



Planning • Heritage

Specialist & Independent Advisors to the Property Industry

Mains Farm, North Berwick

Development
Residential, 420 Homes

Client
Walker Group Ltd

Location
East Lothian

Services Provided
Heritage assessment and management of evaluation

Date of Completion
March 2013

Key issues

Visual impacts on the setting of a scheduled monument and listed buildings.

Potential for sub-surface archaeology.

Negotiation of scope of works and management of trial trenching.



A proposed planning application for 420 homes on 37ha of agricultural land to the south of North Berwick elicited concerns from East Lothian Council over potential impacts on the setting of North Berwick Law, which is an iconic landmark and scheduled monument. Potential impacts on previously unrecorded sub-surface archaeological remains were also raised.

CgMs were commissioned to undertake an assessment of both types of impact and agree appropriate mitigation measures. With regard to setting the assessment concluded that by incorporating sensitive landscaping and screening the development would result in no appreciable impacts on the heritage significance of the Law, or any other assets.

In order to address concerns over the potential for previously unrecorded archaeological remains to be disturbed as a result of construction, CgMs negotiated a programme of trial trenching and managed a competitive tendering process to ensure good value. We managed the site works to successful completion within a 4 week window in order to minimise disruption to current land-users. The trenching did not encounter significant remains; the planning application has now been submitted and there will be no further archaeological requirements.

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