

South Ayrshire Council
SEA Scoping Report for the environmental
assessment of
Supplementary Guidance: Historic
Environment

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Relevant PPS

1. Introduction

1.1 Background

Strategic Environmental Assessment (SEA) is the environmental assessment of the impacts of Plans, Policies and Strategies (PPS). South Ayrshire Council is carrying out an SEA for a piece of supplementary guidance (SG) entitled Historic Environment.

The SEA provides a systematic process for identifying, reporting and mitigating the environmental impacts of PPS. The SEA process consists of 5 key stages:

- Screening
- Scoping
- Environmental Report
- Adoption
- Monitoring

The purpose of this Scoping Report is to set out sufficient information on the Historic Environment SG to enable the consultation authorities (Historic Scotland, Scottish Environmental Protection Agency and Scottish Natural Heritage) to form a view on the scope, methodology, level of detail and consultation period that will be appropriate for the proceeding Environmental Report.

2. Key Facts

2.1 Key Facts

Table 2-1 sets out the key facts relating to the supplementary guidance.

Table 2-1: Historic Environment SG key facts

Key Facts	Detail
Responsible Authority	South Ayrshire Council
Title of PPS	Historic Environment Supplementary Guidance
What prompted the PPS?	The preparation of the South Ayrshire Local Development Plan
PPS subject	Historic Environment
Period covered by the PPS	2013 – 2018
Frequency of updates	5 yearly
PPS area	Whole of South Ayrshire
PPS purpose	To supplement the policies of the South Ayrshire Local Development Plan and to provide a framework for the protection, conservation and enhancement of all elements of the historic environment and to allow the assessment of the impact of proposed development affecting features of the historic environment and their setting. Supplementary guidance is a material consideration in the determination of planning applications.
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3. Context

3.1 Context

South Ayrshire Council approved the commencement of a local development plan for South Ayrshire in March 2009. Since then the Council has produced a Main Issues Report and a Proposed Plan, both of which were accompanied by an Environmental Report. Once adopted, the South Ayrshire Local Development Plan will provide the primary document against which all planning applications within South Ayrshire will be assessed.

Supplementary guidance is a material consideration that can be taken into account when determining a planning application. It is intended to provide helpful guidance, consistent with the provisions of the Local Development Plan. This particular SG supplements the "Historic Environment" policy contained within the LDP, and as such, is to be read in conjunction with the South Ayrshire Local Development Plan.

3.2 Summary of SG and main objectives

Development and building design in the past relied heavily on local tradition, building form and materials. However, more recently the adoption of modern standardised materials and building design has, in some cases, begun to erode the unique character of South Ayrshire's historic environment. Good design is therefore clearly relevant when considering proposals which may affect South Ayrshire's historic environment.

Whilst it is recognised that design can be matter of personal taste or preference, good design is easier to define and forms a strong element of Government planning policy and guidance in terms of buildings, their setting and the spaces around them. High quality design is therefore viewed as an important element in the protection of townscape character, as a means of enhancing environmental quality and as a way of ensuring a positive contribution is made by new development to the historic environment.

SPP recognises the historic environment is a key part of Scotland's cultural heritage and that it enhances national, regional and local distinctiveness, contributing to sustainable economic growth and regeneration. In this regard, the Council seeks to design SG which provides a framework for the protection, conservation and enhancement of all elements of the historic environment to allow for the assessment of the impacts of proposed development on features of the historic environment and its setting.

The SG will be designed to deal with 5 key areas of the historic environment; design quality, listed buildings of architectural and historic interest, conservation areas, scheduled monuments and historic gardens and designed landscapes.

The SG has 5 main objectives:-

- to provide guidance on the historic environment which should be considered in formulating development and assessing development proposals.
- to promote better understanding and appreciation of the historic environment.
- to protect and enhance the historic environment.
- to ensure that all development proposals take proper account of local distinctiveness.
- to explain how the protection of the historic environment and the promotion of opportunities for change can contribute to sustainable development.

3.3 Relationship with other Plans, Policies and Strategies

Schedule 3 of the Environmental Assessment (Scotland) Act 2005 requires the Environmental Report to contain details of the relationship of the SG with other PPSs, and that the environmental objectives identified in relevant PPSs are taken into account in the preparation of the environmental report.

There are a number of documents which could influence or be influenced by the SG. The relevant PPS range from those at international to those at local level. A summary of the most relevant PPS and their implications for the SG are set out within Table 3-1. The full list of PPSs relevant to the SG is set out within Appendix 1.

Table 3-1 Relevant PPSs and associated implications

Name of PPS	Key issues	Implications for the SG
EC (SEA) Directive 2001/42/EC	Defines the criteria under which an SEA must be conducted. Aims to contribute to the integration of environmental considerations into the preparation and adoption of plans with a view to promoting sustainable development by ensuring that an environmental assessment is carried out.	It states that an environmental assessment must be implemented for plans and programmes relating to town and country planning in accordance with Annexes I and II of the Directive 85/337/EEC.
Scottish Planning Policy (SPP)	Sets out national planning policy in relation to the historic environment including listed buildings, conservation areas and historic gardens and designed landscapes. Development plans should provide the framework for the protection, conservation and enhancement of all elements of the historic environment and its setting.	The LDP SG should take account of the principles set out within this policy and ensure consistency with national planning policy.
Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997	Prescribes the approach to be taken in planning for listed buildings and conservation areas.	The LDP and SG should ensure that listed buildings, conservation areas and designed landscapes and gardens are not adversely affected by new development.
Ancient Monuments and Archaeological Areas Act 1979	Gives legal protection to scheduled monuments and important archaeological areas.	The LDP and SG should ensure that scheduled monuments and archaeological areas are not adversely affected by new development.
Scottish Historic Environment Policy (December 2011)	Sets out the overall framework for the historic environment and notes particular challenges for the historic environment including the adverse effects of inappropriate development on conservation areas, delivery of renewable energy and short term visions for the development of places.	The LDP and SG should ensure that planned development will not adversely affect the historic environment.
South Ayrshire Proposed Local Development Plan	The document sets out spatial priorities for South Ayrshire and secures land zoning for specified uses to provide increased certainty for development. It contains a Historic Environment policy designed to provide for the protection, conservation and enhancement of the historic environment.	The SG must ensure consistency with the LDP, whilst providing a more detailed level of guidance than that set out within LDP Policy: Historic Environment.
South Ayrshire Local Plan	This forms part of the current development plan for South Ayrshire and forms the basis of much of the information which will be contained within the SG.	Much of the information contained within the SALP remains relevant and it therefore forms a useful basis for informing the LDP and SG.
Let's Make Scotland More Active (2003)	Aims to ensure that the Scottish population becomes more active, setting the target of all adults accumulating at least 30 minutes of moderate exercise on most days of the week, and an hour for children. This will have marked health benefits for the Scottish population and contribute towards ridding Scotland of its 'sick man of Europe' tag.	The preservation, enhancement and restoration of valuable built heritage resources can encourage recreation and it is clear that the LDP and SG have a role to play in encouraging such activities, even if this is done indirectly.
Land Reform (Scotland) Act 2003	Establishes rights of way across land and rights of communities to buy lands. It also imposes certain duties on local authorities in relation to access on and over land in their areas and, in particular, requires them to draw up and adopt a plan of core paths ion their areas.	Many of the core paths run within close proximity of valued features of the historic environment and it is therefore important to encourage the reuse, enhancement and restoration of such features and this has links to human health.

3.4 Environmental implications of relevant PPS

The PPSs relevant to the SG have a number of environmental objectives as well as environmental considerations that will need to be taken into account during the preparation of the SG. These are set out below under the relevant SEA topics.

Historic Environment

Scottish Planning Policy identifies the importance of the conservation and management of the historic environment and highlights that planning authorities should adopt suitable policies to protect it. The Scottish Historic Environment Policy sets out the Scottish Government's policy on protecting cultural heritage assets, including scheduled monuments, listed buildings, conservation areas and historic gardens and designed landscapes.

The principles established at national level are reflected within the current South Ayrshire Local Plan, including detailed design guidance. However, this will be replaced by the South Ayrshire Local Development Plan which is a much more streamlined document than the SALP. The SG will contain the detail which has been omitted from the SALDP.

Implications for the SG

The SG should ensure that future development does not destroy or degrade cultural heritage assets and should encourage the sensitive reuse and enhancement of such assets. It should also seek to ensure that all future development is sensitively sited, protecting the setting of cultural heritage assets in all instances.

Human Health

Elements of the historic environment have a role to play in encouraging outdoor activities and recreation. For example, listed buildings and associated estates can offer opportunities for physical recreation and it is therefore important that local authorities provide support for the retention and enhancement of such assets.

SPP sets out objectives to protect and enhance open space and protect and support opportunities for sport and recreation. Let's Make Scotland More Active (2003) includes targets to achieve 50% of all adults aged over 16 and 80% of all children aged 16 and under meeting the minimum recommended levels of physical activity by 2022. In terms of accessibility, the Land Reform (Scotland) Act 2003 provides a right of responsible access to land and requires Councils to adopt a Core Paths Plan for their area. South Ayrshire's Core Paths Plan is due for adoption in winter 2012/13.

Implications for the SG

The SG is restricted in terms of how much it can contribute to the achievement of these targets. The most effective way of contributing is to ensure that there is clear support for the enhancement, preservation and restoration of valuable cultural heritage assets, particularly where they provide facilities for active recreation. Historic gardens and designed landscapes are of particular relevance in this regard.

Population

Cultural heritage assets can often provide important tourism assets to a local area. In terms of South Ayrshire, Culzean Castle and Burns Cottage are two extremely important tourism resources and generate a significant amount of revenue for the local area. It is important that these resources are appropriately protected and that there is a context for their preservation and enhancement. The LDP and SG have clear roles to play in this regard.

SPP recognises the value of the historic environment in terms of the contribution which it can make to tourism within Scotland. It states that planning authorities should seek to protect historical assets in recognition of the contribution which they make to tourism and economic development. The Scottish Historic Environment Policy also recognises the crucial role which the historic environment plays in

supporting the tourism industry within Scotland. Scottish Ministers expect Historic Scotland to work closely with local authorities to maximise opportunities for the promotion of Scotland as a tourist destination.

Implications for the SG

The LDP and the SG should provide a context for the protection and enhancement of valued features of the historic environment, particularly those which make a contribution to the tourism industry. It is important to ensure that the setting of cultural heritage assets is protected, particularly with the considerable pressure for wind energy developments within South Ayrshire at present.

3.5 Environmental implications if the SG was not implemented

The purpose of the SG is to provide additional guidance to that already provided within the Historic Environment Policy within the South Ayrshire Local Development Plan. If the SG was not implemented it would mean that the policy operated on its own and it is anticipated that this could have a number of implications for the historic environment. These are as follows:

- a lack of guidance in relation to development affecting features of the historic environment, resulting in a deterioration of valued cultural heritage assets;
- misinterpretation of the Historic Environment policy contained within the LDP resulting in the gradual deterioration of cultural heritage assets and their setting;
- a lack of detailed guidance relating to the reuse of existing buildings and alternative uses of estates, resulting in the deterioration of cultural heritage assets; and
- all of the above could have adverse impacts upon the local economy through the deterioration of cultural heritage assets which are valuable assets for the area in terms of tourism.

4. Current State of the Environment

4.1 Baseline Data

As part of the SEA process, there will be a review of the current state of the environment within South Ayrshire in relation to the SEA parameters. This is a requirement of Schedule 3 of the Environmental Assessment (Scotland) Act 2005. The baseline is determined according to the scope of the assessment and the PPS. One of the main purposes of the SEA is to determine how the environmental baseline will be altered as a result of the implementation of the PPS.

The Environmental Report will set out baseline data for South Ayrshire relating to the relevant SEA topics. The report will be informed by a number of sources, including detailed GIS mapping tools. For the purposes of this scoping report, a broad synopsis of baseline information has been collated. Figure 4-1 illustrates the main baseline features. Environmental implications arising from baseline issues, that need to be taken into account within the production of the SG, have also been identified.

Table 4-1: Key Baseline Data

SEA Topic	Summary of baseline	Environmental problems/issues relevant to the SG	Implications for the SG
Cultural Heritage	South Ayrshire has a large number of Scheduled Monuments, Listed buildings, Conservation Areas, archaeological resources and Historic gardens and Designed landscapes.	Valued features of the historic environment are under constant threat from development which could either directly or indirectly affect them. Of particular concern at present is the threat of wind energy developments and those resultant adverse impacts upon the setting of cultural heritage assets. Listed buildings are under threat of falling into a state of disrepair, particularly given the current economic climate.	The SG should ensure that adequate protection is given to valued features of the natural environment and that there is a flexible context for the reuse of vacant listed buildings. The SG should ensure that the setting of cultural heritage assets is protected.
Population	As of 2011 South Ayrshire has a population of 111,560, accounting for approximately 2.1% of the population of Scotland. There are localised areas of high unemployment such as Girvan and North Ayr.	Sustainable economic growth within South Ayrshire has been adversely affected by the global recession. Given that tourism is one of the key employment industries within the South Ayrshire it is important that tourism and tourist attraction are provided with a context within which the industry can sustain its role within the local economy and continue to provide employment opportunities and inward investment.	The SG is limited in terms of what it can achieve in this regard as the linkages are indirect. Nonetheless, the SG can play a role by ensuring the protection and encouraging the enhancement of features of the historic environment which are tourist attractions.
Human Health	10% of the population are not considered to be in good health. The percentage of people walking and cycling is slightly lower than the Scottish average. Fatalities resulting from road collisions are forecast to decline.	Certain features of the historic environment provide opportunities for physical and mental recreation. The deterioration of such features would have adverse implications for human health by reducing opportunities for recreation.	The maintenance and enhancement of features of the historic environment can encourage people to use associated facilities for recreational purposes. The SG should provide a context for the maintenance of estates and historic gardens and designed landscapes, ensuring that such assets are afforded the flexibility to continue as places for recreation.

5. Scope and level of detail proposed for the Environmental Report

5.1 Alternatives

The SG must operate within the parameters of LDP Policy: Historic Environment and national planning guidance on the historic environment. The range of alternatives that could be considered 'reasonable' is therefore considerably constrained. In the course of preparing this scoping report a limited number of alternatives have been considered in terms of the five policy areas which will be addressed as part of the SG; design quality, listed buildings, conservation areas, scheduled monuments and historic gardens and designed landscapes. However, it quickly became apparent that none of the alternatives would result in noteworthy differences in terms of their environmental effects. This was due to the constraints imposed by the overarching objectives and the parameters imposed by national guidance and LDP Policy: Historic Environment.

At a strategic level, there are two reasonable alternatives; produce guidance which is accordance with national policy or don't produce any guidance and allow the Historic Environment policy within the LDP to guide new development relating to the historic environment.

5.2 Scoping in/out of SEA topics

Schedule 3 of the Environmental Assessment (Scotland) Act 2005 requires consideration of whether the beneficial and adverse environmental effects of the SG are likely to be significant and therefore need to be included within the scope of the environmental assessment. The conclusions of our scoping exercise are set out within Table 5-1, indicating which environmental topics are to be included within the assessment.

Table 5-1: Scoping in/out of SEA Topics

SEA Topic	Scoped in	Scoped out	If scoped out, why?
Biodiversity, flora, fauna		√	The SG will have no impact upon and will not be affected by this topic. The issues covered within the SG have no relevance in terms of this topic.
Landscape		√	The SG is primarily concerned with the protection of features of the historic environment. It is not conceivable that the issues addressed within the SG could result in significant environmental impacts upon the landscape.
Cultural Heritage	√		
Climatic Factors		√	The issues addressed within the SG have no relevance to climatic factors. The SG is concerned with the protection and maintenance of features of the historic environment. Although restoration and maintenance works could utilise energy efficient materials, this is outwith the scope of the SG and is comprehensively covered within the LDP (which the SG essentially forms a part of).
Soil		√	The SG has no relevance in terms of soils and is therefore scoped out.
Air		√	The SG will have no impact upon and will not be affected by air. This topic is therefore irrelevant and as such, is scoped out.
Water		√	The SG is concerned with the protection and maintenance of features of the historic environment. It is not conceivable how the SG will be impacts upon or by water and, as such, this topic is scoped out.
Material Assets		√	The SG will not have significant impacts upon waste and, as such, this topic is scoped out.
Population	√		
Human Health	√		

5.3 Framework for assessing environmental effects

The Council have recently established a comprehensive set of SEA objectives which were used in the assessment of the South Ayrshire Proposed Local Development Plan. It is considered that these objectives remain pertinent, and as such, will be used in the assessment of this SG.

Both of the strategic options will be assessed against these SEA objectives in order to identify, as far as possible, their environmental implications. This process will also offer the opportunity to consider appropriate mitigation measures which can be used to improve the environmental performance of the SG. Should the first option be deemed the most appropriate (i.e. to produce guidance in line with national guidance) lower level alternatives can be considered, dealing with the five key policy areas; design quality, listed buildings, conservation areas, scheduled monuments and historic gardens and designed landscapes.

Table 5-2: Assessment of Strategic Alternatives

SEA Topic and Associated Objectives	Option 1: to produce guidance in accordance with national policy	Option 2: do nothing and allow the Historic Environment Policy within the LDP to guide development relating to the historic environment
Cultural Heritage		
1. Safeguard cultural heritage features and their settings through responsible design and positioning of development.		
Human Health		
1. To enhance and protect human health & promote healthy living through improved active travel opportunities, particularly the quality of and, availability to walk and cycle.		
2. Maintain and improve recreational facilities and promote access to health, social and recreational facilities.		
Population		
1. Improve the community environment & quality of life of residents.		
2. Maintain or enhance sustainable access to key services, amenities & employment, particularly for rural communities.		
3. Promote economic growth to encourage retention of working age population.		

Should it be concluded that Option 1 is the most appropriate then supplementary guidance will be produced. The SG will essentially deal with 5 different policy areas in relation to the Historic Environment; design quality, listed buildings, conservation areas, scheduled monuments and historic gardens and designed landscapes. The objectives relating to each of these policy areas are set by national planning policy and the Historic Environment Policy within the South Ayrshire Proposed Local Development Plan. The Historic Environment Policy is set out within Figure 5-1.

Figure 5-1: LDP Policy: Historic Environment

LDP Policy: Historic Environment

We will support development proposals, affecting the following heritage resources, if we believe the quality and design of the proposed development will protect, conserve and improve them.

Listed buildings of architectural and historic interest

We are in favour of protecting listed buildings and their settings, especially from inappropriate development, and will actively encourage their sensitive maintenance, restoration and reuse.

Conservation areas

All new development in, or affecting the setting of, a conservation area, has to improve or preserve the area's character or appearance.

We will actively encourage and, where resources permit, implement upgrading and enhancement for conservation areas.

We will use conservation area appraisals and management plans to help make sure development is carried out to a consistent high standard.

Historic gardens and designated landscapes

We will aim to protect historic gardens and designed landscapes. We will consider proposals for these areas in terms of their effect on the landscape and in relation to their history, architecture, horticulture and nature conservation qualities.

Scheduled monuments

We will not accept development which would negatively affect the site or setting of a scheduled ancient monument.

Designed landscaped and historic gardens

We will not accept development which would negatively affect historic gardens and designed landscapes included in the Inventory of Gardens and Designed Landscapes in Scotland.

More guidance

We will follow the supplementary guidance on historic environment when considering all proposals which would affect our heritage resources. This gives detailed guidance on the following.

- a. Principles of development affecting built heritage resources
- b. Conservation area appraisals and management plans
- c. Policies giving guidance on specific types of development

It is apparent that the objectives relating to each of the features of the historic environment places considerable constraints on the supplementary guidance in terms of devising alternative approaches which would achieve the desired outcomes. It is therefore considered that there are no reasonable alternatives to the following policy options to be contained within the SG:

Design Quality

- Set out general criteria which will be applicable to all new development to ensure that applicants are aware of what will be expected from development proposals. This should cover issues such as: scale, height, massing, materials, amenity of existing properties etc.

Listed Buildings

- Protect listed buildings and their settings. Encourage the sensitive maintenance, restoration and reuse of listed buildings.

Conservation Areas

- The guidance should seek to preserve the character and appearance of conservation areas. Given the highly sensitive nature of conservation areas and the fact that some of them are covered by Article 4 Directions, the SG should contain general design principles for conservation areas in order to provide prospective applicants with greater guidance and certainty in the planning application process.

Scheduled Monuments

- Protection of scheduled monument sites and their setting.

Historic Gardens and Designed Landscapes

- Protect and preserve these resources whilst providing a context for the continued use of such estates.

Each of the above policy options will be assessed against the SEA objectives (as shown in Table 5-3) in order to gauge their environmental performance. This also presents an opportunity to implement mitigation measures where such measures would improve the environmental performance of the policy option. The following categories will be used to assess the environmental effects:

Major Benefit:	+++	Major Adverse:	---
Moderate Benefit:	++	Moderate Adverse:	--
Minor Benefit:	+	Minor Adverse:	-
Negligible:	0	Uncertain:	?
Uncertain Benefits:	? / +	Uncertain Adverse:	? / -
Mixed Effects:	+ / -		

5.4 Alternatives, Mitigation and Residual Effects

Where appropriate and achievable, the environmental assessment will make recommendations, identify mitigation measures and/or propose further alternatives to the SG policies in order to reduce potential adverse effects or enhance those of a beneficial nature. Although it is apparent that there are no reasonable alternatives at this stage, it would be inappropriate to rule out the development of alternatives should any become apparent as part of the process of conducting the environmental assessment. This process will inform and potentially refine the components of the proposed SG, reducing potentially harmful effects on the environment.

Remaining residual effects after the consideration of recommendations, alternatives and mitigation measures will be taken forward to the cumulative assessment process.

5.5 Cumulative effects assessment

Schedule 3 of the Environmental Assessment (Scotland) Act 2005 requires the consideration of secondary, cumulative and synergistic effects. The cumulative effects assessment identifies, describes and evaluates residual cumulative effects (including synergistic and secondary effects) on the environment in order for them to be avoided, minimised or enhanced as appropriate. Cumulative effects assessment determines the total effects on the environment as a result of the combined effects of the SGs policies as well as other actions.

Table 5-3: Assessment of Policy Options

SEA Objectives	Initial Weighting	Weighting after Mitigation	Summary
Design Quality			
Set out general criteria which will be applicable to all new development to ensure that applicants are aware of what will be expected from development proposals. This should cover issues such as: scale, height, massing materials, amenity of existing properties etc.			
Cultural Heritage			
Human Health			
Population			
Summary			
Proposed Mitigation			
Listed Buildings			
Protect listed buildings and their settings. Encourage the sensitive maintenance, restoration and reuse of listed buildings.			
Cultural Heritage			
Human Health			
Population			
Summary			
Proposed Mitigation			
Conservation Areas			
The guidance should seek to preserve the character and appearance of conservation areas. Given the highly sensitive nature of conservation areas and the fact that some of them are covered by Article 4 Directions, the SG should contain general design principles for conservation areas in order to provide prospective applicants with greater guidance and certainty in the planning application process.			
Cultural Heritage			
Human Health			
Population			
Summary			
Proposed Mitigation			
Scheduled Monuments			
Protection of scheduled monument sites and their setting.			
Cultural Heritage			
Human Health			
Population			
Summary			
Proposed Mitigation			
Historic Gardens and Designed Landscapes			
Protect and preserve these resources whilst providing a context for the continued use of such estates.			
Cultural Heritage			
Human Health			
Population			
Summary			
Proposed Mitigation			

6. Next Steps

6.1 Scoping Consultation

The SEA Scoping Report will be issued to the Consultation Authorities via the Scottish Government SEA Gateway. There will be a five week consultation period, following which, consultation responses will be reviewed and taken into account during the preparation of the draft Supplementary Guidance and Environmental Report.

6.2 Draft Supplementary Guidance and Environmental Report

Following receipt of comments on the Scoping Report, we will begin work on the SG and associated Environmental Report. Once completed in draft version, both documents will be sent to the consultation authorities and made available for inspection on the Council's website. A copy of both documents will also be made available for inspection at Council offices at Burns House, Burns Statue Square, Ayr, KA7 1UT. The Council will also publish a notice in the Ayrshire Post to inform members of the public that both documents are available for inspection and details of how to make a submission. The Council will accept submissions in writing or by e-mail. A consultation period of 5 weeks is proposed.

Table 6-1 sets out the intended timescales for the preparation of the SEA.

Table 6-1: SEA Timetable

Milestone Activity	Estimated Timescale
Scoping Report to Consultation Authorities via SEA Gateway.	9th November 2012
Consultation responses received.	14 th December 2012
Issue draft SG and Environmental Report for public consultation exercise.	23 rd January 2013
Consultation responses on draft SG and ER received.	27 th February 2013
Finalise SG and Environmental Report for adoption.	March/April 2013
Release SEA post adoption statement.	April/May 2013

Appendix 1

Relevant Plans, Policies and Strategies

Name of PPS	Key Issues	Implications for SG
International		
EC (SEA) Directive 2001/42/EC	Defines the criteria under which an SEA must be conducted. Aims to contribute to the integration of environmental considerations into the preparation and adoption of plans with a view to promoting sustainable development by ensuring that an environmental assessment is carried out.	It states that an environmental assessment must be implemented for plans and programmes relating to town and country planning in accordance with Annexes I and II of the Directive 85/337/EEC.
National		
Scottish Planning Policy	Sets out national planning policy in relation to the historic environment including listed buildings, conservation areas and historic gardens and designed landscapes. Development plans should provide the framework for the protection, conservation and enhancement of all elements of the historic environment and its setting.	The LDP SG should take account of the principles set out within this policy and ensure consistency with national planning policy.
Planning Advice Note 71: Conservation Area Management	Provides advice on designating and reviewing consultation areas. It also provides advice on managing change within conservations areas.	The SG should seek to manage change within conservation areas in accordance with the advice set out within the PAN, ensuring that there is scope for managing more contemporary designs within such areas.
Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997	Sets the framework for listing buildings and designating conservation areas. Makes provision for regulative measures where development or other works affect listed buildings. It also sets out grant aid opportunities.	The LSP and SG should ensure that listed buildings, conservation areas and historic gardens and designed landscapes are not adversely affected by new development.
Ancient Monument and Archaeological Areas Act (1979)	Protects scheduled ancient monuments. Sets out scheduling and inspection procedures and details how works affecting scheduled ancient monuments should be controlled.	The LDP and SG should ensure that scheduled monuments and archaeological areas are not adversely affected by new development.
Historic Environment (Amendment) (Scotland) Act 2011	The Act amends three pieces of primary legislation; The Historic Buildings and Ancient Monuments Act 1953, The Ancient Monument and Archaeological Areas Act (1979) and The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.	The relevance of this document is minimal as it is more concerned with enforcement procedures and financial penalties relating to unauthorised works. Nonetheless, it does cover the control and management of certain ancient monuments and the LDP and SG should be consistent with the Act, where relevant.
Scottish Historic Environment Policy (December 2011)	Sets out the overall framework for the historic environment and notes particular challenges for the historic environment including the adverse effects of inappropriate development in conservation areas, delivery of renewable energy and short terms visions for the development of places.	The SHEP is of clear relevance to the SG as it sets out Scottish Ministers' policies on the historic environment. The main implications relate to the protection of the historic environment and ensuring that any planned development does not have adverse impacts.
Managing Change in the Historic Environment guidance notes	The guidance notes essentially set out how the policies contained within the SHEP should be applied.	The guidance notes are more relevant for development management purposes, nonetheless the guidance contained within them does have some relevance for the SG.
Land Reform (Scotland) Act 2003	Establishes rights of way across land and rights of communities to buy lands. It also imposes certain duties on local authorities in relation to access on and over land in their areas and, in particular, requires them to draw up and adopt a plan of core paths in their areas.	Many of the core paths encompass valued features of the historic environment and it is therefore important to encourage the reuse, enhancement and restoration of such features and this has links to human health.
Let's Make Scotland More Active (2003)	Aims to ensure that the Scottish population becomes more active, setting the target of all adults accumulating at least 30 minutes of moderate exercise on most days of the week, and an hour for children. This will have marked health benefits for the Scottish population and contribute towards ridding Scotland of its 'sick man of Europe' tag.	The preservation, enhancement and restoration of valuable built heritage resources can encourage recreation and it is clear that the LDP and SG have a role to play in encouraging such activities, even if this is done indirectly.
Local		
South Ayrshire	The document sets out spatial priorities for South	The SG must ensure consistency with the LDP, whilst

Proposed Local Development Plan	Ayrshire and secures land zoning for specified uses to provide increased certainty for development. It contains a Historic Environment policy designed to provide for the protection, conservation and enhancement of the historic environment.	providing a more detailed level of guidance than that set out within LDP Policy: Historic Environment.
South Ayrshire Local Plan	This forms part of the current development plan for South Ayrshire and forms the basis of much of the information which will be contained within the SG.	Much of the information contained within the SALP remains relevant and it therefore forms a useful basis for informing the LDP and SG.
Ayrshire and Arran Tourism Strategy (2012/17)	The Strategy aims to support the growth of the tourism industry within South Ayrshire, ensuring that it continues to make a valuable contribution to the local economy.	The SG should aid in the delivery of the Strategy by promoting the enhancement of the cultural heritage and ensuring that valuable tourism resources are adequately protected.
South Ayrshire Core Paths Plan	The document contains a network of routes throughout South Ayrshire in order to promote recreation and guide people to appropriate routes.	Maintenance of an effective network of routes throughout South Ayrshire can help to promote the historic environment by providing access to cultural heritage features, particularly those within rural parts of South Ayrshire.
Supplementary Planning Guidance : Design Guidelines for Advertisement and Commercial Signage	The document provides guidance on appropriate advertisement and commercial signage. In respect of listed buildings and conservation areas, it provides specific examples of the types of signage which would be considered acceptable. It also contains details of what would not be acceptable.	No major implications for the SG. This is just another way in which the Council seek to manage impacts upon the historic environment.
Window Alterations Guidelines Leaflet (Listed Buildings and Buildings in Conservation Areas)	Sets out general guidance relating to the replacement of windows on listed buildings and within conservation areas.	None. This information will provide additional guidance to that contained within the SG. Both documents will be consistent with each other. The leaflet provides more detailed guidance than that contained within the SG.
Supplementary Planning Guidance: Dormer Windows	Provides guidance on the installation of dormer windows, including on listed buildings and buildings within conservation areas.	None. Both documents will complement each other and where there are any overlaps, guidance will be consistent.
Supplementary Planning Guidance: Control of Sunshades and Canopies on Commercial Frontages	Seeks to control the proliferation of sunshades and canopies on shop fronts. Specific guidance is provided in relation to the use of these features on listed buildings.	The guidance will complement the information set out within the SG. This document will essentially provide additional and more detailed information to that which is provided within the SG.
Supplementary Planning Guidance: Velux Roof Lights	Provides detailed guidance in terms of what would be considered acceptable roof lights within conservation areas and on listed buildings.	None. The document provides a more detailed level of guidance than that contained within the SG. Both documents will be consistent with each other.
Planning Policy No. 16: Replacement windows in listed buildings and buildings within conservation areas	Provides guidance on the replacement of listed buildings and buildings located within conservation areas.	None. This document will complement the information contained within the SG, ensuring that there is consistency between the two.
Planning Policy No. 19: Satellite Receiver Dishes	Provides guidance on the installation of satellite receiver dishes, including on listed buildings and buildings within conservation areas.	The information contained within this document will complement the information to be contained within the SG. The SG will ensure that there is consistency with this document when setting out general design principles and criteria.
Supplementary Planning Guidance: Shopfront Security	Provides guidance on the use of shutters and grilles on the front of shopfronts. It provides detailed guidance in terms of what would be deemed appropriate for use on listed buildings and within conservation areas.	The information contained within this document will complement the information to be contained within the SG. The SG will ensure that there is consistency with this document when setting out general design principles and criteria.