

<b>Legislative requirements</b>	
<b>Considerations of development planning sections of the Act or the Regulations</b>	<b>Other statutory requirements</b>
<p>This evidence will contribute to, and be included within the expected Evidence Report Topic(s) listed below, including Topics listed in</p> <ul style="list-style-type: none"> <li>• <a href="#">Section 15(5)(a)</a> of The Town and Country Planning (Scotland) (Act) 1997, as amended, in particular the principal built heritage characteristics of the district.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997</li> <li>• Ancient Monuments and Archaeological Areas Act 1979</li> <li>• SEA (Environmental Report)</li> </ul>
<b>NPF4 policy advice - information likely required in taking account of NPF4 policy</b>	
<ul style="list-style-type: none"> <li>• Locations of international and national designations including scheduled monuments; category A listed buildings; inventory gardens and designed landscapes; inventory battlefield sites; and World Heritage Sites.</li> <li>• Locations of regional and local designations including category B and C listed buildings; conservation areas, locally important gardens and designed landscapes; archaeological sites; and buildings and other historic assets of particular significance to communities identified in LPPs.</li> </ul>	
<b>Other information planning authorities may wish to: prepare, or review for spatial implications</b>	
<ul style="list-style-type: none"> <li>• World Heritage Site Management Plans</li> <li>• Historic Environment Strategies</li> <li>• Conservation Area Appraisals</li> <li>• Conservation Area Management Plans</li> <li>• Conservation Area Regeneration Schemes (CARS)</li> <li>• Townscape Heritage Initiatives (THI)</li> <li>• Townscape Protection Appraisals</li> <li>• Buildings At Risk Strategies</li> <li>• Local landscape character / sensitivity assessments</li> <li>• <a href="#">Place Standard</a> assessments</li> <li>• Town Centre audits and Action Plans.</li> </ul>	
<b>Relevant sources of information</b>	
<b>Policies / strategies / plans / guidance / designations</b>	<b>Data sets and tools / spatial data resources</b>
<ul style="list-style-type: none"> <li>• <a href="#">Historic Environment Policy for Scotland (HEPS)</a></li> <li>• <a href="#">Managing Change in the Historic</a></li> </ul>	<ul style="list-style-type: none"> <li>• <a href="#">Historic Environment Scotland Heritage Portal</a></li> <li>• <a href="#">Historic Environment Records</a></li> </ul>

## CALL FOR EVIDENCE

### NPF Policy No.7 Historic Assets and Places

<ul style="list-style-type: none"><li>• <a href="#">Environment Guidance Notes</a></li><li>• <a href="#">Guidance on Conservation Areas   Historic Environment Scotland</a></li><li>• <a href="#">Historic Environment Scotland Circular</a></li><li>• <a href="#">Talking About Heritage</a></li><li>• <a href="#">Our Past, Our Future   Historic Environment Scotland</a></li><li>• <a href="#">Pointing the Way to the Future   Historic Environment Scotland</a></li><li>• <a href="#">Green Recovery Statement for The Historic Environment   HES   History</a></li><li>• <a href="#">ALGAO Peatland Restoration and the Historic Environment Guidance</a></li><li>• <a href="#">Planning Advice Note 2/2011: Planning and archaeology - gov.scot (www.gov.scot)</a></li><li>• <a href="#">Conservation area management: planning advice - gov.scot (www.gov.scot)</a></li><li>• LPPs</li><li>• Compulsory Purchase Orders</li><li>• Article 4 Directions and Regulation 11 Orders</li></ul>	<ul style="list-style-type: none"><li>• <a href="#">Scotland's Historic Environment Audit</a></li><li>• <a href="#">Canmore</a></li><li>• <a href="#">Scran</a></li><li>• <a href="#">Pastmap</a></li><li>• <a href="#">Buildings at Risk Register</a></li><li>• Historic Environment Scotland: South Ayrshire Buildings at Risk Register Dataset September 2024</li><li>• <a href="#">National Library of Scotland Maps</a></li><li>• <a href="#">West of Scotland Archaeology Service Home Page (wosas.net)</a></li><li>• <a href="#">The Place Standard tool is a way of assessing places.   Our Place</a></li><li>• Scottish Burgh Surveys</li><li>• Historic Land Use Assessment</li></ul>
<b>Key policy connections</b>	
1, 2, 4, 6, 8, 9, 10, 11, 14, 15, 16, 17, 18, 20, 22, 24, 25, 27, 29, 30, 31.	
<b>Considerations</b>	

This paper presents evidence available relating to the subject(s) of Historic assets and Places

South Ayrshire Council has examined a range of documentation and data presently available and associated with the theme of 'Historic assets and places' for two specific and inter-related purposes.

- i. The first is to consider the appropriateness (or otherwise) of NPF4 policies in so far as they would be applicable for, and integral to, South Ayrshire Council's Local Development Plan 3; and,
- ii. The second is to consider the adequacy of information and data presently available to prepare the Evidence Report for LDP3, and consequently to facilitate the preparation of LDP3.

Relevant documentation and data sources have been identified (and listed above), in the 'Relevant Sources of Information' section of this paper. It is the Council's view that the following observations will help determine the appropriateness and adequacy of information that has been identified at the time of preparation.

### **Context**

#### **Our Past, Our Future – The Strategy for Scotland's Historic Environment**

The strategy sets out Scotland's 5-year national strategy for the historic environment which was published in 2023. The historic environment is a national asset, it creates jobs, enriches communities, and helps to tell Scotland's story to the world. It's a vital resource in our transition to net zero and in helping local places to thrive. The strategy seeks to enhance the benefits of Scotland heritage and ensuring that the historic environment is at the centre of national life.

#### **Heritage Designations and assets**

South Ayrshire Council maintains up-to-date datasets and records of all heritage assets within South Ayrshire. This data can be found on the interactive mapping tool on the HES website as well as the Council's own GIS systems. The Council refreshes this data as and when it becomes aware of changes to ensure that this is accurate and that there are no discrepancies. The data set includes accurate mapping for all conservation areas, listed buildings, gardens and designed landscapes, archaeological sites and monuments. This will ensure that all heritage assets are taken into consideration when preparing the proposed plan.

Any site checklists being prepared to assess new proposals being considered for inclusion in the next LDP will include a section on historic environment information so that any impacts on heritage assets can be assessed from the outset.

#### **Listed Buildings**

Historic buildings are an important part of the built fabric of our towns and villages and also have an influence on the characteristics of our rural areas. Listed Buildings are those which are considered to have the most importance, and are designated at a national level, by Historic Environment Scotland. Buildings may be listed by reason of age (and originality), but are also listed due to other factors, including their design quality, or perhaps because they were designed by notable architects, or have an intrinsic link to an historic event. Listing is divided into A, B and C status, reflecting their importance, with A being of national importance, and B being regionally important and C having local importance.

Within South Ayrshire, there are 1305 listed buildings, 84 of which are Category A, 631 category B and 590 category C. The greatest number of listed buildings are located in Ayr, reflecting both its size and its historical status as the Main County Town. However, greater (proportional) concentrations of listed buildings can actually be found in other locations – such as the village of Straiton, and Maybole High Street. In addition to the dispersal of listed buildings and their status, there is a wide range of building types and structure included – ranging from the ruins of ancient castles such as Baltersan Castle, near Maybole, to more modern mid (20<sup>th</sup>) century buildings and structures such as the 1950s ‘Castlehill Church’ in Ayr and the 1960s ‘brutalist’ brick and concrete spectator stand at Dam Park (also in Ayr)

[Listed Building Maps](#)

**Conservation Areas**

Unlike the designation of listed buildings, it is Local Planning Authorities which have the statutory duty under the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997, to designate conservation areas in locations which are considered to be of special historic or architectural interest, (the character and / or appearance of which it is desirable to preserve and enhance).

Many of the conservation areas are centered on locations where there is a concentration of listed buildings, but rural areas can also be considered to form part of a conservations area – so too can public parks or recreation areas. Most of South Ayrshire’s conservation areas fall within that first category, but there are others which include rural/ agricultural fields too – the conservation area at Burns Monument is one such a location as the open fields are regarded as being integral to the preservation and understanding of not just the built heritage, but the cultural heritage (Robert Burns and his literature) as well. Conservation areas, and consideration of context helps us to understand a historic ‘sense of place’.

There are presently 23 conservation areas in South Ayrshire

Conservation Area	Designation	Designation Date	CA Appraisal
Alloway	Designated	1969	
Ayr 1 (Central)	Outstanding 1978	1969	2008
Ayr 2	Designated	1969	2004
Ballantrae 1	Designated	1976	
Ballantrae 2	Designated	1976	
Barr	Designated	15 <sup>th</sup> November, 1974	
Burns Monument	Outstanding 1980	1976	
Colmonell	Designated	15 <sup>th</sup> November, 1974	
Crosshill	Designated	15 <sup>th</sup> November, 1974	
Dundonald	Designated	15 <sup>th</sup> November, 1974	2013
Dunure	Outstanding 1979	15 <sup>th</sup> November, 1974	
Girvan	Designated	29.07.1988	2024
Kirkmichael	Designated	15 <sup>th</sup> November, 1974	

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Kirkoswald	Designated	15 <sup>th</sup> November,1974	
Maybole	Outstanding	1976	
Monkton	Designated	1976	
Prestwick	Designated	21 <sup>st</sup> February,2017	
Southwood	Designated	16 <sup>th</sup> November,2004	2004
Straiton	Outstanding 1980	15 <sup>th</sup> November,1974	
Symington	Designated	15 <sup>th</sup> November,1974	
St Quivox	Designated	8 <sup>th</sup> October,1980	
Troon	Designated	16 <sup>th</sup> November,2004	2004
Tarbolton	Designated	21 <sup>st</sup> February,2017	

#### [Conservation Area Maps](#)

To support Policy 7 of NPF4 (which seeks to protect and enhance historic environment assets and places through Local Development Plans), a programme of reviewing South Ayrshire's conservation areas is underway. Reviewing conservation area designations ensures that their continued relevance and integrity can be monitored, and potential action(s) identified accordingly. Management Plans are prepared to perform this function

South Ayrshire has recently commenced a programme of conservation area appraisals (reviews), the first of which was for Girvan, and a management plan is being drafted.

#### [Girvan Conservation Area Appraisal](#)

#### **Conservation Area and heritage Regeneration projects and Plans**

There is currently a Townscape and Heritage Conservation Area Regeneration Scheme (CARS) in Maybole, centred on the High Street. As noted above, Maybole has a high proportion and concentration of listed buildings, though many are in a poor state of repair. The recent completion of a bypass for the town has provided an opportunity to transform the built environment and public realm and significant progress is being made by local partners, including the Maybole Regeneration Project team, North Carrick Community Benefit Company and South Ayrshire council in that regard on flagship and catalyst projects.

Other notable regeneration projects and plans include the Ayr Town Centre Framework, which is providing grant funding for building repairs and external improvements- primarily for shop fronts along the main commercial frontages. Accessible Ayr is another ongoing initiative which aims to improve sustainable transport access options to (and within) the town centre and includes significant enhancement to the public realm,

Within Girvan, South Ayrshire Council together with 'Urban Foresight', 'Create Streets' and the Girvan Town team have prepared a 20 year place based Town Centre Strategy which combines multiple objectives, including: creating green and healthy streets, and restoration and improvement of historic buildings and natural assets.

The aims of the schemes are multiple, but include:

- Restoration of the historic and architectural fabric of identified areas in town centres;
- Enhancing the conservation areas and improve the quality of the public realm;
- Encouraging additional investment in the social and economic infrastructure of project town centres, including the reuse of historic buildings;
- Promoting a greater awareness of conservation and the historic environment, through education and training; and
- Promoting a greater understanding of the history and heritage of project areas.

### **Gardens and Designed landscapes**

The [HES Inventory](#) of Historic gardens and Designed Landscapes identifies nationally important estates with their policy parkland and landscapes. Designations are based on an assessment of their aesthetic, historic and / or nature conservation value. The list is maintained by HES. Within South Ayrshire, the following 9 locations have been designated as gardens and designed landscapes.

Location	Designated
Carnell	1987
Auchincruive	1987
Rozelle	1987
Skeldon House	2006
Culzean Castle	1987
Blairquhan	1987
Kilkerran	1987
Bargany	1987
Glenapp	1987

### [HES Gardens and Designed Lanscapes Maps](#)

### **Scheduled Monuments and Battlefields**

As with Historic Gardens and Designed Landscapes, the responsibility for designating Scheduled Monuments and Battlefields rests with Historic Environment Scotland. There are 86 scheduled monuments in South Ayrshire, but no battlefields recognised in the classifications of HES.

South Ayrshire currently has 86 designated Scheduled Monuments. These are sporadically located throughout the area, both within settlements and in more rural and remote areas. Owing to the nature of the designation, there is no meaningful pattern associated with their geographic spread. This reflects the depth of the time period covered by the designation, and the very varied nature of the function, and therefore location, of the remains included.

The [HES guidance on Scheduled monuments](#) provides advice on the range of types of scheduled monuments. The undernoted table provides the breakdown of Scheduled sites and their classification

### [Historic Environment Scotland Search for Scheduled Monument](#)

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The 'setting' of a monument, as with the setting of listed buildings and conservation areas may result in conflicting opinion on impacts arising when works or development is proposed nearby. This is compounded by the fact that not all scheduled sights have visible (surface) evidence of their existence. The concept of intervisibility between associated but separate monuments may add further difficulties in assessing the impacts of developments (or land allocations in a development plan) and protecting such assets.

In addition to the above, the majority of Scheduled sites in South Ayrshire are situated within a rural context and due to their nature (some being earthworks or are entirely buried and only known from cropmark evidence). This makes them sensitive, and susceptible to accidental damage (eg by agricultural activities) or the encroachment of woodland and tree planting.

#### **Archaeological and other Historic sites**

The [Historic Environment Record](#) (HER) is a record of all known archaeological and historic sites.

The West of Scotland Archaeological Service (WOSAS) maintains the record on behalf of South Ayrshire Council, and the data is accessible to the Council through a service level agreement (along with other associate Council members). [West of Scotland Archaeology Service](#)

The information stored by WOSAS consists of a computerised database linked to a GIS with further physical records of maps, photographs, articles and reports. It is important to note that the database is not exhaustive and only covers currently known sites. WOSAS has provided South Ayrshire Council with a breakdown its known heritage resources.

Search [Planning and Environment Mapping](#) for information in respect of WOSAS sites.

#### **Buildings at Risk Register**

The Buildings at Risk Register was created in 1990 by HES in response to a growing number of listed buildings and buildings in conservation areas that were vacant and had fallen into a state of disrepair. The Register provides information on properties of architectural or historic merit that are considered to be at risk. To be at risk, a building does not necessarily need to be in a poor condition – it may simply be standing empty with no clear future. It is important to note that the register is not exhaustive and only covers currently identified sites at risk. The most recent update of the register lists 51 buildings in South Ayrshire as being 'At Risk'

It is also important to note that, as of 3rd September 2024, the register has been paused by Historic Environment Scotland to allow for a review of its effectiveness and make evidence-based recommendations for its long-term future. Whilst the [Buildings at Risk Register](#), is to remain accessible as an online resource, it will not be updated until the review is completed.

The pausing of the Buildings at Risk Register (and therefore the absence of updates and additions to it) has the potential to create an information gap insofar as the Council does not presently hold a local register of buildings at risk. However, work has recently commenced on the creation of a locally held register that will include all buildings presently on the Buildings at Risk Register (and allow for updates on these buildings within the South Ayrshire area), and those other buildings or structures that would otherwise merit inclusion on the national register but do not presently feature. The information from this work will also be used to inform the preparation of LDP3 when it is completed.

## **Vacant Buildings / Brownfield Land**

Policy 9 of NPF4 places a significant emphasis and priority to the redevelopment of brownfield, vacant and derelict land and empty buildings. NPF4 defines “brownfield” as land which has previously been developed, and covers vacant or derelict land, and land occupied by redundant or unused buildings. This can include listed and unlisted buildings with conservation areas, and sites where buildings previously stood. The redevelopment or reuse of brownfield sites and buildings for housing or businesses can bring unused or underutilised sites back into productive use and reduce the need for expansion onto greenfield land.

The restoration, adaptation and reuse of vacant historic buildings is also a key component in tackling the climate emergency and the drive towards net zero. These buildings, which make a significant contribution to the heritage and identity of towns and villages within South Ayrshire buildings, already exist, and it is important to recognise that there is a significant amount of embodied carbon within them. The reuse of a building and / or materials will therefore significantly reduce the amount of carbon being expended during construction, and result in less waste.

There are a number of vacant and derelict brownfield sites and buildings located within conservation areas across South Ayrshire, including some listed buildings as identified on the Buildings at Risk Register. However, the Council is mindful that the information it has on presently vacant buildings and land is not comprehensive and additional surveys would need to be undertaken, particularly where in association with the work on conservation area appraisals and subsequent management plans.

## **Rural Landscapes**

Previous sections of this paper have referenced the fact that there are conservation areas outwith settlements, listed buildings in the countryside, and designed gardens and landscapes associated with rural estates. These are specific heritage resources but many rural landscapes more generally, whether pastoral or rugged, may also rightfully be regarded as a historic asset. Indeed, the character of our rural areas is correctly regarded as a major asset in terms of quality of life and associated economic potential (for tourism, quality food/produce and as an influencing factor in choosing to live in our rural areas). There are no national designations which recognise any intrinsic historic importance of landscapes in South Ayrshire, but the [Ayrshire Landscape Character Assessment](#) provides insight into the qualities of landscapes, where previous human activity and the natural environment have contributed to creating what may be regarded as being rural historic assets.

## **Local Heritage & Unlisted Buildings**

Many buildings and places have historic and cultural importance, although they may not be covered by an existing officially recognised designation. Unlisted buildings outwith a conservation area can make a valuable contribution to the sense of place of a town or area. Even though these buildings are not protected or given the status of a formal designation, they are often regarded as being significantly important to local communities, not only in the physical sense but also how people have emotional attachments to buildings and assets. This can be critical to defining their “sense of place”

It is possible to have non-listed, or registered historic assets included in the Historic Environment Record (HER) database. **In this regard, and to further our understanding of the historic places**

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and buildings that our communities value, the Council is particularly interested to hear opinion as to which non listed historic building or places you might consider to be locally important, and why.

#### **South Ayrshire Council's Opinion on the Adequacy of Evidence**

##### **Is there a requirement to prepare a Specific Evidence Report topic paper on Historic Assets and Places?**

At this point in time, based on the evidence available (including evidence to be obtained through consultation), referenced and considered above, South Ayrshire Council does not expect that the theme of 'Historic assets and places' will be a separate specific topic paper in the Evidence Report.

##### **Is LDP3 likely to deviate from the provisions of NPF4 policy 7 Historic Assets and Places'?**

At this point in time, based on the evidence available (including evidence to be obtained through consultation) referenced and considered above, South Ayrshire Council does not anticipate that LDP3 will require deviation from the provisions of the policies of NPF4 on matters relating to the historic built environment.

##### **Is there enough information on Historic Assets and Places to facilitate the preparation of relevant associated Evidence Report(s)?**

Subject to consultation (and additional data gathering detailed above), South Ayrshire Council considers that the evidence and information available about 'Historic assets and places' will be satisfactory for the preparation of the following Evidence Report topic paper(s) listed in section 15(5) of the 1997 Act, as amended.

Stakeholders and consultees, the opinions of whom will be specifically sought:

- Historic Environment Scotland
- West of Scotland Archaeology Service
- Community Councils
- Kyle and Carrick Civic Society
- Ayrshire Archaeological and Natural History Society
- Schools / young people
- South Ayrshire Youth Council
- Scottish Battlefields Trust

**South Ayrshire Council is particularly interested to hear opinion as to whether this is an appropriate list of consultees on the issue of 'Historic Assets and Places' or of others should be added, together with any suggested or preferred methods of consultation.**

**SUBMIT YOUR COMMENTS ONLINE**

[HERE](#)