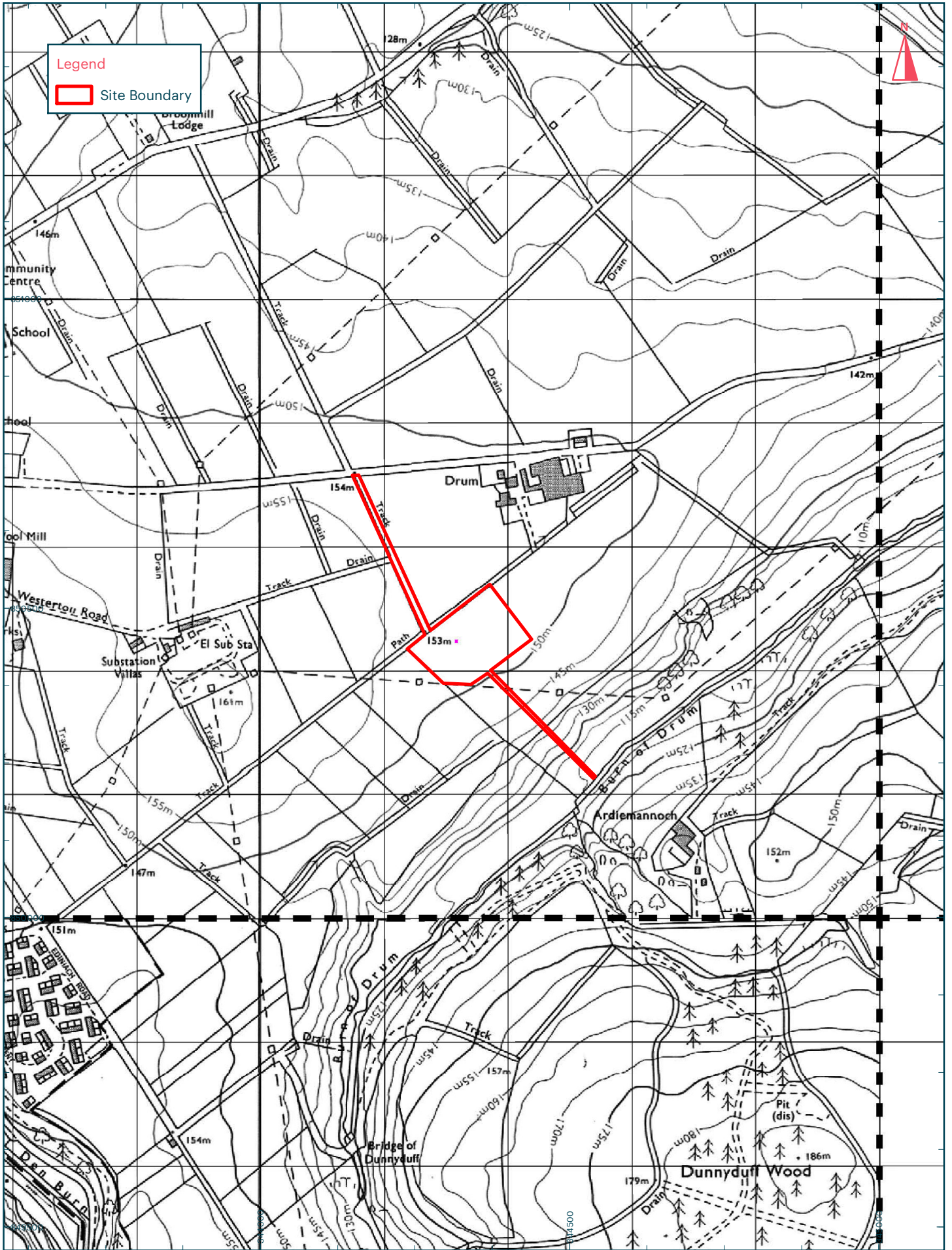




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Figure 12: 1959 OS Map 1:10000
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Drum Farm, Keith, Moray

Scale at A4: 1:8,000

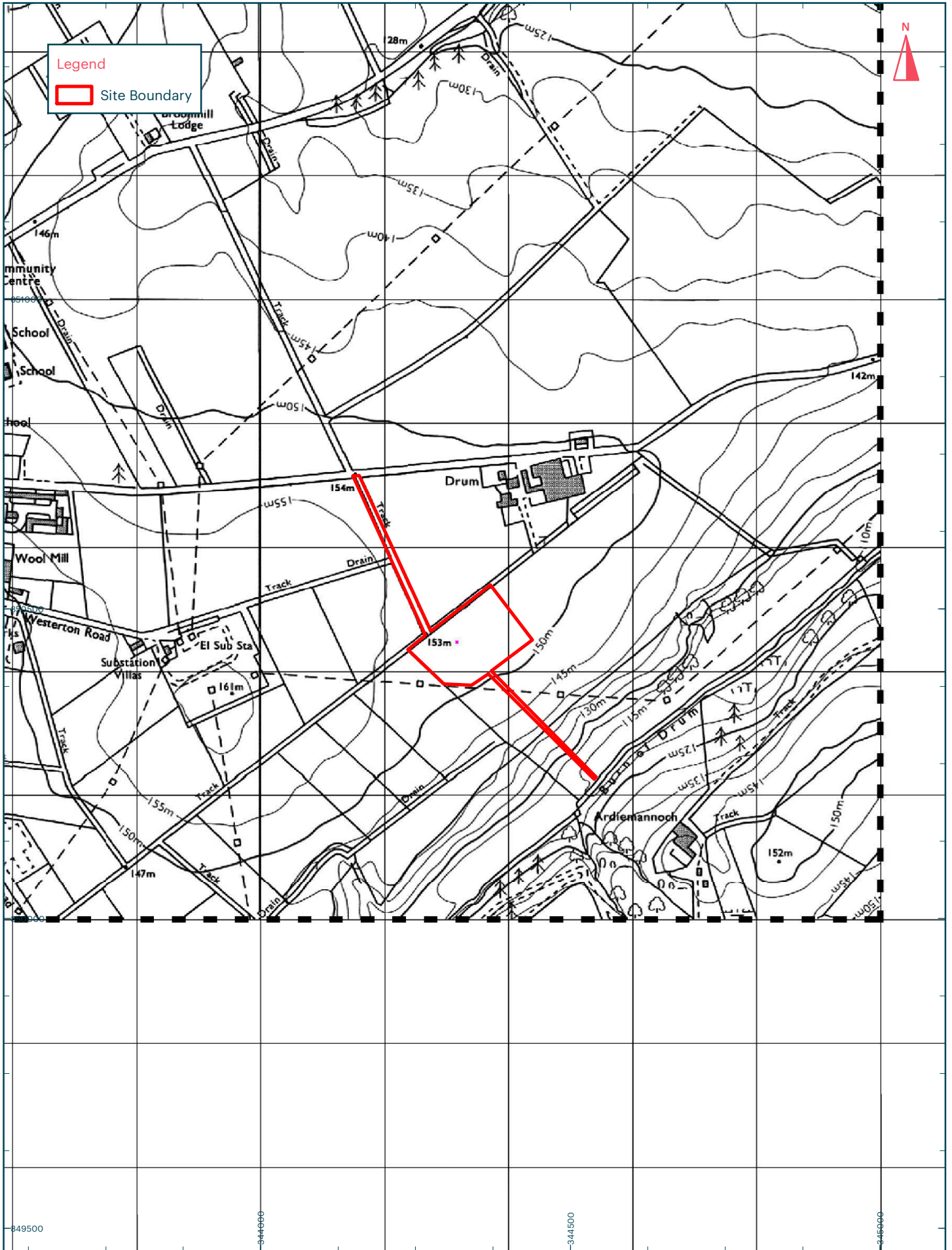




Title:
 Figure 13: 1980-1981 OS Map 1:10000
Address:
 Drum Farm, Keith, Moray

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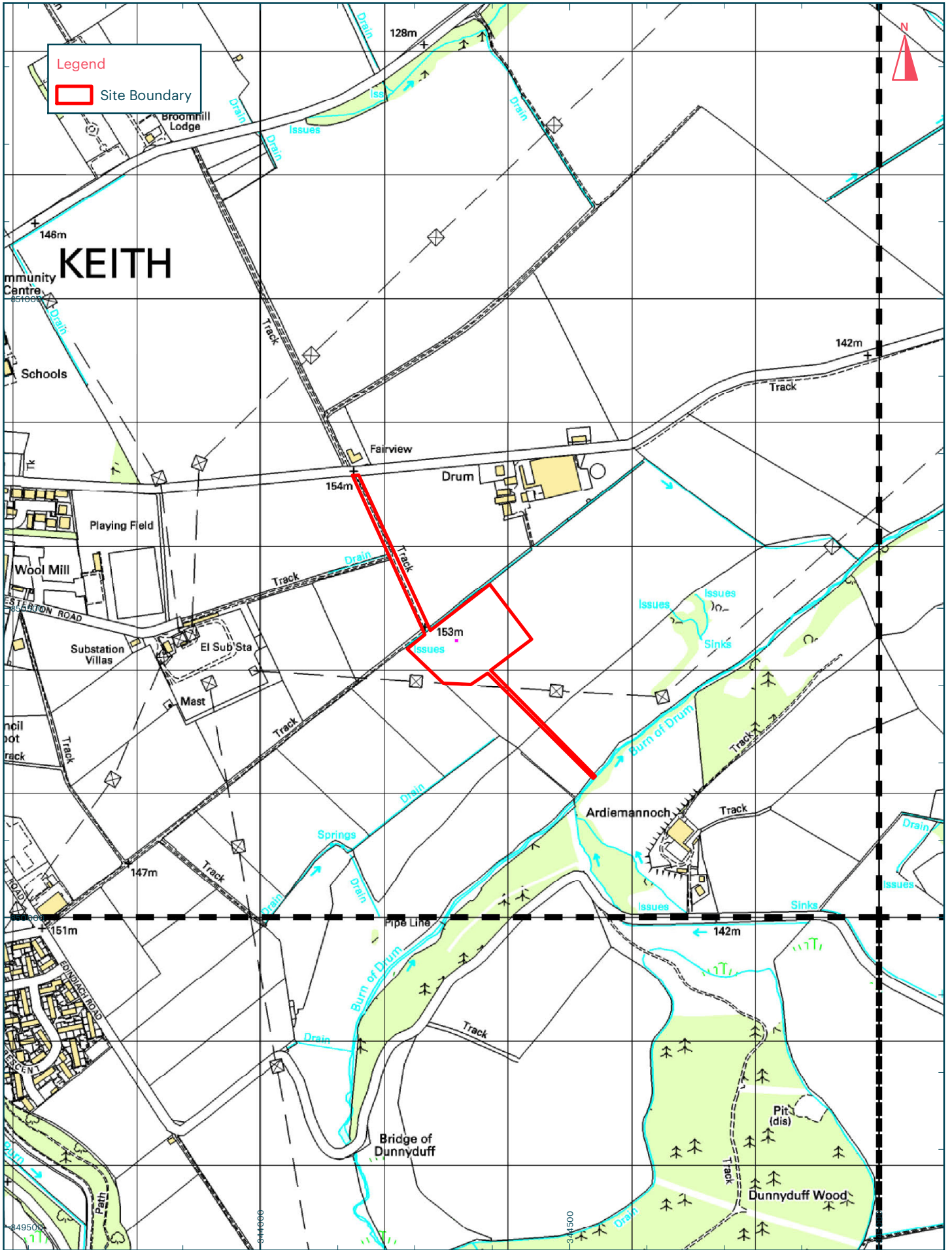




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Figure 14: 1992 OS Map 1:10000
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Scale at A4: 1:8,000



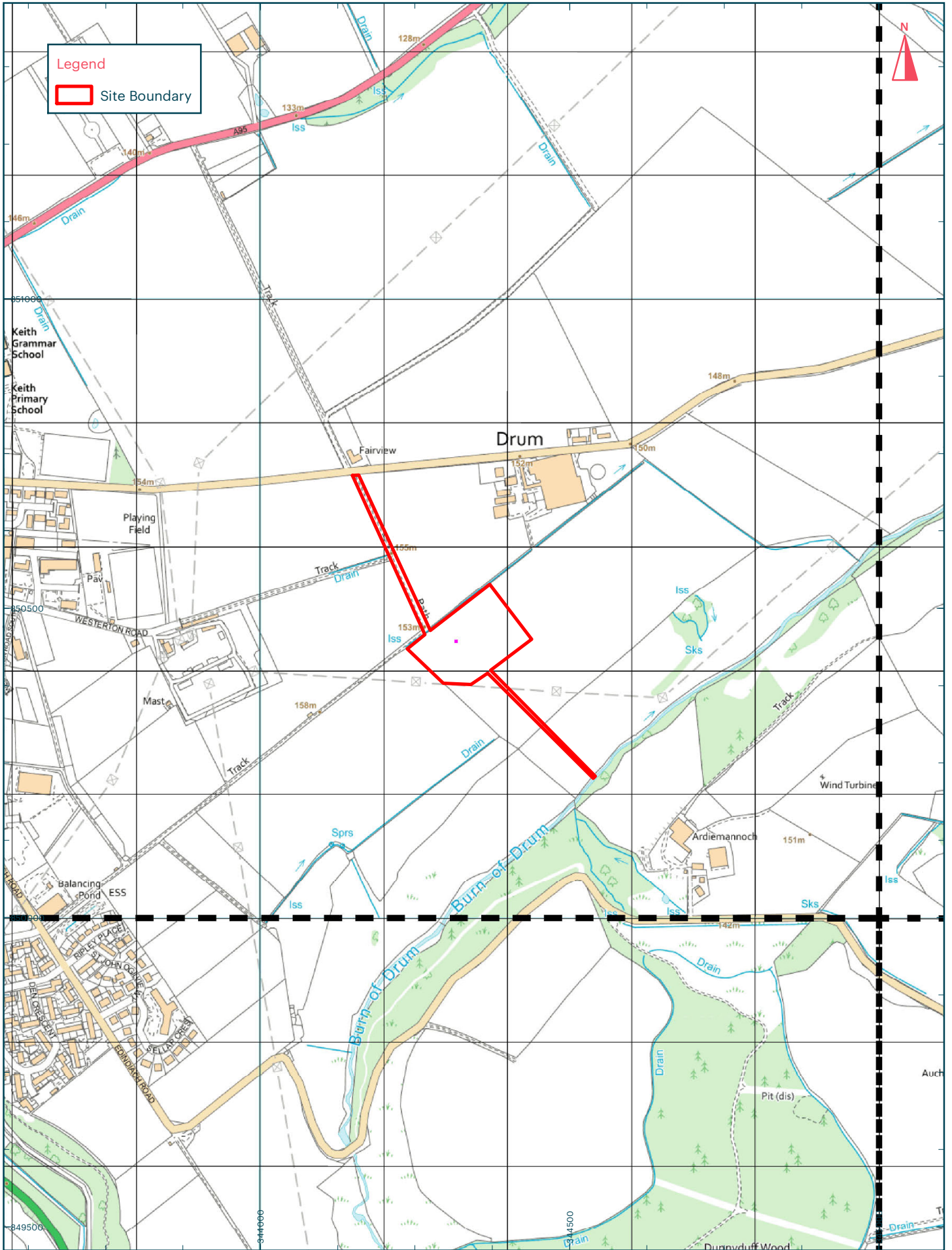


Title:
Figure 15: 2006 OS Map 1:10000

Address:
Drum Farm, Keith, Moray

Scale at A4: 1:8,000





Title:
Figure 16: 2021 OS Map 1:10000

Address:
Drum Farm, Keith, Moray

Scale at A4: 1:8,000

