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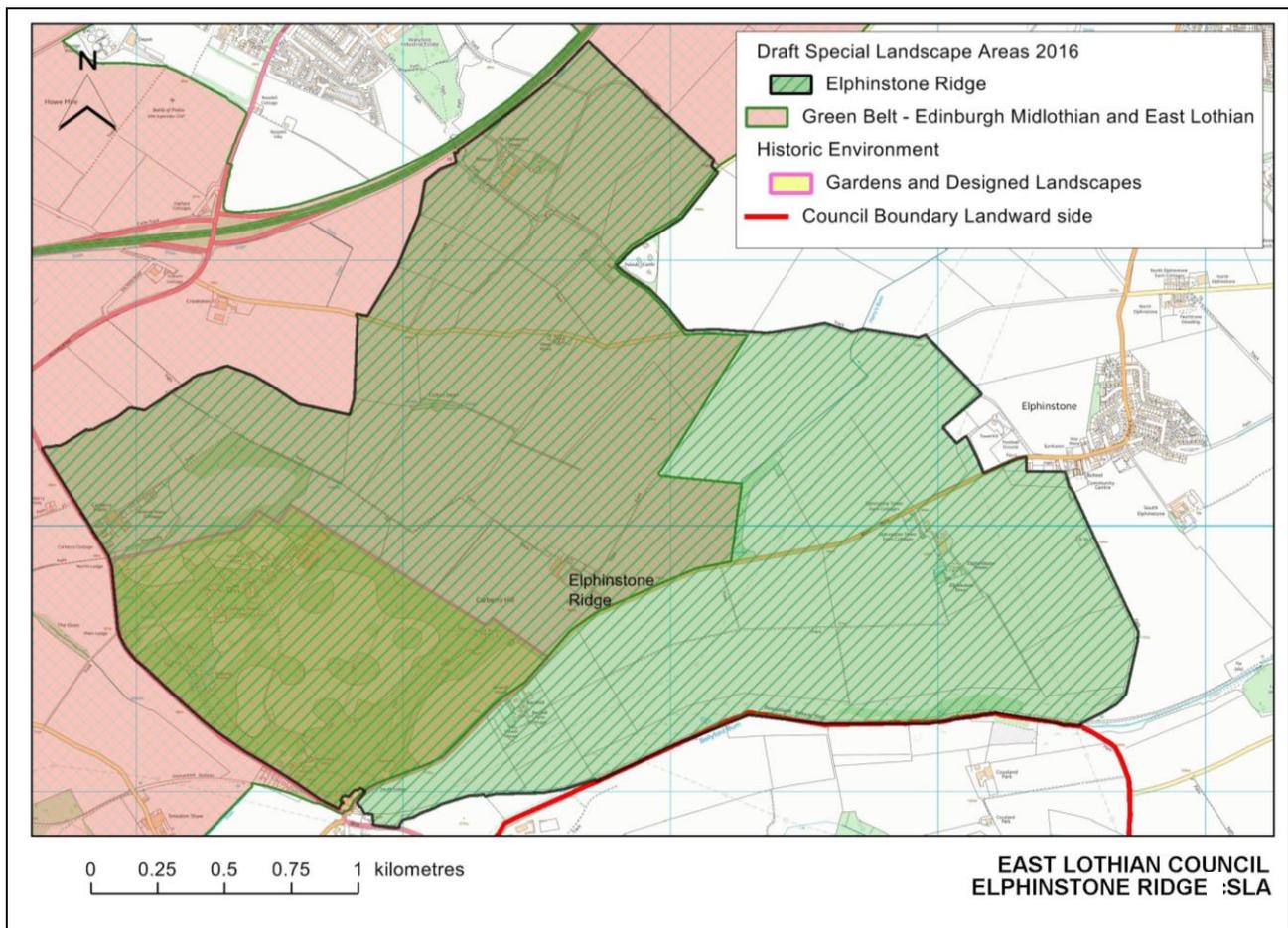
Additional information:

Spilt into 4 parts: Appendix VI A-D; Appendix VI E-K; Appendix VI L-P; and Appendix VI Q-Z

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Elphinstone Ridge SLA Statement of Importance



Character: A wide rolling ridge important for scenic value, views and recreation as well as providing a coherent area of important prehistoric settlement.

Area: 628 ha

Overview:

This area encompasses the most representative section of the significant lowland ridge at the western entrance to East Lothian from Edinburgh. It forms the backdrop to the coastal settlements of Musselburgh and Prestonpans and the wider coastal plain. The features of the wooded Inventory Carberry Garden and Designed Landscape and Fa'side Castle sit on the ridge and together with many medieval and prehistoric remains form a coherent landscape of important prehistoric settlement along the ridge. Views from the ridge are long and wide ranging and there are many recreational routes through the area.

Special Qualities and Features:

- In views from the A1 the area forms the backdrop to the Musselburgh Prestonpans fringe and is important to the setting of these settlements. The small-scale fields with well-defined wooded boundaries and heavily wooded hillslope of the Carberry designed landscape provide visual interest and diversity.
- The Inventory Garden and Designed Landscape of Carberry with its established wooded grounds is a listed wildlife site, described as a large estate with mixed woodlands and contains large areas of native ancient woodland. The wide range of specimen trees at Carberry also gives it high

Arboricultural value. The historic listed buildings of Carberry Tower and associated stables, chapel and larder sit hidden within the wooded grounds with the stone marking Queen Mary's Mount located in the eastern corner of the estate.

- The rebuilt Fa'side Castle is visible sitting high on the northern edge of the ridge. The northern slope of the ridge forms a rural backdrop to the setting of Musselburgh when viewed from the west and provides a green view from the south edge of Prestonpans over the historic Bankton House and grounds. The established wooded landscape of Carberry and farmland of the ridge along to Fa'side Castle are important in views as you leave Edinburgh along the A1 and A199, providing a scenic frame to the entrance to East Lothian.
- The height of the ridge affords fantastic views in all directions. Particular viewpoints of note include the interpretation boards at Fa'side Hill (the boards information has been vandalised but the views are tremendous) with panoramic views over East Lothian, the Firth of Forth and surely one of the best views of Edinburgh to be had; t as well as to the south towards the Lammermuir Hills. The viewpoint from Queen Mary's Mount and the south of Carberry Estate, south over Cousland to the Lammermuir Hills and north through the woodland to Edinburgh and Arthur's Seat is very different but also superb.
- The large rolling arable fields to the southern slopes provide a hidden landscape, close to settlements yet rural and tranquil. The rural nature of this section of the ridge provides peaceful recreation in an area so close to large settlements with numerous walking, cycling and horse riding routes between the fields and along the old railway lines; this area is likely to become more important with population growth in the surrounding area. Core path route 72 runs along the Pencaitland Railway Walk to the south of the area combined with Sustrans cycle route 11. This runs adjacent to the Bellyford Burn and its listed wildlife site with a wide variety of habitats with a rich flora and fauna and links with Core path route 164 up the southern slope to Elphinstone village. The 6094 to Hillhead Farm Right of Way traverses the northern slope of the ridge through arable land. The Wallyford to Fa'side Right of Way again traverses the northern slope along the line of a water course. These paths are linked by another right of way from Hillhead farm to Fa'side and link further to core path route 166 eventually linking by other core paths with the town of Tranent. Several other rights of way and core path routes link to and around the area providing a network of access routes. Hedges are a common boundary treatment along the paths, full of flowers and birdsong, giving a very rural feel though often preventing views out.

- *Historic Landscape – Elphinstone Ridge (see Appendix IV)*

The area has a rich cultural heritage with many medieval and prehistoric remains. It has a coherent landscape of prehistoric settlement along the ridge which mirrors other identified historic landscapes in East Lothian that have a similar topography (Hillfoots Hillforts, Chesters to Thurston Ridge and the Garleton Hills). Medieval remains are scattered throughout the area with the most visible being the tower houses of Fa'side, Elphinstone, and Carberry. The Fa'side ridge also has significant prehistoric remains evident, many of which are Scheduled Monuments. There are also significant industrial remains in and around this area. The area is rich in archaeological remains and monuments and has a high potential for previously unknown sites. There are links to Mary Queen of Scots at Carberry.

Guidelines for Development

- Any proposed development must not harm the status of Fa'side Castle as the focal point on the ridge
- Any proposed development must not harm the rural character of the area especially the recreational routes through the area
- Any proposed development must not harm the open nature of the ridge especially as viewed from the north and the Ormiston area
- Any proposed development must not harm the open views both north and south from the viewpoint on the minor road beside Fa'side Castle; views north from core path route 168 to St Clement's Wells;

views across the areas from core path route 166, views from the B6414 across the area and south to the Lammermuir Hills and views north and south from Queen Mary's Mount within the Carberry designed landscape .

- Any proposed development must not harm the landscape character of the area by prevention of large, widely-visible development that reduces the scale and contrast of the landscape form or breaks the horizontal ridge line e.g. wind turbines, communications masts
- Any proposed development must not harm the integrity of the designed landscape nor impact detrimentally on its historic setting and character
- Any proposed development must not harm the integrity and coherence of the historic landscape.

Potential for Landscape Enhancement:

- Reduction in height of fencing to remove feeling of enclosure and improve views.
- Woodland management of Carberry.
- Reintroduction of hedgerows and tree planting.
- Upgrade footpaths
- Renew interpretation boards
- Maintain and improve walking / cycling access through the area

Photographs of special features and typical elements



Open wide ranging views from the viewpoint on Fa'side Hill with the Fa'side Tower



Fa'side Tower sitting on the ridge surrounded by the gold of the ripe arable fields

Northern slopes contrast of fields and woods



Memorial stone set in Carberry Woods
Open views south from Carberry





Rolling rural arable landscape and wooded Carberry designed landscape

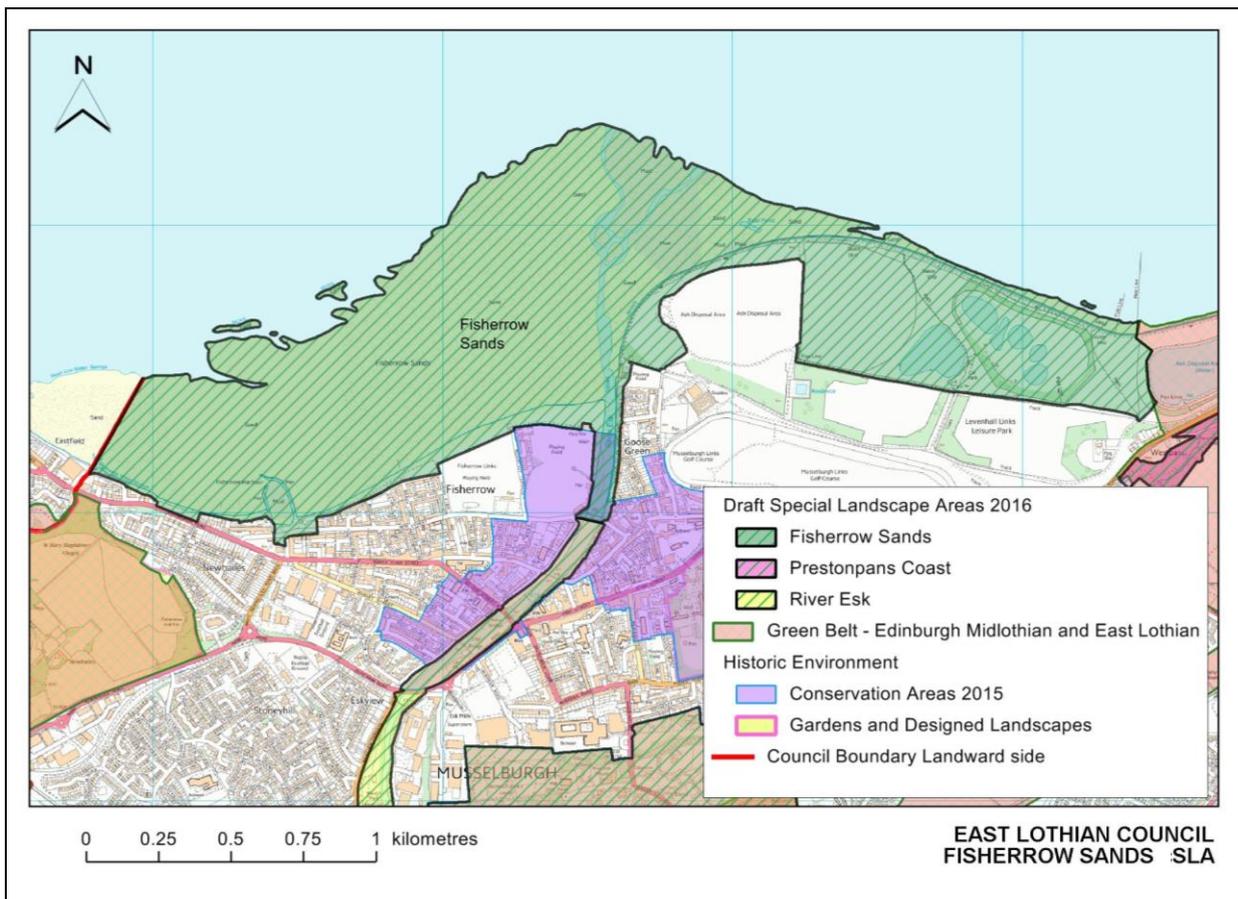


Looking east along the valley of the Bellyford Burn and the Pencaitland Railway Walk with the peaceful green rolling valley sides. The line of pylons intrude on this view



Peaceful tree lined minor road leading to Fa'side from Crookston

Fisherrow Sands SLA Statement of Importance



Character: The estuary of the largest river in East Lothian with wide sands and mud flats and areas of reclaimed land of the Ash Lagoons on the edge of East Lothian’s largest town offering a great, easily accessible recreational resource.

Area: 210 Ha

Overview

This area is centred on the estuary and mudflats of the River Esk, the largest river in East Lothian, the mussel beds here giving Musselburgh its name. It extends eastwards beyond busy Fisherrow Harbour to the boundary with Edinburgh City Council area and westwards to the end of the bird scrapes at Levenhall Links at the Ash Lagoons. The area forms a buffer area of natural seeming land between urban development and the sea. Both Levenhall Links and the Esk banks are major resources for outdoor recreation. The area as a whole is well used for outdoor recreation, partly due to its proximity to main population centres which increases the use and therefore importance of this area.

The RSPB’s Big Nature festival has been held at Levenhall Links for the last two years, showcasing the area. Fisherrow Harbour is used by a few fishing boats and their bright colours add to its interest though its main use is now for leisure craft. Some businesses use the attractiveness of the location in their business, for example The Quay mentions the “stunning beachfront location” in its marketing. Paths through the area, the shore area and other open spaces are important in providing space for informal recreation and relaxation.

The painting of Fisherrow Harbour by H P Stirling shows many of the qualities of the area;

purposeful human activity in the harbour and further out to sea with the protective harbour in the foreground, contrasting with the natural movement of sea and sky surrounding them; it also includes some figures apparently just taking in the view. Three gulls are also in view.

Special Qualities and Features:

- Water is important to the scenic quality of the area; the Esk, the sea, the boating pond and wader scrapes at Levenhall
- The wide, generally slow moving Esk is edged by grassy banks, mature trees and attractive built environment of the Musselburgh Conservation Area, giving contrasting colour and form.
- The expansive mudflats and mussel beds of the estuarine area has a variable, gently undulating surface, with sporadic pools, with the low salinity of the water here shown by the growth of algae. The alluvial fan of the delta is unusual in East Lothian. The mudflats are expansive, with a sense of space and light. They have some wild qualities due to their expansiveness and proximity to the sea, which masks the sounds of the urban area, and their associated birdlife, though the modification of the coastline to create the ash lagoons with the concrete seawall reduces the impression of wildness. The contrast with the adjacent extensive urban development gives the wild character that the area does have greater value.
- Levenhall links is an area where new land has been made from deposition of ash from Cockenzie Power Station; that such an extensive post-industrial area could arise from the ashes is a permanent reminder of the sheer quantity of coal burned there. From this ash has been fashioned an area of open grassland interspersed with tree planting and shallow ponds, the land is now managed for formal and informal recreation. The expansive open area of Levenhall links is important particularly for walkers, dog walkers and bird watchers, and to provide natural surroundings for Musselburgh.
- Fisherrow harbour is scenic and a focus for activity. Fisherrow Harbour was identified in the public consultation as a popular place for views along the coast, as well as featuring in views itself. The adjacent beaches are used locally for recreation and the Fisherrow sands area is a popular location for wedding photographs.
- There is good access to and through the area, with provision of car parking at Levenhall links, and the John Muir Way and Sustrans cycle route 76 following the edge of the shore.
- The area has copious bird life on the Esk, at the mudflats, offshore, and using the man-made wader scrapes. The site is a premier birding hotspot and is widely recognised as one of the best places in the country for bird watching. The sight and sound of birds is a key attraction of the area – many waders including striking black and white oystercatchers contrasting with softer blues and greens at the wader scrapes, where bird watching hides are provided; sea ducks and others offshore; swans, ducks and geese on the Esk. The whole section of the area below the high water mark and the wader scrapes are included with the Firth of Forth Special Protection Area and SSSI.
- Public art and street furniture reflect the coastal location, such as the Fisherrow fishermen and the bench at Fisherrow.
- Open, large scale views to the sea and sky and along the coast, to Fife and Edinburgh and Arthur's seat especially from the Goose Green area, Fisherrow Harbour and the John Muir Way. The changing light and weather conditions and its effects on the sea and sky can be dramatic, particularly here where the changes in tides bring dramatic changes to the seascape with large expanse of mud flats at low tide and waves breaking against the harbour and sea walls at high tide.
- Intimate views within the area including across the River Esk where the natural elements of the river and mature trees at Loretto playing fields combine with the built environment especially the pavilion and stone walls; and of Fisherrow Harbour where the traditional buildings contrast with more modern development at The Quay and the activity of fishing boats and leisure craft add interest.

- There are views to other SLAs including the Elphinstone Ridge, St Michael's Parish Church within the River Esk SLA, and North Berwick Law from the wader scrapes.
- There are good views across the area from Newhailes Garden and Designed Landscape.

Guidelines for Development

- Any proposed development must not harm the coastal character and characteristic features of the area
- Any proposed development must not harm the expansive, open feel of the Esk estuary and mudflats, as well as views across this area
- Any proposed development must not harm the apparently natural appearance of Levenhall links and its value for informal recreation and as part of the landscape setting for Musselburgh. Urban development, other than limited visitor facilities, could impact on this.
- Any proposed development must not harm the views along the coast from the John Muir Way, Fisherrow Harbour, the Wader Scrapes and Fisherrow Sands
- Any proposed development must not harm the apparent scale of important features such as the wader scrapes and elements of the built environment in particular Fisherrow Harbour and buildings at Loretto Playing fields.
- Any proposed development must not harm the bird life of the area and the possibilities for its observation. Birdlife is important to the area and development or management that harms it is unlikely to be approved because of SPA status of much of the area.
- Any proposed development must not harm the functioning of Fisherrow Harbour as a working harbour and focus of activity that provide scenic and sensory qualities (contrasting colours of boats, fishing equipment such as lobster pots, sounds of the masts, etc)

Potential for landscape enhancement

- Coast must be carefully managed to allow for recreation and wildlife see coastal tourism strategy
- Sensitive restoration of areas of ash deposition from Cockenzie Power Station
- In a recent consultation lack of maintenance and facilities at Fisherrow harbour was raised. It is important for the scenic attraction of the area that the harbour remains a focus for activity.

Examples of Paintings Using Fisherrow Sands as Inspiration



Fisherrow Harbour by H P Stirling



Fisherrow Harbour by unknown



East Lothian Coastline looking west
by Charles Martin Hardie before 1900



Musselburgh Harbour by Alexander Young



The Young Mussel Gatherers
by William Marshall Brown 1901



Two Fishergirls
by William Marshall Brown circa 1900

Photographs of special features and typical elements



Fisherrow harbour today



View from the grounds of Newhailes across the area

Fisherrow Sands and Harbour from Murdoch's Green





Wide views over the estuary from the John Muir Way at the ash lagoons



View up the tidal section of the River Esk with the spire of St Michael's church the focal point in the distance

Street furniture reflects the coastal location – good views across to Fife's cliffs and hills



cc-by-sa/2.0 - Bench on Fisherrow Promenade by Leslie Barrie - geograph.org.uk/p/3726313



The bay of Fisherrow sands



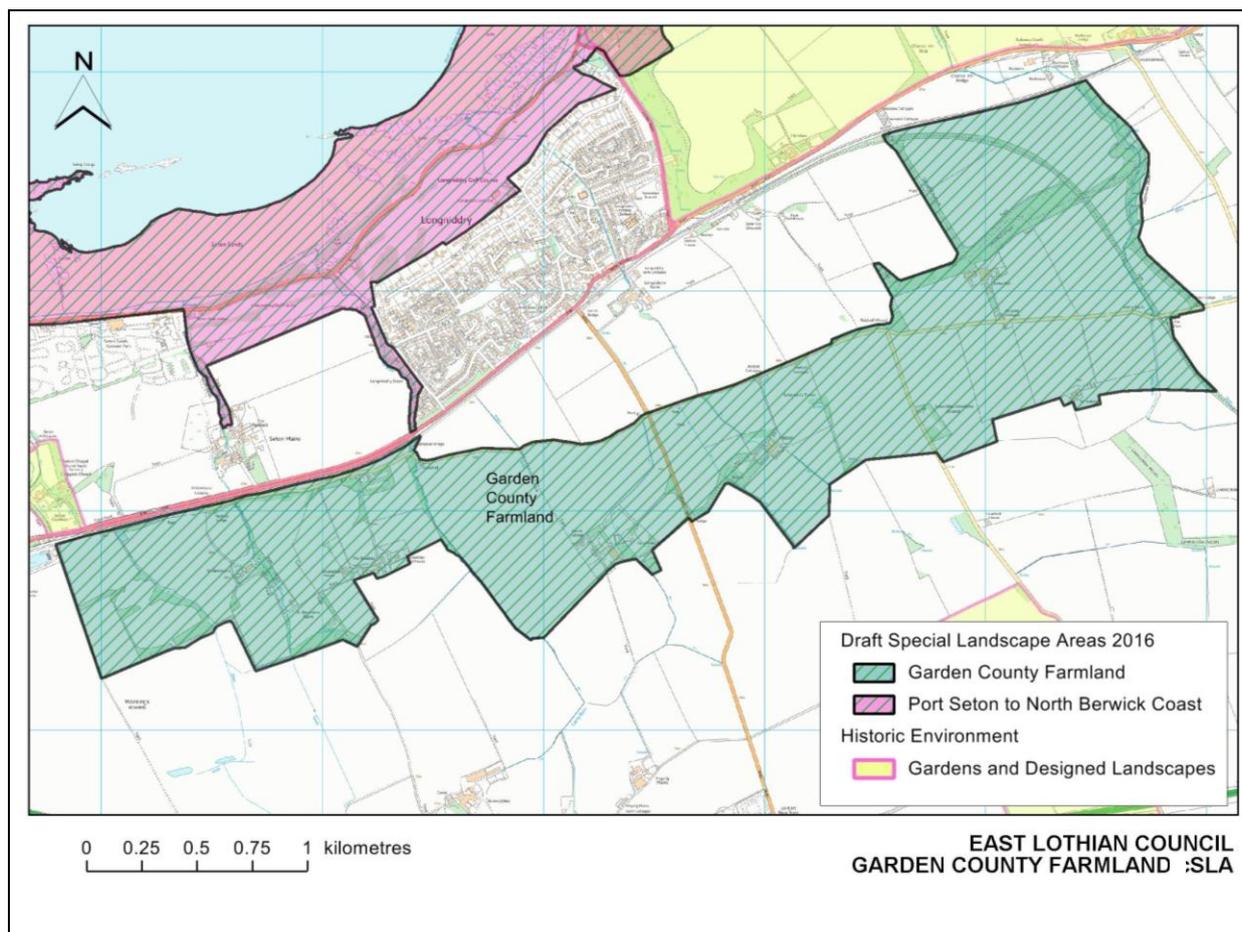
Oystercatchers and other waders using the wader scrapes bringing contrasting colour and movement



Reflections of the sky at the boating pond at Levenhall links, ringed by maturing trees



Garden County Farmland SLA Statement of Importance



Character: A traditional area of East Lothian farmland epitomising the agricultural landscape of small estates based around grand estate houses, steadings and small rows of estate cottages. Generally built by merchants who made their money from sources other than farming. The rich prime agricultural landscape of the Lowland Plains has given rise to East Lothian's reputation as the Garden County.

Area: 405 Ha

Overview:

The scenic value deriving from fertile farmland with closely spaced farm/estate houses with added appeal of mature broadleaved woodland changing with the seasons. In addition to its rich agricultural appearance, it has a gift from the sea in its coastal quality of light and cloudscapes. Built development here is mainly traditional, with a large 'main' house with associated lodges and smaller cottages, and a limited amount of agricultural buildings generally associated with the main house. This area is located generally to the north of Longniddry enclosing most of the original lands of 6 main estates/farms: from west to East, St Germain's, Chesterhall, Southfield, Redcoll, Wheatrig and Setonhill. The area also includes a part of the Longniddry to Haddington Railway walk and Redhouse Dean.

Special Qualities and Features:

- Gently undulating, broad scale landscape; the core productive farmland typical of the Lowland Plain, and some of the best agricultural land in Scotland. The often deep brown forest soil is laid

out in large, open fields generally uninterrupted by built development.

- Broadleaved woodland shelter belts which are typical of East Lothian (though broadleaved woodland, which would be the natural vegetation here, itself is not common) The broadleaved tree lined avenues to the main houses such as at Redcoll and Seton Hill are an attractive feature typical of the lowland plain and woodland associated with estate/farm houses, is also attractive. Mature broadleaved trees are also present as specimens along field boundaries. There is a notable araucaria (monkey puzzle) tree at St Germain's.
- Pattern of closely spaced of estate/farm houses with associated smaller scale pantile cottages. This close spacing of estates was possible as the larger houses were often formerly often owned by Edinburgh merchants whose income did not depend on farming)¹.
- Houses both grand and simple are attractive, adding to the scenic appeal of the area. Residential development is confined to traditional farm houses and associated cottages, with conversions to provide smaller scale accommodation at St Germain's, and within the steading buildings at Chesterhall. Housing generally uses traditional materials with stone and slate for grander buildings and pantiles for more simple accommodation.. There is little other built development.
- Attractive small watercourses form part of the character of the area. Seton burn is tamed and well managed; the Cotty Burn by contrast has a more natural appearance, bubbling through the small scale yet rugged Redhouse Dean, though in fact it has been more managed in the past – small, sculpted stone pool rests in between trees, at the foot of a pretty waterfall. It has a hidden feel which adds its attractiveness.
- The Longniddry railway path provides active travel access and recreational value, with a small car park at Cottyburn. There is a right of way from Macmerry to Cantyhall Road (Core Path 13) north/south through Chesterhall and from the B1377 to Setonhill cottages. There are minor roads and informal tracks which provide good access to parts of the area. The minor roads where they are single track add to the rural feel of the area.
- There are open views north to Redhouse Castle and beyond over rich agricultural land from a viewing bench on the railway walk. There are views of Setonhill Farmhouse from the railway walk and the minor road to the south. Views across the Forth can be obtained from higher ground, as well as towards the Garletons and beyond. Views from around Setonhill house towards the Garletons with the woodland of the railway walk and agricultural fields in the foreground are good
- The mature trees and woodland and open fields are important in views of and across the area.
- Field boundaries are mainly stone, though hedges with mature specimen trees are also used.
- Although the area is not generally wild – indeed much of its attraction comes from the tamed, farmed environment - however the Redheugh Dean does have some wild land qualities (ruggedness, naturalness of landcover, lack of modern artefacts).

Guidelines for development

- Any proposed development must not harm the core agricultural character of the area
- Any proposed development must not harm the landscape character of the area by prevention of large, widely-visible development that reduces the scale and contrast of the landscape form. Some modern vertical elements, mainly telecom masts, detract from the traditional appearance of the area, and should be screened where possible. Careful consideration should be given as to whether these should be associated with traditional buildings as modern structures could adversely affect their appearance. Following field boundaries or using trees as screening/backdrop may be preferred
- Any proposed large farm building development should be carefully sited and coloured to fit

¹ According to the Fourth Statistical account of East Lothian, Redcoll and Southfield were then in the ownership of their farmers, while Wheatrig and Setonhill were owned by the Wemyss and March estate, with land at Chesterhall being farmed from elsewhere.

within the landscape form and retain the sense of history and character of the area

- Any proposed development must not harm the existing character of the area of a balanced pattern of large houses with associated smaller scale cottages and farm buildings set within arable land and dividing woodlands
- In cases where solar panels are not permitted development they should not be placed on publicly visible roof elevations of traditional buildings or buildings in traditional and historic settings where they would harm the historic nature and scenic value of the area.
- There are no wind turbines in this area however capacity for these would be likely to be quickly reached in this very open landscape as inter-visibility of developments, and the well-settled nature of the landscape, increases potential for significant cumulative effects to occur. The use of turbines of different designs and sizes close to each other should be avoided, as this could lead to visual confusion and a discordant appearance, particularly near other infrastructure².
- Any proposed development must not harm the small-scale rural character of the roads, including characteristic features such as hedges and walls
- Any proposed development must not impact detrimentally on open views north from the B6363; east and west across the area from the minor road from Redcoll to Coates; and north from St Germain's

Potential for Landscape Enhancement

- Many buildings benefit from permitted development rights for solar panels; these can adversely impact on the appearance of traditional buildings for these it would be preferable not to have them in particular on the front elevation.
- Loss and neglect of traditional field boundaries (hedges, stone walls) and their replacement with more modern alternatives harms the appearance of the area; consideration could be given to re-instating lost field boundaries that are lost, though it is recognised that this is productive farmland and there are economic and food production reasons for not doing so.
- Hangovers from previous development including vertical slopes at Redhouse dean from former quarrying, limestone quarries could be addressed
- Consideration should be given to planting roadside or field boundary trees to replace any those coming to the end of their life.
- Promote woodland planting in scale with the landscape character as an advance landscape framework for any future mineral extraction or urban development and seek long term management of key estate landscape woodland

² See East Lothian Supplementary Landscape Capacity Study for Smaller Wind Turbines December 2011.

Photographs of special features and typical elements



The Garleton Hills framed by well-maintained traditional stone and pantile cottages at Setonhill; stone walls are a feature of the area, with the single track road giving a more remote, rural feel despite proximity to major urban development. The pantile roofs are an accent in the blues, greens and golds of sky and farmland



Good views of the Garleton Hills can be obtained from the area with Wheatrig and rich agricultural land in the foreground.



St Germain's Lodge traditional vernacular



Large farm and estate houses are close together; Wheatrig (the buildings to the left of the picture) is around 650m from Setonhill, from where the photo is taken.



Setonhill in the trees to the right of this picture viewed from Wheatrig

Grand Chesterhall House





View out over the coast from the protected oak tree at St Germain

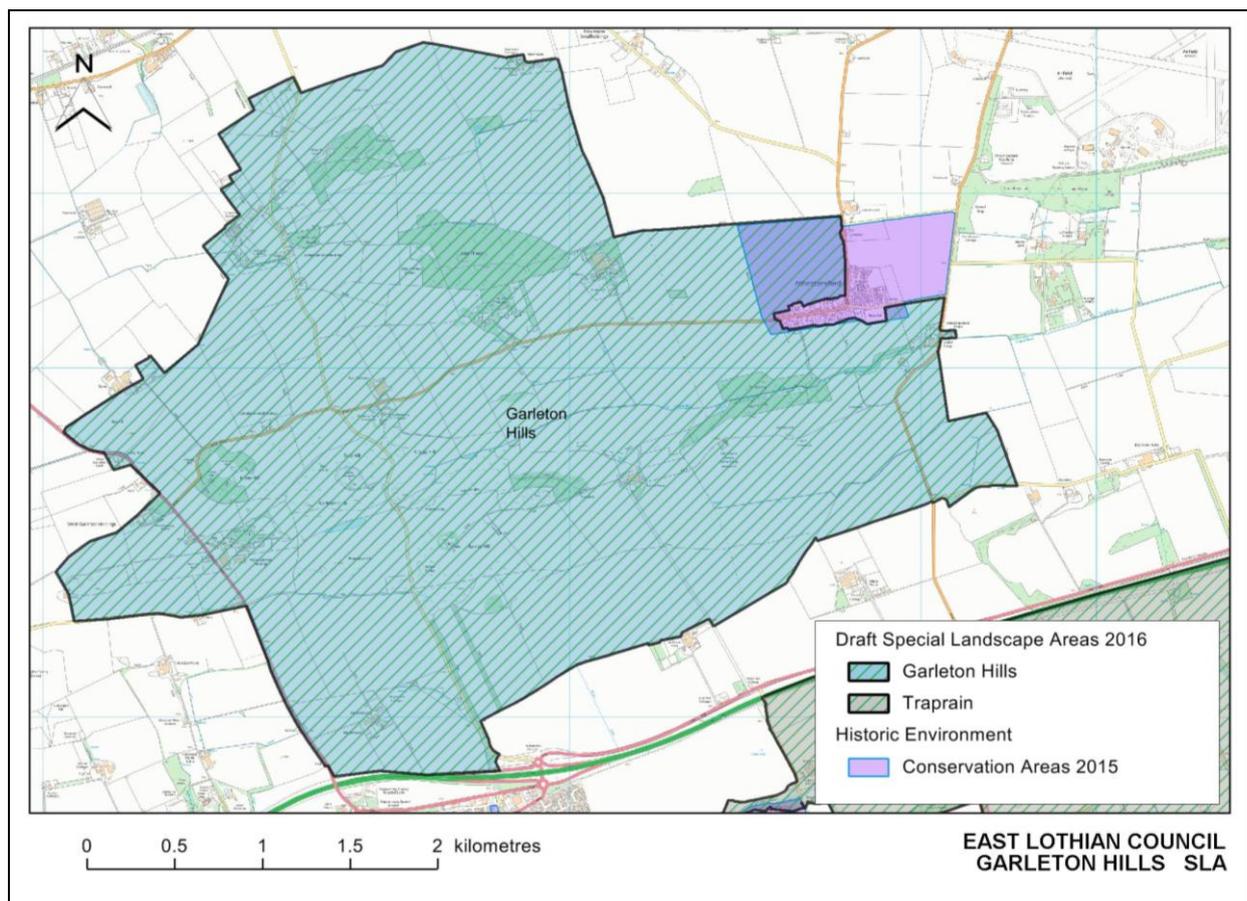


Mature trees around St Germain



Wooded tracks throughout the area creating enclosure, shelter for farmland and a sense of mystery

Garleton Hills SLA Statement of Importance



Character: A highly prominent landmark and uniquely iconic volcanic landform in the heart of East Lothian with a coherent area of important prehistoric settlement.

Area: 1277ha

Overview:

The largest area of volcanic intrusion within East Lothian sitting to the north of Haddington and providing a setting for the town. The Garleton Hills area is the centrepiece of East Lothian, widely visible widely across the area and beyond. With the distinctive tower of the Hopetoun Monument acting as a focal point, these hills are important in defining the character and appearance of East Lothian as a whole. Its contrasting landform and landcover to the surrounding arable land creates dramatic views and backdrops.

Special Qualities and Features:

- Volcanic outcrops are typical of East Lothian; the Garleton Hills are the largest area of volcanic intrusion within East Lothian forming a uniquely iconic landform. There are large areas of skeletal soil throughout the hills creating their distinctive cragginess.
- The hills have high scenic value with an open, rugged outcrops and gorse covered crags, contrasting with the surrounding farmland. Together with the steep sided river valley and wooded hillsides gives a prominent landscape of diverse landcover and hidden elements. Seasonal change increases their interest and vegetative contrast with the yellow gorse in spring, changing crops in the fields through the year and autumn colours of the deciduous trees.
- Historically the Garleton Hills are an important and very dominant backdrop to the historic

county seat of Haddington, which although situated outside the area is key to the setting of these hills from a Historic Environment perspective.

- The hills form a highly prominent landmark within East Lothian and with their distinctive landform and landcover are highly photogenic. The notable Hopetoun Monument sits on Byres Hill, one of the most visually dominant historic structures in East Lothian (erected by the fourth Earl of Hopetoun's "affectionate and grateful tenantry" in 1824) which can be seen from as far afield as Edinburgh to the west.
- The Hopetoun Monument is accessed from a small car park at the base of Byres Hill along a steep path winding up through mature woodland and gorse covered slopes. Climb the 132 spiral steps through the dark tower to bring you out to a viewing platform and viewpoint indicator with superb panoramic views with the Firth of Forth and Fife to the north, Edinburgh and the Pentland Hills to the west and the Lammermuir Hills to the south.
- Barney Vaults is another prominent feature along the ridge. This is the remains of Barnes Castle The Vaults scheduled monument, a vaulted fortification which was commissioned by Sir John Seton of Barnes in the late 16th century but never finished after his death in 1594.
- Kilduff Hill is large wooded hill to the north side of the Garleton Hills visible in views from the north giving a diversity of landcover in contrast to the gorse covered hill slopes and arable fields.
- The B1343 from West Garleton House to Athelstaneford follows the bottom edge of the northern escarpment of Byres Hill, Skid Hill and Craigy Hill passed the remains of Garleton Castle and along the valley of the Cogtail Burn with Kilduff Hill enclosing it to the north. This route affords fantastic views of the dramatic steep hills slopes rising up from the road, overpowering and overwhelming the senses.
- The Garletons are important for recreation with several walking routes across the area all with panoramic views both north towards the coast and south to the Lammermuirs. Core path route 87 traverses the ridge line from the B1347 to the east to the minor road through the centre of the hills at Skid Hill, linking at its east end with core path route 86 which crosses the Cogtail Burn to Athelstaneford and linking at its west end to core path route 320 which follows the minor road south to Haddington providing access direct from the town. A right of way continues along the ridge to the west linking the minor road to the A6137 at West Garleton. Another right of way heads up the northern slopes from Byres Farm to the Hopetoun Monument on Byres Hill. Further core paths routes 90, 89 and 238 skirt the western edge of the area linking Newmains at Drem to Athelstaneford.
- There is a dramatic viewpoint looking East to Athelstaneford and across the North Berwick Coastal Plain beyond from the minor road at Skid Hill. Panoramic views are obtained from the A6137 both north to Aberlady Bay and the coast and south across the Mid Tyne plain to the Lammermuirs. There are also good views from the Chesters Hillfort.
- The central area of the hills contains important exposures of several quartz-trachyte lava flows and associated tuffs. Identified as a SSSI for its importance in showing how basaltic magmas locally evolved at relatively shallow depths in the crust.
- This central section with its ice sculpted bedrock and crag and tail landforms is an excellent example of glaciated escarpment and lowland forms of glacial erosion with regional significance identified as a Geodiversity Site.
- Author Peter Kerr, wrote about his time growing up and farming at Cuddy Neuk on the west of the Garletons, evoking a way of life now much changed.
- *Historic Landscape: Garletons and Chesters (See Appendix IV)*
The Garleton Hills are a dominant landscape feature containing a dense concentration of Hillforts mirroring other areas in East Lothian that have a similar topography – the Hillfoots Hillforts, Chesters to Thurston Ridge and the Elphinstone Ridge. There are significant Scheduled remains of a number of prehistoric hill forts along and around the Garleton Ridge. Many of these remain as upstanding earthworks and are a very important group of 'lowland Hill forts'. The Chesters Hill fort to the north of the area is such an example being one of Scotland's best-

preserved Iron-Age hill forts with ramparts and ditches that are among the most impressive Iron-Age defences in Scotland, easily accessible from the nearby minor road at Camptoun. There are a number of imposing medieval houses and tower houses associated with this landform such as Garleton Castle, Kilduff House and Camptoun House. Small-scale settlements generally set around a medieval farmstead / large farmhouse are typical of the area. The prominent nature of these hills has attracted human activity from virtually every period which is evidenced with the remains. They are likely to have served as “navigational markers” on a vast scale. The area is rich in archaeological remains and monuments and has a high potential for previously unknown sites.

Guidelines for Development

- Any proposed development must not harm the distinctive visual contrasts with adjoining landscapes
- Any proposed development must not harm the setting or views of the Hopetoun Monument, detract from its prominence as a feature on the hill top or compete with it as a focal point within the landscape
- Any proposed development must not harm the landscape character of the area by prevention of large, widely-visible development which detracts from the scale of the outcrops and monument or detracts from the natural qualities of the area e.g. wind turbines
- Any proposed development must not harm open views, both out from the hills - in particular from the A6137 both north and south, the minor road at Skid Hill eastwards, the Hopetoun monument and Byres Hill, core path route 87 and the Chesters Hillfort; and from the wider area to the hills.
- Any proposed large farm building development should be carefully sited and coloured to fit within the landscape form
- Protect from the further spreading of aerial masts and other vertical elements on hill tops or skyline as viewed from the lowland plain below.
- The viability of arable agriculture in the area is an important part of maintaining the landscape; development should support rather than hinder this
- Any proposed development must not harm the integrity and coherence of the historic landscape.

Potential for Landscape Enhancement

- Maintain and improve walking / cycling access through the area
- Seek to secure long-term management of existing woodland
- Encourage further diversification of semi-natural habitats on non-productive land

Examples of Paintings using the Garleton Hills Area as Inspiration



Tyne and Garleton hills
by William Darling Mackay

Photographs of special features and typical elements



The iconic Hopetoun Monument on Byres Hill to the west end of the Garleton Hills, wooded craggy outcrops contrasting with the surrounding arable land



View south to the Lammermuirs from Byres Hill

Garleton Castle in the lee of the Garleton Hills with Kilduff Hill beyond



Haddington with the tower of St Mary's Parish Church and the Town House Spire in the lee of the Garleton Hills



View from Skid Hill east over the North Berwick coastal plain with the village of Athelstaneford in the middle distance.



The Hopetoun Monument



The fort and ramparts at Skid Hill with gorse covered crags contrasting with the surrounding pasture land.

The glaciated channel between Skid Hill and the escarpment of Kae Heughs, diverse landform and land cover and long ranging views.





Mature woodland on the slopes of Byres Hill



Chesters Fort from Byres Hill with North Berwick Law in the distance

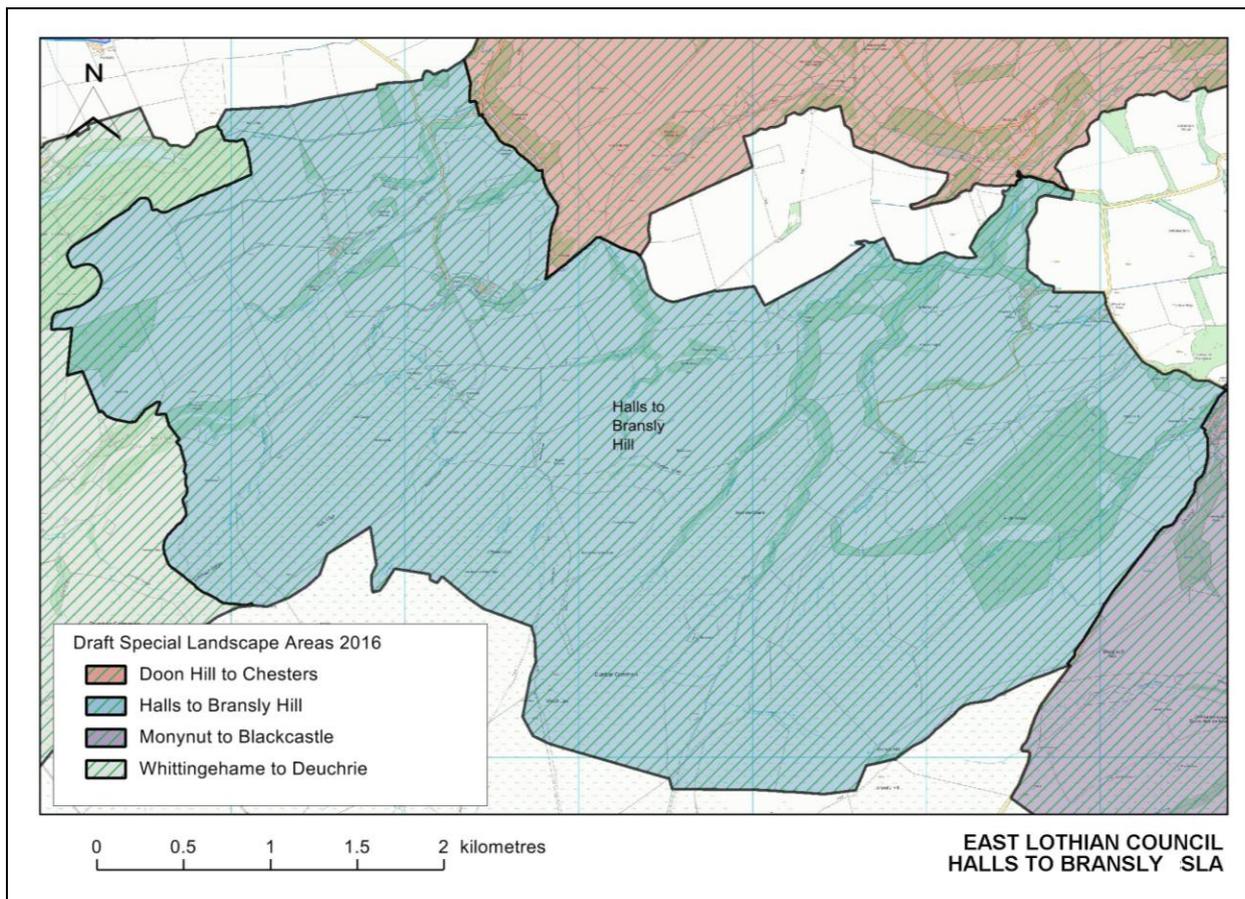
Cloud formation above Athelstaneford as said to have been seen by the pictish King Angus II and his troops in 832 before which led to their victory in battle against King Aethelstane



Snow covered Garleton Hills viewed from the Hopetoun Monument



Halls to Bransly Hill SLA Statement of Importance



Character: An area of foothills containing a section of the feature of the Lothian Edge as well as important areas of ancient native oak woodlands. A particularly good example of a landscape modified during glaciation with complex landform of steep deans and dramatic gravelly knolls contrasting with more rolling hill slopes above.

Area: 1,608 ha

Overview:

A distinctive and diverse area of foothills and edges of the moorland plateau encompassing a section of the geological feature of the Lothian Edge to the east side of East Lothian providing the backdrop to the views south from the East Lothian plain. A wilder less-developed area with the limited settlements fitted into the landform for shelter.

A particularly good example of a landscape modified during glaciation with complex landform of steep deans and dramatic gravelly knolls contrasting with more rolling hill slopes above. This is identified by the designation of Rammer Cleugh SSSI within the area.

The area also contains large areas of ancient oak woodland and the largest area of mixed deciduous woodlands in East Lothian. The ancient oak woods of Deuchrie lie within the Rammer Cleugh SSSI and Nature Reserve and SSSI of Woodhall Dean encompass the largest area of deciduous woodland in East Lothian dominated by relatively pure forms of sessile oak unique in southeast Scotland.

Special Qualities and Features:

- *Complex topography.* The eastern half of Rammer Cleugh SSSI lies within the western section of this area. This is important as a geomorphological site with a collection of glacial meltwater channels and kame terraces. Rammer Cleugh probably formed sub-glacially and shows sub-glacial chutes, ice marginal benches and small marginal and sub-marginal channels. Additional interest includes the esker on the floor of Rammer Cleugh, where the meltwater flowing in tunnels under the ice has left sinuous ridges of gravel. This leads to a complex, intricate and diverse landform of dry rivers, steep sided valleys, small hill formations and valleys where the river does not fit the form.
- *Large areas of ancient woodland and designated wildlife sites.* The Rammer Cleugh SSSI in this area is also special for Deuchrie Woods an almost pure stand of sessile oak, representative of a habitat type now scarce in upland East Lothian. The long narrow Scottish Wildlife Trust nature reserve of Woodhall Dean encompasses three burns that join to form the Woodhall Burn to the east of the area and is also identified as a SSSI. It is ancient semi-natural woodland with a mix of broadleaved and yew woodland, and is one of the few surviving remnants of the forests that covered much of southern Scotland 5,000 years ago. The woodland is dominated by relatively pure forms of sessile oak which show little hybridisation, a feature that is almost unique in southeast Scotland. The associated cleughs contain the largest area of deciduous woodland in East Lothian. The site supports a particularly large number of plant species as well as a large number of mosses and liverworts, particularly on the wet steep slopes above the burns.
- Woodhall Dean is highly scenic with twisted trees clinging to the sides of the steep slopes and the constant sound of the burns running through the cleughs. Spring is the best time to visit to see the woodland flowers such as bluebell, red campion, primrose and moschatel. Wildlife also abounds in the reserve with many butterfly and bird species as well as badgers, roe deer and adder.
- The smaller cleughs of the burns to the east of the area leading into the Spott Burn are steep sided and clad with native woodland and are identified as the Spott Burn Valley local biodiversity area.
- A large part of the southern section of the area is identified as the Lammermuirs Local Biodiversity Site important for its upland heath, bog and grassland. This higher area forming the edge to the plateau encloses the area to the south and frames the area in views from the north and from the East Lothian plain.
- Red soil typifies this area of East Lothian with fertile well-managed land associated with the rich farming heritage of East Lothian. This landscape provides a strong sense of East Lothian identity with many features typical of East Lothian; red sandstone buildings, arable farmland, oak woodlands as well as the heather clad hills to the south.
- Complex, contrasting landscape of a mix of landuses and features, visually rich with limited manmade, development well-sited within the landscape. Open on higher ground with more mystery in the lower and wooded areas. Steep slopes provide dramatic views from the top. The areas raised rolling hill tops contrast with the steep, narrow, wooded deans. Small water bodies are dotted through the area, linked with the glacial landscape formation, and add another contrasting element. Colour contrasts between the purple of the flowering heather of the moors, red of the earth, fresh green to golden of the ripe crops, dark greens and vibrant autumn colours of the woods and blue of the skies.
- Settlement within the area is limited and small in scale of vernacular style dotted around the minor roads adding to the picturesque and historic nature of the area. The use of local materials, sandstone especially red to match the soil, slate roofs and the small number and scale of settlements and their fit within the landscape gives the impression of man living with nature rather than controlling it. This is added to by the limited number of narrow, single track roads leading into the area and becoming tracks as they reach higher ground.
- Seasonal change is marked through the changing farmland with lambs in the spring, golden

crops in the late summer, the red-earth ploughed fields of the autumn and snow covered hill tops of the winter.

- The area is important for recreation with great viewpoints from higher ground. There are many more good vantage points for good long distance views over East Lothian throughout this area. Core path route 470 to the north of the area follows Bennets Burn from the minor road to Halls to Pressmennan Wood to the west.
- Core path route 228 starts in Halls and heads into the hills following the traditional track and right of way from Dunbar to Lauder of the Herring Road. A route used in the 18th and 19th centuries for the transportation of herring, both by people bringing home salted stocks for winter use and by fishwives carrying huge creels of fish for sale in markets in Lauder.
- Scenically the raised viewpoints offer views both up the coast as far as North Berwick Law and the Bass Rock as well as out to sea. They are wide-ranging and, on a clear day, breath-taking. The area is also important in views from the East Lothian Plain looking south where the pasture and heather clad hills frame the view and create a backdrop to the lower arable plain.
- The now abandoned settlement at Boonslie is an important relic farming landscape. Buildings, landscape boundaries and enclosures can still be seen, originating in the 14th century and showing successive changes in farming style through to the 20th century. This area is unique in East Lothian and will be Scheduled once construction of the windfarm is completed.

Guidelines for Development

- Any proposed development must not harm the characteristic features reflecting transition from open upland to enclosed lowland landscape
- Any proposed development must not harm the open 'Wild Land' character of the moorland by controlling development or management that would affect the sense of openness or wildness of the moorland, including for example planting of tree belts or plantation forestry hedges or fences along roads and tracks, or signage, or features which break up the open moorland.
- Any proposed development must not harm the unbroken horizontal element of the Lammermuir skyline especially as viewed from the plain and foothills below
- Any proposed development must not harm the overall open visual character focusing northwards towards the plain and the Forth and avoid development that interrupts key views from Bransley Hill, Hartside and the Lothian Edge.
- Any proposed development must not harm the small-scale topographic diversity provided by glacial features such as kame terraces, and melt-water channels in considering future sand and gravel extraction. Historic quarrying has removed some of East Lothian's finest glacial deposit features. This interesting landform has been restored to a much flatter gradient, with few features.
- Development that increases the apparent scale of large scale industrial elements (reservoir walls, pylon lines) for example by providing scale comparison should not be supported
- Any proposed development must not harm the landscape character of the area by prevention of large, widely-visible development that reduces the scale and contrast of the landscape form.
- Preservation against wind turbines within this area which would have a visual cumulative effect with the turbines of the uplands thereby diminishing the individual identity of the landscape character area and disrupting the sense of contrast between the plateau tops and the fringe landscape.
- Preservation against further hill tracks on visually-sensitive slopes. When tracks are new or recently re-surfaced they can look very noticeable over a wide distance, and these can also look wrong by virtue of their straight lines heading straight up the moorland. This may have a negative impact on the 'natural' appearance and character of the area and tracks can be widely visible including from the plain below. Tracks also open up the area to recreational access, which

has obvious benefits but may also affect the remote character of the area. Tracks should follow SNH guidance “Constructed Tracks in the Scottish Uplands”¹, including consideration of whether the track is necessary at all. Borrow pits, treatment of cut and fill, material, alignment of the track with topography and visibility of the track should all be carefully considered.

- A restoration strategy is important at development stage where large infrastructure projects are being considered to ensure re-establishment of the natural landscape
- Any proposed development must not harm the existing settlement pattern of development kept to the lower slopes of the hillfoots set generally along the narrow lanes. Support use of traditional building materials or traditional components and styles of design in new buildings. Suburban style housing is unlikely to fit with the character of the area.
- Safeguard distinctive architectural integrity and close link with local red sandstone geology
- Any proposed development must not harm the small-scale rural character of the roads, including characteristic features such as hedges and stone walls, passing places, fords and stone bridges

Potential for Landscape Enhancement:

- Conserve and enhance well-developed and maintained beech and thorn hedgerow network on the arable land
- Promote replacement of traditional oak and ash field boundary tree lines
- Promote reinforcement of stone dyke boundary features on hill slopes, whilst retaining the unenclosed appearance of the moorland
- Seek to support traditional estate management practices to safeguard woodland enclosure features and important boundary walls
- Take opportunities to enhance / ameliorate impact of existing coniferous plantations at restructuring stage such as High Wood
- Encourage further expansion of woodland cover through shelterbelts and small woodland particularly in deans, cleughs and valleys and around farmsteads and other building groups in upland areas, including fencing to promote natural regeneration
- Promote improved integration of visually sensitive farm building expansion through farm woodland planting
- Reinforce visual and ecological contrasts between open hill slopes and steep valley sides
- Encourage appropriate retention and management of ancient oak and deciduous woodland
- Ensure protection and enhancement of characteristic high proportion of mixed and broadleaved woodland through management and replacement planting
- Management of woodland to avoid over-reliance on singular species to avoid loss of large areas of woodland due to disease e.g. ash dieback, Dutch elm disease, red needle blight
- Increase pedestrian and cycle access through the area
- Repair the stone packhorse bridge in Woodhall Dean

¹ Available on SNH’s website at

<http://www.snh.org.uk/pdfs/publications/heritagemanagement/constructedtracks.pdf>¹

Available at http://www.scotborders.gov.uk/downloads/file/4234/local_landscape_designations_spg

Photographs of special features and typical elements



The remote settlement of Hartside cottages set against the complex landscape of Hartside Edge of the Lammermuir escarpment with the purple of the heather clad plateau above.



Traditional single-storey stone buildings of Halls Cottages with red sandstone used as an architectural feature framed by trees

The herring road, traditional route across the hills from Dunbar crosses the area



Meikle Hag Wood a typical steep-sided wooded cleugh with surrounding farmland





A meltwater channel above Woodhall Dean with a dry valley and remnant hill formed by glacial meltwaters, typical of the complex and intricate Lothian Edge landscape

A very sharp glacial meltwater channel on the Lothian Edge isolates a small hill called The Knock. Glacial meltwater channels run parallel with the Southern Upland fault.



Spectacular open views to the north over the East Lothian plain and sea beyond can be had from higher ground, framed by the wooded cleughs and arable crops in the foreground





Upland Oak woods set on the sides of steep cleughs within Woodhall Dean nature reserve



Spruce Cleugh in Woodhall Dean

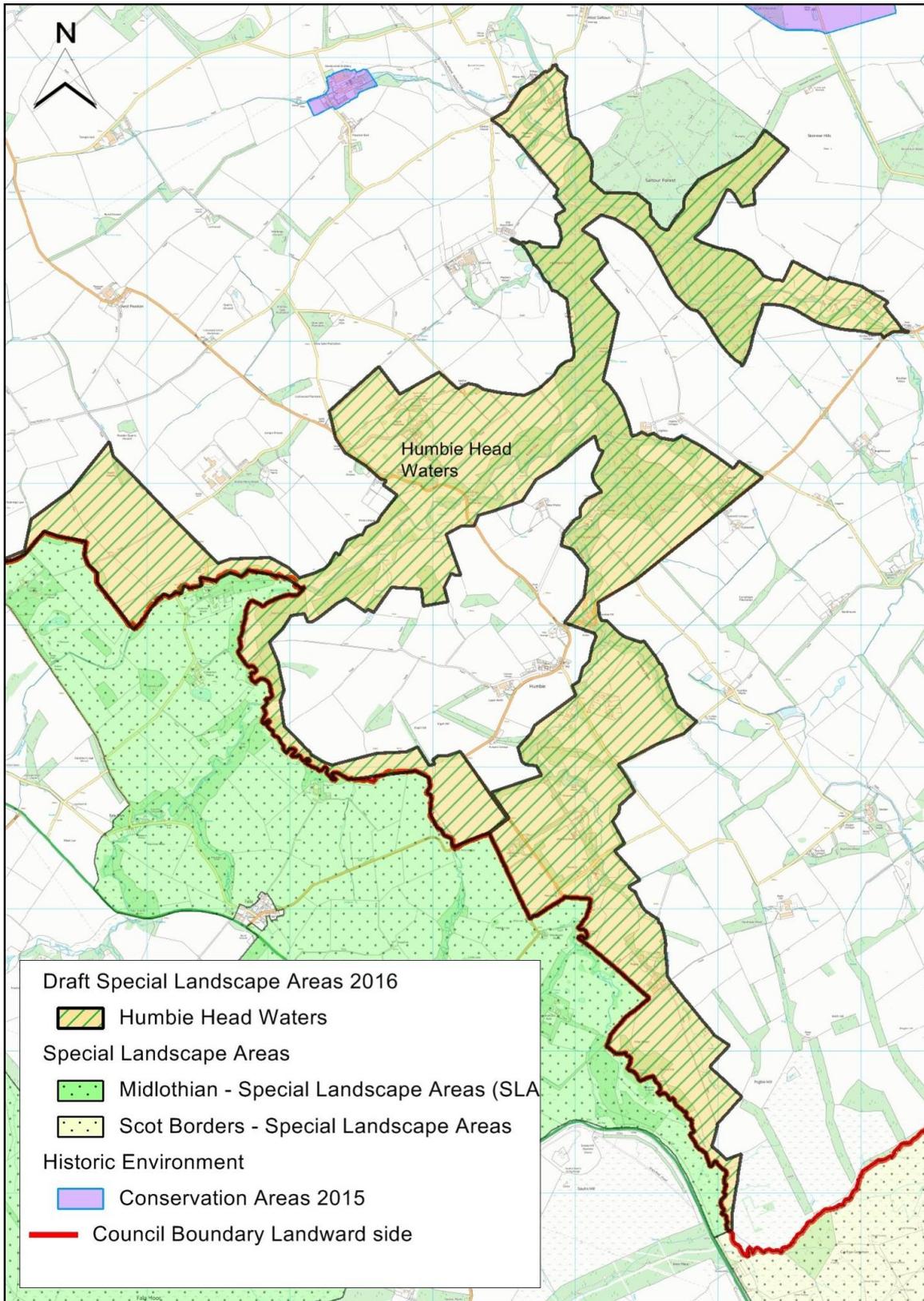


Footbridge over Woodhall Burn at Tinkers Leap, a narrow gorge-like section of the valley

Highly scenic valley of Woodhall Dean set within the rolling hills



Humbie Head Waters SLA Statement of Importance



0 0.250.50.75 1 1.25 kilometres

**EAST LoTHIAN COUNCIL
HUMBIE HEAD WATERS SLA**

Character: Incised, wooded river valleys, tributaries of the Tyne, with natural and historic qualities.

Area: 825 ha

Overview:

One of East Lothian's most scenic and unspoilt river valleys from its source in the Lammermuir Hills as the Linn Dean Water to its confluence with the Kinchie Burn in the Mid Tyne Plain. At Linn Dean, where the burn is young, it tumbles off the Lammermuir edge, hurtling towards the East Lothian foothills and plain, where it becomes more relaxed and meandering, always within steep wooded valley slopes and enclosed by farmland. This area contains several locally identified designed landscapes framed within the valley landform or set on the ridges overlooking the valley. The area adjoins Fala Rolling Farmland SLA of Midlothian along the authorities' boundary to create a wider area of landscape consistency; along the boundary, the area can take on the character of Fala Rolling Farmland rather than the steeply wooded river valley typical of this area.

It is a very historic area with ancient settlements and plays a strong role in with the history of Scotland.

The importance of the naturalness of the area is identified through the designation of several Local Biodiversity Sites within the river valleys as well as a Local Wildlife Site on the Linn Dean Water and Tree Preservation Order number 35 at Pogbie.

Special Qualities and Features:

- The area has high scenic value with the several incised wooded valleys of the Johnstonburn Water, Keith Water, Birns Water and Humbie Water linking together to give a landscape of contrasts, interest and mystery with traditional and listed buildings hidden within the mature native woods or set within rolling parklands, with the tumbling sound of the water never far away.
- Views of the water are glimpsed between the trees as well as stunning views out to the hills from higher ground.
- Linn Dean local wildlife reserve lies in the southern extremity of the area. Linn Dean is a steep incised cleugh with an area of flower-rich grassland. During the summer, the yellow common rock-rose brightens the bank and attracts a colony of northern brown argus butterfly. Juniper and unusual mosses and liverworts can also be found. A section of the Linn Dean Water passes through a highly scenic gorge known as Kate's Cauldron totally hidden from surrounding views. The height of this section of the area on the edge of the Lammermuir Hills enables panoramic breathtaking views over East Lothian
- The importance of the river valleys for their habitats and wildlife is indicated by the designation several Local Biodiversity Sites. The area as a whole contains a high proportion of ancient woodland and established native broadleaved woods as well as a relatively large amount of the rare soil type mineral alluvial soil particularly at the northern end of the area.
- The area contains areas of naturalness and has a lack of artificial elements particularly along its wooded river banks. The steepness of the banks and rushing water adds to this feeling of wildness, although paths and the limited scale of the landscape limit this. The night sky satellite images from NASA from 2012 show this area to have limited light pollution although no very dark areas.
- The area around Humbie is very accessible. Core path routes 58 and 59 follow tracks from the B6368 over Kirk Bridge to Humbie Church then joining the right of way from Duncrahill to Humbie along the valley of the Humbie Water. Core path route 61 follows the line of the old railway from Humbie Station Cottages at the B6368 along the Gilchriston Burn to the Humbie

Water. Core path routes 64 and 30 follow the north-eastern edge of the area from Milton Bridge, through the Saltoun Forest, and link with the Milton Bridge to Gilchriston right of way. Core path route 302 defines the north-western edge of the area within Saltoun Forest. Providing easy access to the woods and rivers.

- There are exposed sections along Keith Water which illustrate interbedded till and sand and glacial deposits and are of considerable interest for the light they throw on the glacial processes of the last ice age, recognised by designation as a SSSI.
- The area is rich in archaeological remains and monuments. Medieval and later remains characterise this area with many Listed and historic structures. A significant amount of prehistoric remains are located in the south western spur of this area but have also been identified throughout this area.
- There are two moss-grown tomb stones located close to Gilchriston to the memory of Katrine Wilson and William Skirvin, who were passengers on the London to Edinburgh stagecoach in 1645. They were found to be suffering from the Black Plague and were taken from the coach near Gilchriston. They soon died and were buried at this spot.
- The landscape contains locally identified designed landscapes including the grand Johnstounburn House on the Johnstounburn Water. Set within the flat valley floor surrounded on all sides by enclosing trees, the earliest records of Johnstounburn date from 1260 when the land was given to the church and hospital at Soutra (Soutra Aisle). The current house began in 1623 as an inn on the London to Edinburgh stagecoach route and became known as the Highwayman's Haunt as it was used as a meeting-place for thieves who would rob the stagecoaches as they slowly made their way up the slopes Soutra Hill to the south. It became a private residence and was extensively extended in 1730 and 1863, before becoming a hotel in 1992 and returning to a private residence in 2005. It has extensive gardens including the treed avenue leading from the listed Johnstounburn Gate Lodge in the west to the house, the listed summer house and walled garden laid out with walkways, parterres and terraces as well as a grass tennis court, the listed lectern dovecot to the north of the house, the listed buildings of the coach house and the extensive parklands with boating lake and mature specimen trees to the east of the house.
- The Scottish Baronial Country House of Keith Marischal also lies within this area, set to the north of the Keith Water. Extensive landscaped grounds again, first possessed by the Keith family in the 12th century and transferred to the Kings Marischal possibly as part of a dowry. The Marischal was to serve as custodian of the Royal Regalia of Scotland (the Scottish Crown Jewels) and protect the king's person when attending parliament. This became the hereditary title of the Keith family from 1176 to 1715. The original house and estate church date from the 12th century, although the current listed L-plan tower house dates from the 16th century. The attractive grounds include the winding tree lined drive from the listed North Lodge to the north side of the house, the listed sheep pens, dovecot and steading to the southwest of the house, the scheduled ancient monument of Keith Kirk set within mature woodlands to the north of the house and the extensive parklands with groups of mature specimen trees surrounding the house.
- Keith Marischal and Humble are also known for the North Berwick Witch Trials. Agnes Sampson, one of the leading accused, was known as the 'Wise Wife of Keith' and lived at Nether Keith to the east of Keith Marischal. The accused were held within the Chapel at Keith Marischal for the evening prior to their execution, which took place at *Dow Syke* - literally dismal hollow - one mile to the north of the house and still marked on the maps by an area of woodland known as Dow Syke plantation.
- Humble House with its smaller scale landscape and listed former sawmill, still has a historic layout with the sheltered gardens, orchards and smaller areas of parkland and parkland trees surrounded by the extensive woodlands of Humble Wood. A notable feature of the Humble Estate for more than a century is the beech hedging. The hedges lining the B6368 planted in

1860 is of particular scenic appeal, providing a double row of caterpillars crawling over the rolling contours to either side of the road.

- Humbie Children's Village is an example of a more recent development within the area. The village was built over a period up to the 1920s in a colourful 'Arts and Crafts' style, on an eleven-acre site on a hillside to the south of Humbie. It provided a holiday home for needy Edinburgh children and also had a school for their education. From the early 1900s until 1967 it provided holidays for about 176,000 children. It became a residential and day care facility for the mentally handicapped from 1967 to 1995. The striking houses are listed buildings and have since been developed with the addition of new housing in a sympathetic style on the site to become private housing. They provide an attractive and interesting feature on the hillside, the white of their facades contrasting with the surrounding green of the fields and woodlands.
- The attractive Humbie Church in its countryside location is still in use. Set outwith the village along a narrow lane within woods the listed building of the church sits in a highly scenic location on the banks of the Humbie Water with the listed buildings of the Dovecot to its north. Easy access to Church Woods to the east side of the river can be obtained over the Kirk Bridge.

Guidelines for Development

- Any proposed development must not harm the small-scale secluded visual character derived from the well-planned mature woodland framework
- Any proposed development must not harm the surrounding agricultural character of the area
- Any proposed development must not harm views into the area from the B6368, the B6371 along the Keith Water, core path routes 61, 301 and 64 along the Birns Water and views of the Humbie Church, Children's Village and several designed landscapes at Johnstounburn, Keith Marischal and Humbie House
- Any proposed development must not harm the existing generally 'hidden' character of residential development within mature woodland on the valley slopes surrounded by agricultural land. Large, modern development, out of scale with the existing buildings and landscape character would adversely impact the landscape character of the area. Modern large scale development such as wind turbines above 30m could detract from the history and character of the area and belittle the natural landscape features.
- Any proposed development must not harm the existing settlement pattern of development and support use of traditional building materials or traditional components and styles of design in new buildings. Traditionally designed houses include single cottages and short terraces of single storey buildings and features such as crow-steps, small paned sash and case windows and materials including sandstone and slate. Adventurously designed buildings may also accord with the character of the area but require careful location to avoid detracting from the traditional nature of the area
- Any proposed development must not harm the historic setting and characters of the designed landscapes and the surrounding parkland and countryside
- In cases where solar panels are not permitted development they should not be placed on publicly visible roof elevations of traditional buildings or buildings in traditional and historic settings where they would harm the historic nature and scenic value of the area.
- Any proposed development must not harm the qualities of wildness within the river valleys that the area has from the ruggedness, lack of modern artefacts and natural landcover, as well as lack of light pollution
- Any proposed development must not harm access to this important recreational resource of one of East Lothian's river valleys
- Any proposed development must not harm the small-scale rural character of the roads, including characteristic features such as the hedges along the B6368 at Humbie House and stone walls

Potential for Landscape Enhancement

- Management of field boundary trees and trees aligning road with replacement planting where they are moribund or gaps have occurred
- Improve access for walkers within the attractive wooded valleys of Linn Dean, and along the Humbie Water and Keith Glen

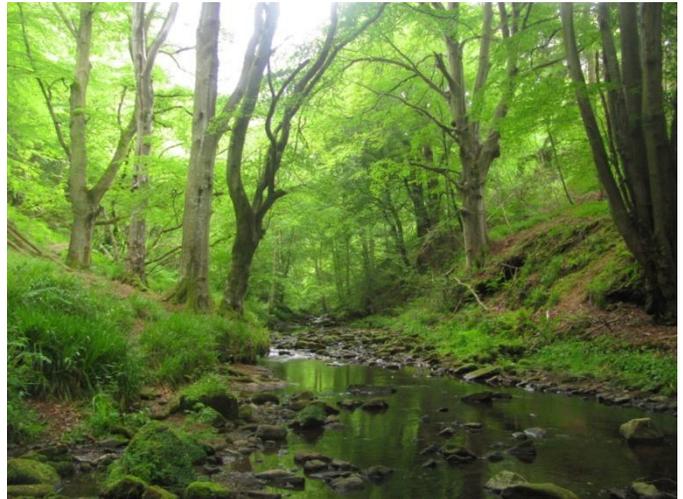
**Photographs of special features
and typical elements**



Misty weather in the Johnstounburn valley



Looking up the valley of the Keith Water

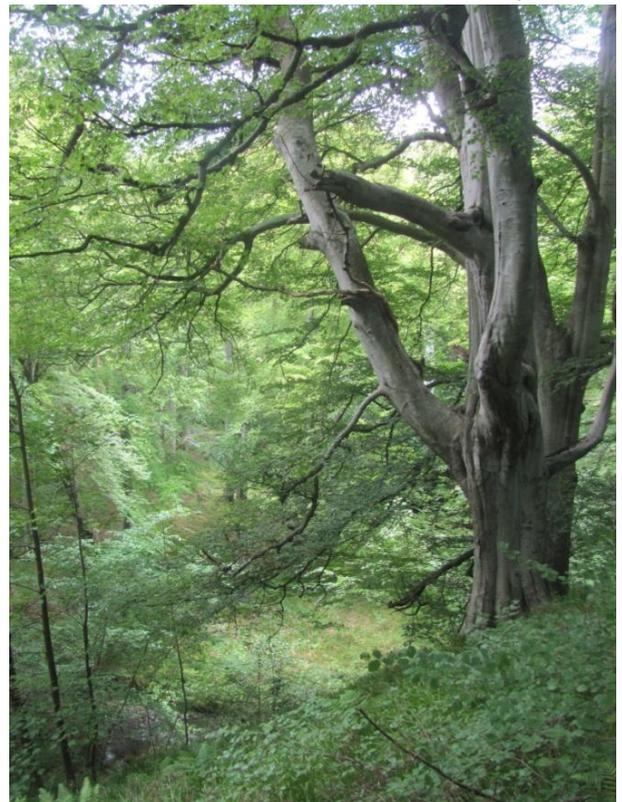


Humbie Woods

Mature Beech trees in the Humbie valley



Humbie Church



Johnstounburn House



cc-by-sa/2.0 - Johnstounburn House by Lisa Jarvis - geograph.org.uk/p/220200



Rolling farmland surrounding the wooded valleys



Heather and pine trees within Saltoun Big Wood



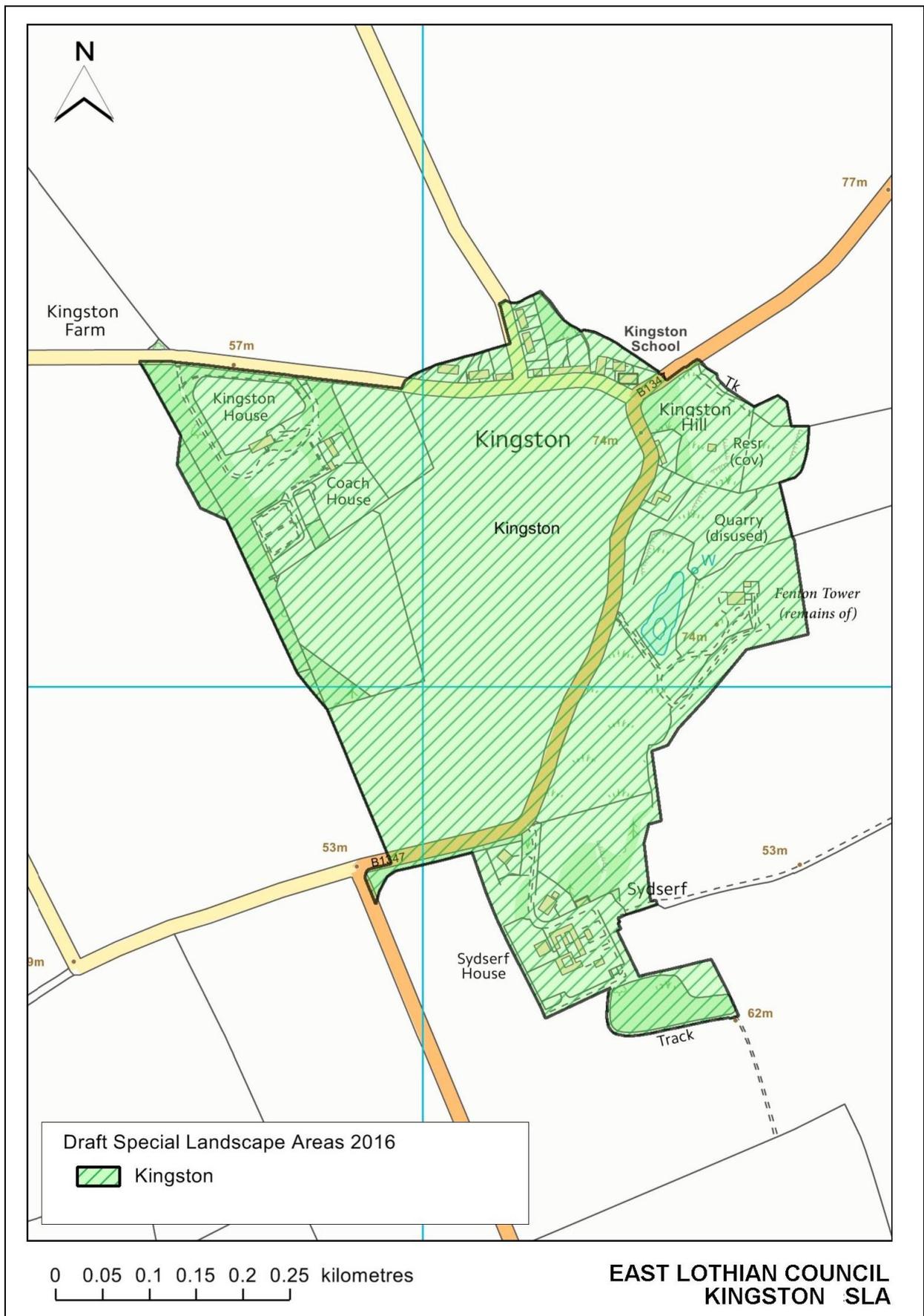
View out to the Lammermuir Hills from Saltoun Big Wood



Incised valley of the Linn Dean Water and nature reserve



Kingston SLA Statement of Importance



Character: A scenic raised area of volcanic outcrop with restored historic tower house and a picturesque small traditional settlement with associated large estate house and grounds and traditional farmhouse with panoramic views to the south.

Area: 30 ha

Overview:

Kingston is a traditional settlement with the old school house to its east end and the estate farmhouse and associated landscape to its west end.

Kingston's raised location allows for superb wide ranging views particularly to the south across the coastal plain of East Lothian to the Garleton Hills and the Lammermuirs and Pentlands beyond. It is a historic area with Sydserf, Fentoun Tower and King Seat all marked on the Blaeu map of 1654 and Kings Seat shown on the Herman Moll map of 1745.

To the east of the area is a large volcanic outcrop with skeletal soil running from Kingston Hill in the north to Sydserf to the south. This provides a dramatic, gorse-covered, rough, raised area in this already elevated location and has been used for the siting of the category A listed Fenton Tower. Kingston Hill is also the site of a scheduled ancient monument of multi-period cemetery from the Bronze Age through to the Middle Ages.

The early nineteenth century farmhouse of Kingston House together with its wooded estate landscape, stables, summer house and walled garden provides a setting for the area to the west and the restored seventeenth century lairds' house of Sydserf in its wooded, craggy setting encloses the area to the south. The field to the south of the cottages along the main street through Kingston has been included within the area to ensure retention of the setting of the settlement and views to the south.

Special Qualities and Features:

- Picturesque single storey vernacular cottages with pantile roofs and white rendered walls set directly onto the roadside. Many of the cottages have been preserved with limited alterations and retain their traditional charm and character as well as names identifying their original uses such as School House, Smithy Cottage and Forge End.
- Raised large rocky volcanic outcrop providing a striking area of contrast to the surrounding arable land with its dramatic gorse covered slopes and rough land and scrubby trees with cottages set into the lee of the slope with a real sense of hunkering down against the elements and respecting the topography - yet with tremendous views over the plain.
- Kingston Hill is the site of a scheduled ancient monument of a multi-period cemetery of over three thousand years of intermittent use from the Bronze Age through to the Middle Ages, with a large number of graves spread across the top and sides of the knoll. Most burials were found contained in stone-lined long cists and there are traces of a building dating from the 12th or 13th century. Historic Environment Scotland note that the monument is of national importance as a well-preserved site with a particularly long-lived history of use and the site has the potential to enhance current knowledge of ritual and funerary practices over a long period of time.
- Fenton Tower is an a-listed magnificent fortified traditional tower house dating from circa 1775 set on the raised ground of Kingston Hill above the 'laich' which adds to the scenic setting of the tower. The location has been used as a site for a castle since the 11th century as it affords panoramic views in all directions. Now completely restored and providing holiday accommodation, the tower is probably best known as Archie's castle in the BBC children's series Balamory. Its elevated position and off white rendered walls makes it a conspicuous focal point

from the surrounding coastal plain.

- Sydserf House, a distinctive crow-stepped and lime-washed a-listed restored 17th century T-plan two-storey lairds' house sits prominently to the south of the area. The house was probably the seat of the Sydserff family from the late 15th- century until around 1700. The steading to its east has been sensitively converted into residential accommodation keeping its character with pantile roofs and half-dormer windows. Sydserf is separated in views from Fenton Tower by mature trees on the craggy outcrops surrounding the house to the northeast adding to the scenic quality of the area.
- The early nineteenth century b-listed farmhouse of Kingston House with its pretty c-listed stables is set within a wooded estate landscape to the west of the area.
- The area has retained a traditional field pattern with small scale fields enclosed by stone walls.
- The raised location of the settlement allows for superb panoramic views from the small parking area to the south of the cottages over the surrounding countryside including the coastal plain to the Garleton Hills.
- The woodlands at Sydserf and around Kingston House are mature established deciduous woods adding interest and shelter to the area and breaking up the arable plain providing contrast of colour and form.

Guidelines for Development

- Any proposed development must not harm the core agricultural character of the area
- Any proposed development must not harm the sense of place of the character, landscape setting and identity of the settlement of Kingston. Large, modern development, out of scale with the existing buildings would adversely impact the landscape character of the area
- Any proposed development must not harm the small-scale secluded visual character derived from well-planned mature woodland framework around Kingston House and Sydserf
- Any proposed development must not harm the existing settlement pattern of development of large houses within wooded grounds and short rows of generally single storey cottages onto the roadside and support use of traditional building materials including harling and pantiles and slates, with limited sandstone and traditional components and styles of design in new buildings.
- Any proposed development must not harm the setting or views of Fenton Tower, detract from its prominence as a feature on the hill top or compete with it as a focal point within the landscape.
- Any proposed development must not harm the existing character of the village and the surrounding countryside.
- Any proposed development must not harm the open views south across the agricultural plain particularly from the parking area to the south of the cottages at 15 and 16 Kingston and from the B1347

Potential for Landscape Enhancement:

- Electric poles intrude on views to the south and would benefit from re-routing, in particular up the hillside to the north of Kingston Smithy.
- Modern development including the installation of solar panels on the front elevation of the roofs of the traditional cottages detracts from the history and character of the area.

Photographs of special features and typical elements



Former stone built school house



Traditional cottages and old school along street with modern solar panels detracting from the historic nature and scenic value



Kingston House



Cottages on the B1347 set into Kingston Hill outcrop with Fenton Tower behind





Fenton Tower and Laich



Fenton Tower on the outcrop of Kingston Hill



Pink rendered Fenton Tower
White rendered Sydsarf House with converted steading



View south to the Garleton Hills

