

# HOLMSTON FARM ENERGY STORAGE SYSTEM

**Historic Environment Desk-Based Assessment**

Prepared for: **RES UK and Ireland Ltd**

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## CONTENTS

<b>1.0</b>	<b>INTRODUCTION</b>	<b>1</b>
1.1	The Site	1
1.2	Objectives	2
1.3	Standards	2
<b>2.0</b>	<b>LEGISLATION, PLANNING POLICY &amp; GUIDANCE</b>	<b>3</b>
2.1	Legislation	3
2.1.1	The Ancient Monuments and Archaeological Areas Act 1979 (UK Government 1979)	3
2.1.2	The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 Under Section 59(1) of the Act	3
2.2	National Planning Policy	3
2.2.1	National Planning Framework 4 (NPF4) (2023)	3
2.2.2	Historic Environment Policy Statement (HEPS) (Historic Environment Scotland (2019)	4
2.2.3	Planning Advice Note 2/2011; Planning and Archaeology	4
2.3	Guidance	4
2.3.1	Our Place in Time - The Historic Environment Strategy for Scotland (2014)	4
2.3.2	Managing Change in the Historic Environment: Setting (Historic Environment Scotland 2016)	5
2.4	Regional and Local Policy	5
2.4.1	South Ayrshire Local Development Plan 2 (2022)	5
2.4.2	West of Scotland Archaeology Service – Procedural Guidance for Archaeology and Development (2009)	6
<b>3.0</b>	<b>METHODOLOGY</b>	<b>7</b>
3.1	Study Parameters	7
3.2	Data Collection	7
3.3	Site Walkover	7
3.4	Assessing Significance	7
3.5	Assessing Impact	9
3.6	Setting Assessment	9
<b>4.0</b>	<b>ARCHAEOLOGICAL BASELINE</b>	<b>10</b>
4.1	Designated Assets	10
4.2	Topography, Geology, and Historic Land Use	10
4.3	Site Walkover	10
4.4	Chronological Background	10
4.5	Discussion of Archaeological Potential	14
<b>5.0</b>	<b>SIGNIFICANCE AND DIRECT IMPACT</b>	<b>15</b>

5.1	Significance .....	15
5.2	Potential Direct Impacts.....	15
<b>6.0</b>	<b>SETTINGS ASSESSMENT .....</b>	<b>16</b>
6.1	Glaisnock ring ditch (SM5502) .....	16
6.2	Craigie, Ayrshire management Centre (LB21556).....	16
<b>7.0</b>	<b>CONCLUSIONS.....</b>	<b>18</b>
	<b>REFERENCES.....</b>	<b>19</b>

## DOCUMENT REFERENCES

### FIGURES

Figure 1 - The Site.....	1
Figure 2 - Proposed Infrastructure Layout .....	2
Figure 3 – 1st Edition 6-Inch Ordnance Survey Map, .....	12
Figure 4– 2nd Edition Ordnance Survey Map,.....	13
Figure 5 – Heritage Assets .....	24

### APPENDICES

- Appendix 1 – Site Gazetteer
- Appendix 2 – Designated Assets
- Appendix 3 – Figures and Plates

### LIST OF PLATES

- Plate 1 – View from the south of the Site looking towards the north
- Plate 2 – View from centre of the Site looking southwest.
- Plate 3 – View from centre of the Site looking south.
- Plate 4 – View from proposed access point of the Site to the southeast
- Plate 5– View from centre of the Site to the northeast, showing raised round to the north and established woodland to the east

# 1.0 Introduction

SLR Consulting Ltd. was commissioned by RES UK and Ireland Ltd to prepare a Historic Environment Desk-Based Assessment concerning a proposed development located approximately 200m northeast of the Holmston Roundabout, Ayr and approximately 2.5km east of the centre of Ayr, Scotland (NGR: NS 36201 21279; hereafter referred to as 'the Site'). The proposal seeks outline consent for the construction of a 49.9MW Battery Energy Storage System and associated infrastructure.

## 1.1 The Site

The Site is approximately 2.2 hectares in size and is currently proposed to be accessed from the A77 Ayr Bypass, which runs parallel along the west of the Site.

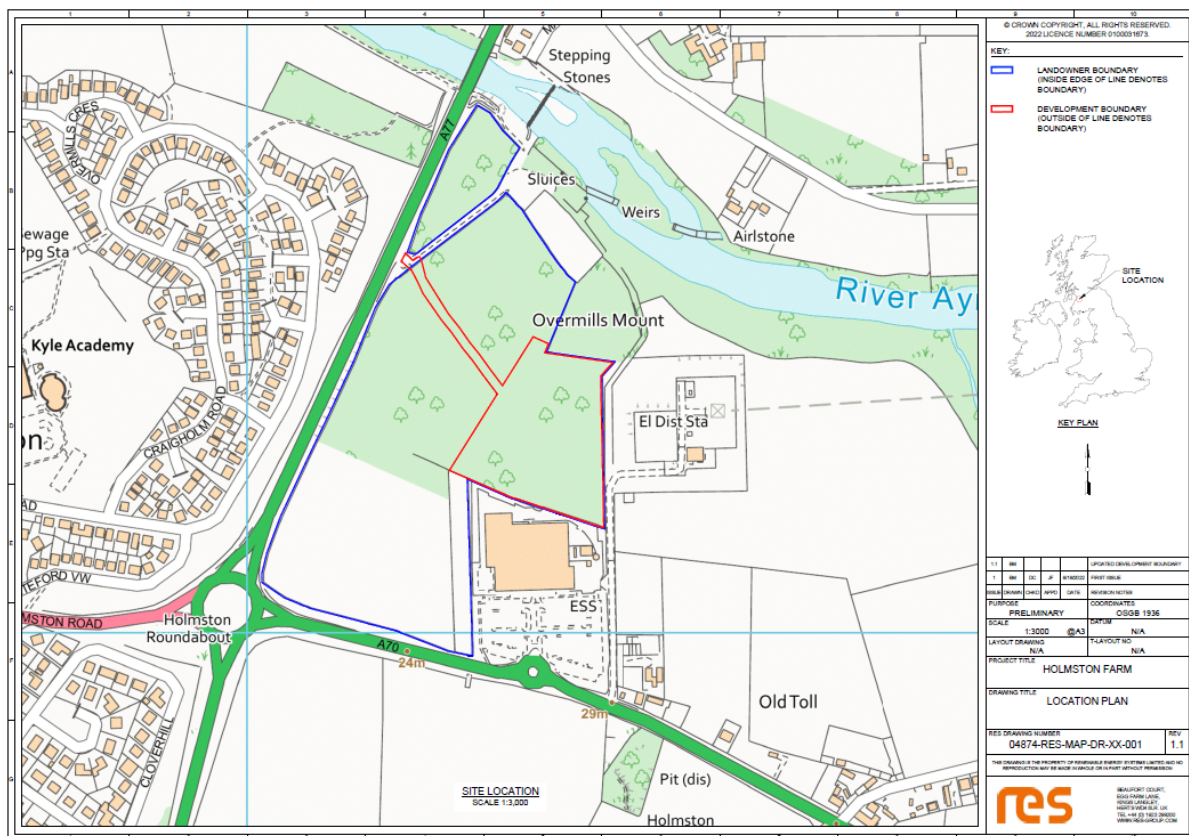


Figure 1 - The Site

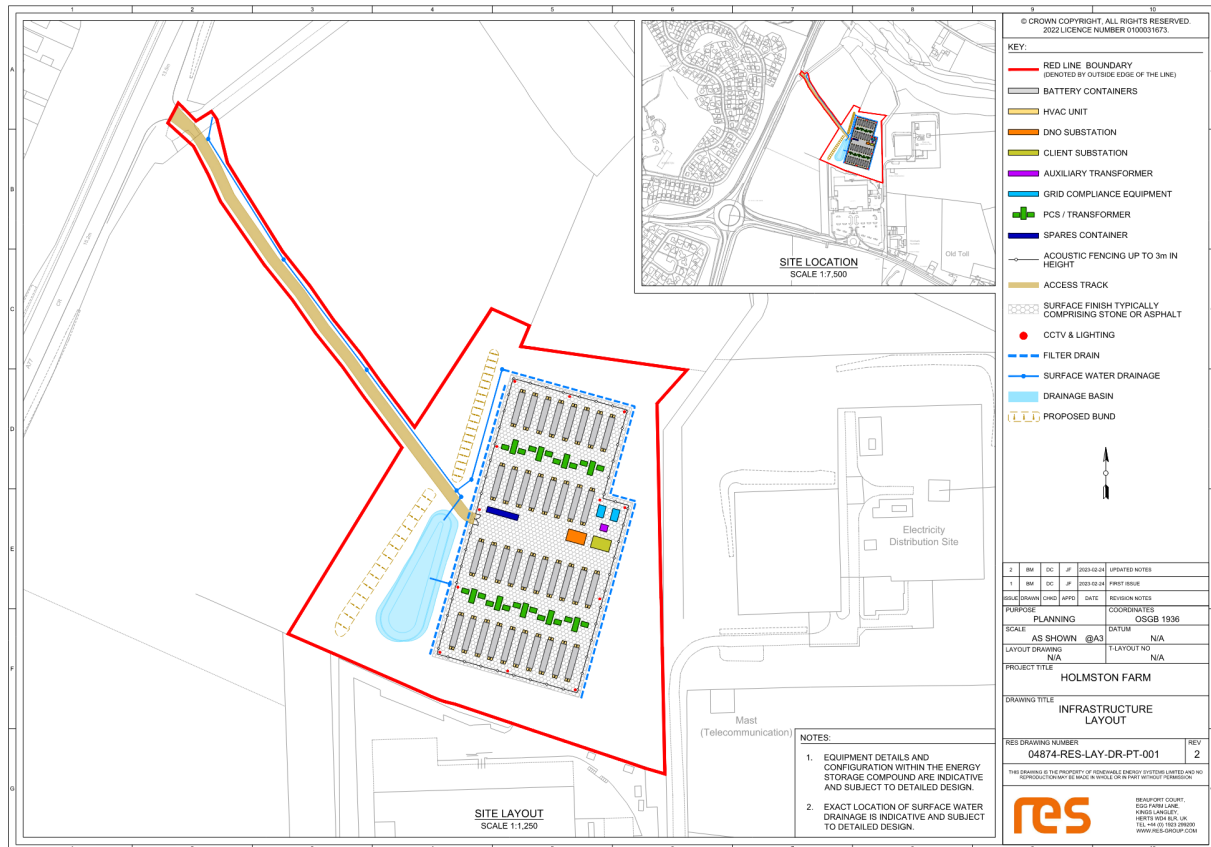


Figure 2 - Proposed Infrastructure Layout

## 1.2 Objectives

This report considers the likely effects of the proposed development on cultural heritage (archaeology and built heritage).

The specific objectives of the report are to:

- set out the cultural heritage baseline of the Site;
- assess the archaeological potential of the Site;
- assess the effects of the proposals on the cultural heritage resource, within the context of relevant legislation and planning policy; and
- determine whether, where any predicted adverse effects are identified, these effects can be mitigated.

## 1.3 Standards

The assessment has been undertaken in accordance with all relevant statutes, policies, and guidance, including the Chartered Institute for Archaeologists' Code of Conduct (CIfA 2014) and Standard and Guidance for Historic Environment Desk-based Assessment (CIfA 2017).

The assessment has been undertaken, and the report prepared, by Erin Ashby, Graduate Archaeological Consultant (PCIfA) and Elliot Grater, Senior Consultant (PCIfA), at SLR Consulting Ltd. The report has been quality audited by Alastair Becket, Associate Consultant (MCIfA).

## 2.0 Legislation, Planning Policy & Guidance

### 2.1 Legislation

The primary legislation relating to cultural heritage at the national level comprises:

- The Ancient Monuments and Archaeological Areas Act 1979 (UK Government 1979); and
- The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (Scottish Government 1997).

#### 2.1.1 The Ancient Monuments and Archaeological Areas Act 1979 (UK Government 1979)

Under the 1979 Act, the Scottish Ministers are required to compile and maintain a schedule of monuments considered to be of national importance. The consent of the Scottish Ministers is required before any works are carried out which would have the effect of demolishing, destroying, damaging, removing, repairing, altering, adding to, flooding or covering up a Scheduled Monument. In addition, impacts of proposed development works upon the setting of a Scheduled Monument form an important consideration in the granting or refusal of planning consent to conduct development works.

#### 2.1.2 The Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 Under Section 59(1) of the Act:

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

Under Section 64(1) of the Act:

*“In the exercise, with respect to any buildings or other land in a conservation area, of any powers under any of the provisions in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.*

Under subsection 64(2) those provisions are:

(a) *The planning Acts, and*

(b) *Part I of the Historic Buildings and Ancient Monuments Act 1953”.*

For the purposes of the Act, ‘conservation area’ means:

*“An area for the time being designated under section 61” (Section 81: Interpretation).*

### 2.2 National Planning Policy

Planning policy at the national level includes:

- National Planning Framework for Scotland 4 (NPF4) (The Scottish Government 2023);
- Historic Environment Scotland Policy Statement (HEPS) (Historic Environment Scotland 2019); and
- Planning Advice Note 2/2011 (PAN 2) (2011).

#### 2.2.1 National Planning Framework 4 (NPF4) (2023)

Under Policy 7 of NPF4: Historic assets and places, the policy sets out the following for all cultural heritage assets in Scotland. Primarily Scheduled Monuments and Listed Buildings.

Scheduled Monuments in line with Policy 7 h:

*Development proposals affecting scheduled monuments will only be supported where:*

- i. direct impacts on the scheduled monument are avoided;*
- ii. significant adverse impacts on the integrity of the setting of a scheduled monument are avoided; or*
- iii. exceptional circumstances have been demonstrated to justify the impact on a scheduled monument and its setting and impacts on the monument or its setting have been minimised.*

Listed Buildings in line with Policy 7 c:

*Development proposals for the reuse, alteration or extension of a listed building will only be supported where they will preserve its character, special architectural or historic interest and setting. Development proposals affecting the setting of a listed building should preserve its character, and its special architectural or historic interest.*

For the purposes of this assessment Policy 7 c applies in relation to the setting of Listed Buildings.

## **2.2.2 Historic Environment Policy Statement (HEPS) (Historic Environment Scotland (2019))**

HEPS sets out the principles under which Historic Environment Scotland (HES) operates and provides a framework that informs the day-to-day work of a range of organisations that have a role and interest in managing the historic environment. The policy statement complements and is to be read alongside the Scottish Planning Policy and other relevant documents, including 'Our Place in Time: the Historic Environment Strategy for Scotland' (2014).

## **2.2.3 Planning Advice Note 2/2011; Planning and Archaeology**

Planning Advice Note 2/2011 (PAN 2) advises that, in determining planning applications, planning authorities should consider the relative importance of archaeological sites (para 5). It also notes that in determining planning applications that may impact archaeological features or their setting, planning authorities may on occasion have to balance the benefits of development against the importance of archaeological features (para 6). The desirability of preserving a monument (whether scheduled or not) is a material consideration and the objective should be to assure the protection and enhancement of monuments by preservation in situ, in an appropriate setting. When preservation in situ is not possible, recording and/or excavation followed by analysis and publication of the results may be an acceptable alternative (para 14).

## **2.3 Guidance**

Guidance at the national level includes:

- Our Place in Time - The Historic Environment Strategy for Scotland (2014); and the
- 'Managing Change in the Historic Environment' guidance notes.

### **2.3.1 Our Place in Time - The Historic Environment Strategy for Scotland (2014)**

The Strategy sets out the Scottish Government's 10-year vision for the historic environment and states that Scotland's historic environment is important and that people value their historic environment and the economic and social benefits it brings. The vision and aims of the Historic Environment Strategy for Scotland are:

- that Scotland's historic environment is understood and valued, cared for and protected, enjoyed and enhanced. It is at the heart of a flourishing and sustainable Scotland and will be passed on with pride to benefit future generations;
- Scotland's historic environment should be preserved and maintained to secure the many associated benefits; and,



- the cultural, social, environmental and economic value of Scotland’s heritage makes a strong contribution to the well-being of the nation and its people.

The Strategy outlines how these aims, and vision should be achieved:

- Through understanding – by investigating and recording our historic environment to continually develop our knowledge, understanding and interpretation of our past and how best to conserve, sustain and present it.
- Through protecting – by caring for and protecting the historic environment, ensuring that we can both enjoy and benefit from it and conserve and enhance it for the enjoyment and benefit of future generations.
- Through valuing – by sharing and celebrating the richness and significance of our historic environment, enabling us to enjoy the fascinating and inspirational diversity of our heritage.

The Strategy states that there should be an assumption to conserve the historic environment, that we should improve standards and base practice upon the best available understanding, and that we should conserve the wider setting and context of our historic assets.

### 2.3.2 Managing Change in the Historic Environment: Setting (Historic Environment Scotland 2016)

*“This note sets out the principles that apply to developments affecting the setting of historic assets or places, including scheduled monuments, listed buildings, Inventory historic gardens and designed landscapes, World Heritage Sites, conservation areas, historic battlefields, Historic Marine Protected Areas and undesignated sites.”*

*“Setting can be important to the way in which historic structures or places are understood, appreciated and experienced. It can often be integral to a historic asset’s cultural significance. Planning authorities must take into account the setting of historic assets or places when drawing up development plans and guidance, when considering environmental and design assessments/ statements, and when making decisions on planning applications.”*

*“Where development is proposed it is important to: –*

- *identify the historic assets that might be affected –*
- *define the setting of each historic asset –*
- *assess the impact of any new development on this”*

*“Setting often extends beyond the property boundary or ‘curtilage’ of an individual historic asset into a broader landscape context. Both tangible and less tangible elements can be important in understanding the setting. Less tangible elements may include function, sensory perceptions or the historical, artistic, literary and scenic associations of places or landscapes.”*

*“If proposed development is likely to affect the setting of a key historic asset, an objective written assessment should be prepared by the applicant to inform the decision-making process. The conclusions should take into account the significance of the asset and its setting and attempt to quantify the extent of any impact. The methodology and level of information should be tailored to the circumstances of each case.”*

## 2.4 Regional and Local Policy

### 2.4.1 South Ayrshire Local Development Plan 2 (2022)

Local planning policy is provided in the South Ayrshire Local Development Plan 2 (202). Archaeology and Historic Environment policy is set out on Pages 84 and 85 and the policies relevant to this desk-based assessment are as follows:

### **LDP Policy: Historic Environment**

#### **Listed buildings of architectural and historic interest**

*We will protect listed buildings and their settings from development that adversely affects their special architectural or historic interest, and actively encourage their sensitive maintenance, repair and re-use.'*

#### **Scheduled monuments**

*Development proposals that would adversely affect the integrity of the setting of a scheduled monument will not be permitted unless justified by exceptional circumstances. Development proposals directly affecting Scheduled Monuments will require Scheduled Monument Consent from Historic Environment Scotland.'*

#### **Non-designated Historic Environment Assets**

*Development proposals that do not safeguard archaeological sites or resources in situ will not be supported unless it is demonstrated to the satisfaction of the Council that the benefits of the proposal outweighs the archaeological value of the site.*

*Where there is the possibility that archaeological remains exist within a site, but the extent and significance of those remains is unclear, the developer should undertake an archaeological survey of the site in order to establish its importance, its sensitivity to development, and the most appropriate means for preserving or recording surviving archaeological features.*

*Where it is not possible to preserve the remains in situ and the Council is satisfied that the benefits of development outweigh the archaeological value, a programme of works involving archaeological excavation, recording, analysis, publication and archiving, shall be agreed with the Council in conjunction with the West of Scotland Archaeological Service, prior to the commencement of works on sit.'*

## **2.4.2 West of Scotland Archaeology Service – Procedural Guidance for Archaeology and Development (2009)**

### **Paragraph 5.12**

*Archaeological agents working for prospective developers should note that it is not sufficient to rely on online databases to obtain information for DBAs, as the information is subject to regular change and areas of archaeological potential are difficult to map. Contact should be made with the SMR, Historic Scotland, and/or the RCAHMS as appropriate to ensure that the most up to date information is being used.*

### **Paragraph 5.13**

*In all cases, DBAs must be carried out by professionally qualified and experienced archaeologists, with expertise in the collection and analysis of information from documentary sources. All DBAs must be undertaken in accordance with established guidelines and best practice, as set out by the Institute for Archaeologists in the Standard and Guidance for archaeological deskbased Assessment (IFA, 1994, revised 2001 and 2008).*

## 3.0 Methodology

### 3.1 Study Parameters

The following search areas have been used to establish the Site's baseline cultural heritage conditions:

- for purposes of assessing known and potential buried archaeological remains, a 1km buffer has been utilised; and
- for purposes of setting assessment, a 2km buffer has been utilised; setting assessment has included designated heritage assets and any assets regarded by the West of Scotland Archaeology Service (WoSAS) as being of national/regional importance. Any assets beyond this search area that were considered to be potentially susceptible to impact as a result of change to setting have also been considered.

All non-designated assets with 1km of the site are listed in Appendix 1. All designated assets within 2km are listed in Appendix 2. All assets are shown on Figure 5.

### 3.2 Data Collection

Up-to-date cultural heritage information has been obtained from the following sources:

- Historic Environment Scotland's Spatial Warehouse Database (HES 2017a), for the locations and extents of Scheduled Monuments, Listed Buildings, Inventory Gardens and Designed Landscapes, Conservation Areas and Inventory Historic Battlefields, procured as GIS data;
- West of Scotland Archaeology Services Historic Environment Record (HER), for known non-designated cultural heritage assets, complete with information on their character and condition;
- Canmore, the HES database, for additional information relating to cultural heritage assets;
- the National Library of Scotland, for historic Ordnance Survey maps and other historic maps, to provide information on sites of potential archaeological significance and on historic land use development;
- archival information, published and unpublished literature for additional background and historical information;
- the online Historic Land-Use Assessment Map (HLA Map) for Scotland (HES 2017c), maintained by HES, for information on the historic land use character of the Site; and
- The Scottish Palaeoecological Archive Database (SPAD) (Coles et al., 1998), for information on the distribution of known palaeo-environmental sites across Scotland.

A list of all sources consulted during the assessment is provided at the end of this report.

### 3.3 Site Walkover

As part of baseline collection, a Site inspection was also undertaken on July 20<sup>th</sup> 2022 in order to assess the Site within its wider landscape context, identify any evidence for previous disturbance, and examine any known or suspected archaeological features (if any).

### 3.4 Assessing Significance

With reference to the policy contained within the HEPS, the cultural significance of a heritage asset can be defined as:

*“Cultural significance means aesthetic, historic, scientific or social value for past, present or future generations. Cultural significance can be embodied in a place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. (Australia ICOMOS Burra Charter 2013).*

As per the Designation Policy and Selection Guidance (HES 2019), each feature which falls under the designation criteria has its own selected guidance for the type of feature.

A Scheduled Monuments Cultural Significance is derived from these qualities:

- Intrinsic characteristics – how the physical remains of a site or place contribute to our knowledge of the past –
- Contextual characteristics – how a site or place relates to its surroundings and/or to our existing knowledge of the past –
- Associative characteristics – how a site or place relates to people, practices, events and/or historic and social movements

A listed building’s significance is shown by its:

- Architectural Interest- is broken down into two categories:
  - Design: This relates to the building’s design and also takes into account its level of authenticity and completeness as later changes may add to or detract from the interest.
  - Setting: This relates to the context of a building and takes into account the current and historical setting. The building’s contribution to its setting and how other features both built and natural relate to it are also taken into account.
- Historical Interest- is contributed to by it’s;
  - Age and rarity;
  - Social Historic Interest; and
  - Association with people or events.

The following contribute to an Inventory Garden and Designed Landscapes cultural significance:

- Artistic interest.
- Historical interest.
- Horticultural interest.
- Architectural interest.
- Archaeological interest.
- Scenic interest.
- Nature conservation interest.

Inventoried Historic Battlefields

- Artistic interest.
- Historical interest.
- Horticultural interest.
- Architectural interest.
- Archaeological interest.

- Scenic interest.
- Nature conservation interest.

### 3.5 Assessing Impact

HEPS (2019) define impact as:

*“The effect of changes on the historic environment is often referred to as the impact. This can be neutral, positive or negative. There can be impact on the physical elements of a place or on its setting, if its surroundings are changed so that our understanding, appreciation or experience is altered. Changes in the historic environment can also affect people’s associations with a place or its setting, and their responses to it.”*

With the above definition and Historic Environment Policy 4:

*“HEP4 Changes to specific assets and their context should be managed in a way that protects the historic environment. Opportunities for enhancement should be identified where appropriate. If detrimental impact on the historic environment is unavoidable, it should be minimised. Steps should be taken to demonstrate that alternatives have been explored, and mitigation measures should be put in place.”*

Assessment of impact has been broken down into the following:

- Positive impact; in line with HEP2, that a positive impact will ensure that the understanding and enjoyment of the historic environment is preserved as well as secured for present and future generations;
- Neutral; The development would not diminish the ability to understand, appreciate or experience a heritage asset or its integrity; and
- Negative; An impact that would significantly alter the ability to understand, appreciate or experience a heritage asset and its integrity.

### 3.6 Setting Assessment

In respect of identifying the importance of setting to the identified significance of a heritage asset, HES’s good practice guidance presented in the Managing Change in the Historic Environment: Setting (2016) will be utilised; specifically, the four-step approach to assessment:

- Step1 – Identify which assets may be affected
- Step 2 – Define and analyse the setting of the asset;
- Step 3 – Evaluate the potential impact of the proposed changes to the setting of the asset;
- Step 4 – Mitigate if possible.

## 4.0 Archaeological Baseline

### 4.1 Designated Assets

There are no designated heritage assets within the Site or within 1km of the Site.

### 4.2 Topography, Geology, and Historic Land Use

The Site is located on relatively flat ground, approximately 150m south of the River Ayr. The field within which the Site is located slopes gently to the west and northwest, from 30 AOD to 20 AOD. The Site is bordered by The Ayr Bypass (A77) to the west and the A70 to the South. The Site is currently used as a Christmas tree farm.

The soil type of the Site is a mixture of Mineral Gleys to the east, and brown soils to the west, moderately acid soils with brown mineral topsoils and brown or yellowish subsoil (Scottish Government, 2022). The bedrock geology of the site is comprised of Scottish Middle Coal Measures Formation, with superficial deposits of Till and raised beach deposits of sand and gravel (British Geological Survey, 2022).

An appraisal of the Historic Land Use Assessment Data, created by Historic Environment Scotland, notes that the Site consists of Rectilinear Fields and Farms formed as part of the agricultural improvements in the 18<sup>th</sup> and 19<sup>th</sup> Centuries. The 1<sup>st</sup> Edition Ordnance Survey Map, published in 1860, (**Figure 3**) shows the Site as comprising a singular field bordered by a wooded area to the east.

### 4.3 Site Walkover

A Site walkover was carried out on the 20<sup>th</sup> of July 2022. The majority of the Site was under cultivation but accessible, though visibility was limited by vegetation (tree planting). No additional heritage assets were noted during the survey. It was noted during the site survey that the Site is well screened by mature vegetation and rising topography, other than to the west and north-western sides where views are somewhat more open. Photographs of the Site can be seen in **Appendix 3**.

### 4.4 Chronological Background

#### Prehistoric and Early Historic Context

There are no prehistoric or early historic heritage assets recorded within the Site.

Two prehistoric findspots, a blade (**55553**) and a flanged bronze axe (**6287**), were recovered within 1km of the Site, but these were not found in connection to any settlement or other prehistoric activity. An archaeological evaluation (**5845**) and subsequent excavation (**5900**) in Ayr Cemetery (located approximately 800m southwest of the Site) identified a series of pit and ditch features, some of which were possibly Late Mesolithic and Romano-British/Iron Age in date.

#### Medieval Context

There are no assets dated as early-medieval within the Site or within 1km of the Site. There are no medieval heritage assets within the Site.

There are four known heritage assets within 1km of the Site that are potentially medieval in date.

A copper alloy 'Jews harp' (**43149**) was identified approximately 130m to the east of the Site.

The potential site of two mills (**42792**), known as the Overmills, is located along the southern bank of the River Ayr, approximately 150m from the north of the Site. Known mills in this location were owned by the medieval burgh of Ayr, with the oldest known mill in the location having been constructed in the late 16<sup>th</sup> Century. A mill

vennel (**6360**) is recorded adjacent to the site of the mills., and a weir (**42670**) is recorded to the northeast, though it is not clear in the HER whether this is dated to the medieval or post-medieval period.

A mill lade (**57980**), running for approximately 200m north to south, is recorded in the HER approximately 600m to the west of the Site. It is recorded in the HER that the mill lade may relate to a mill depicted on the Blaeu Atlas map, though the location of this mill is not confirmed and it does not appear on later maps.

### Post-medieval context

There are no known post-medieval heritage assets within the Site.

There are four recorded post-medieval/possibly post-medieval heritage assets within 1km of the Site.

It is not certain in the HER whether or not the location of the Overmills (**42792**) and associated assets like the weir (**42670**), are referring to the medieval or post-medieval location of the mills (or if the site was just continuously occupied during the two periods). The site was still in use when depicted on the 2<sup>nd</sup> Edition Ordnance Survey Maps (1897) (**Figure 4**).

An area of woodland with a collection of offices and a walled garden (**53524**) is recorded approximately 375m west of the Site, having been noted on the 1860 1<sup>st</sup> Edition Ordnance Survey Map. This appears to be on the site of the earlier Laiglan Wood, seen on the Blaeu Atlas (1654) and the Roy Military Survey maps (1747-55). A limekiln (**42669**) is recorded approximately 530m to the west of the Site, on the eastern bank of the River Ayr. The site of the former Dovecot of Craigie House (**52029**) is recorded approximately 920m west of the Site. The dovecot was Category B listed but was demolished in 1964.

The Site may once have been part of an area known as Laiglan Wood, as depicted on the Gordon Cunningham map from 1636-52. An area named Holmston is first seen on the Roy Military Survey of Scotland lowland maps from 1747-55, and is recorded in the HER as possibly forming a non-designated designed landscape (**53524**) to the west of the Site and the Ayr Bypass, in an area now occupied by modern housing. The area is named Holmstoun on Bailie's 1774 map of Ayrshire and Ainslie's 1820 Map of the environs of Glasgow, Paisley, Ayr, Lanark, Sanquhar, Wigton and Kircudbright. Holmston is visible on John Thompsons Atlas of Scotland (1832) and appears to be a combination of open fields and forest.

Holmston is briefly mentioned in the New Statistical Account of Scotland (1845), where it is referred to as 'Holmestone' and the high standard of its farm is praised.

The location of the Site is visible on the 1852 Map of the Turnpike and Parish Roads for Ayr and Alloway. On this map, the area known as Holmston was to the south of the Site where the current Holmston roundabout is, consisting of a couple of small buildings. Furthermore, an area named Over Mill is located directly to the north of the Site, along the southern bank of the River Ayr.

The Ordnance Survey Maps published in 1860 (**Figure 3**) and 1897 (**Figure 4**) do not show any potential unrecorded heritage assets within the Site. However, a trackway linking the mills to the north of the Site to the farm at Holmston and the main roadway can be seen running through part of the Site at the northwest. The origins of this trackway are unclear, it's earliest iteration on historic maps appears to be Johnson's *Southern Part of Ayrshire* (1828), where the path is shown running from Holmston, fording the river and linking with roads beyond at Mainholm. This is suggestive that the route was part of the network of roads/tracks connecting the environs surrounding Ayr.

### Modern Context

There are no recorded modern heritage assets within the Site or within 1km of the Site.

## Undated Assets

There are no undated heritage assets within the Site.

There are three undated heritage assets within 1km of the Site. An area of linear crop marks (**6301**) is recorded approximately 150m south of the Site. A kiln (**69739**) is recorded approximately 260m south of the Site. A farmstead (**69738**) is recorded approximately 425m south of the Site.



Figure 3 – 1st Edition 6-Inch Ordnance Survey Map, Reproduced with the Permission of the National Library of Scotland



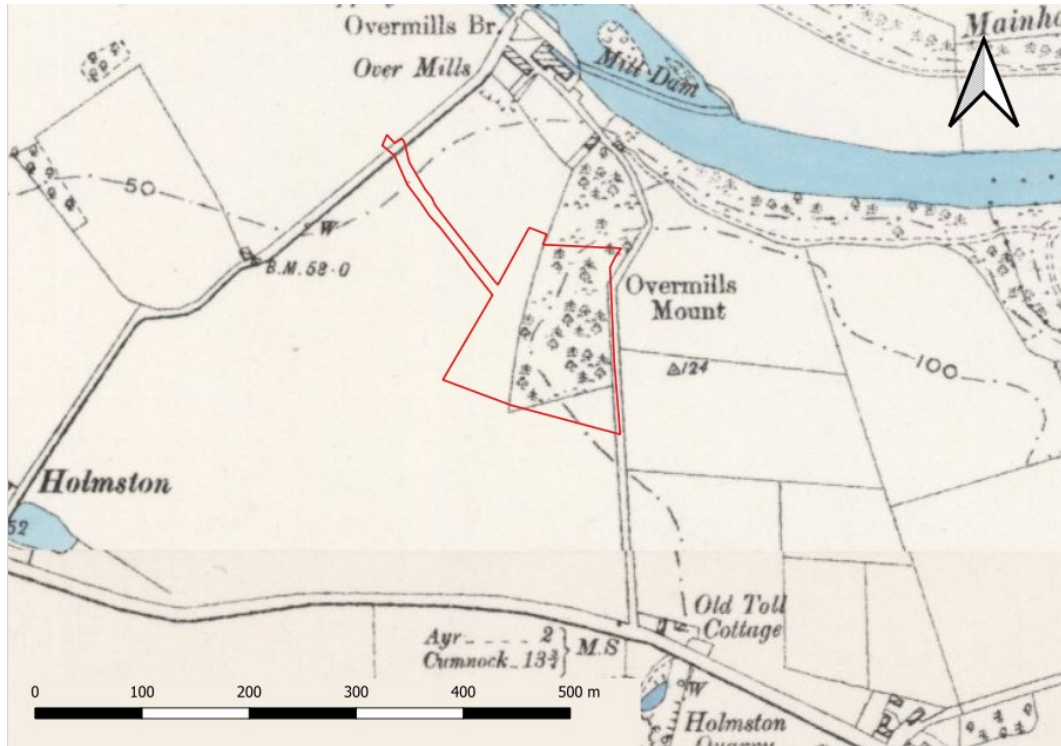


Figure 4– 2nd Edition Ordnance Survey Map, Reproduced with the Permission of the National Library of Scotland.

## 4.5 Discussion of Archaeological Potential

The potential for unknown prehistoric and early historic heritage assets within the Site is low as there are no known heritage assets of these dates within the Site. Whilst there were two findspots and evidence of potential settlement activity were identified within 1km of the Site, these records are not concentrated close to the Site and as such it is unlikely that the Site was a centre of prehistoric or early medieval activity.

The potential for unknown early-medieval or medieval heritage assets within the Site is low. Any assets of this date are likely to be agricultural in nature or relate to the nearby mills, potentially concentrated along the pathway to the northwest or along the boundary to the north. Any archaeology from the early historic or medieval periods is likely to have been disturbed by later land use as the area around the site appears to have been in constant use.

The potential for unknown post-medieval heritage assets within the Site is low-medium. A path linking the mills at the River Ayr to Holmston is clearly shown to run to the north of the Site, overlapping the access route to the Site. Modern satellite imagery shows that this path is still in use, but there is the potential for surviving archaeology associated with the original path. Any unknown assets of this period are likely to be agricultural or industrial, related to the mills along the southern bank of the River Ayr. Any archaeological remains from this period are likely to be concentrated along the northern border, due to its proximity to the mills.

## 5.0 Significance and Direct Impact

### 5.1 Significance

This assessment has not identified any recorded heritage assets within the Site.

The available evidence indicates a lack of potential for unrecorded remains. Should any remains survive buried within the Site they would most likely be post-medieval and agricultural in nature (e.g., remnant field boundary ditches), or remains of a path/trackway running between Holmston and the River Ayr. These remains would retain little, if any, archaeological interest, and would not be considered heritage assets of the highest cultural significance. As such, they would not warrant preservation *in situ* or otherwise preclude development within the Site.

### 5.2 Potential Direct Impacts

The proposals comprise outline consent for a 49.9MW Battery Energy Storage System and associated infrastructure, the footprint of which would necessitate ground disturbance associated with the following construction activities:

- Soil stripping for the placement of the storage units;
- Possible disturbance associated with landscaping; and
- the construction of the access track

Overall, it is considered unlikely that the proposals would result in any significant truncation of (i.e. direct impact upon) buried archaeological remains.

## 6.0 Settings Assessment

17 designated heritage assets were identified within the 2km Study Area. The discussed assets are shown in **Appendix 2: Figure 5**.

Of these, 15 assets, a mix of domestic, commercial, and infrastructure, are all Category B and C listed buildings associated with the development of the modern town of Ayr. All assets date to the 19<sup>th</sup>-20<sup>th</sup> centuries with the exception of the Category C Ayr Riding School (**LB21640**) which is dated to the late 18<sup>th</sup> century. As the setting of these assets is the town of Ayr itself, and they are all now contained within the footprint of the modern town, it is not considered that they will be impacted by changes to long range views beyond the town. As such, in line with HEPS (2019) the impact would be considered neutral, with a lack of significance adverse change to setting that could affect significance, and therefore these assets have been scoped out of further assessment.

The remaining two designated assets, the Scheduled Monument Glaisnock ring ditch (**SM5502**), and the Category A Building Craigue, Ayrshire management Centre (**LB21556**), have been considered below.

### 6.1 Glaisnock ring ditch (SM5502)

Glaisnock ring ditch (**SM5502**) is a Scheduled Monument consisting of the cropmark remains of a ring-ditch, with no other upstanding remains, interpreted as the remains of a Bronze Age Burial Cairn or Barrow. The ditch is 2m wide and the overall diameter of the ring ditch is approximately 15m. The scheduled area is wider, at about 50m, to take into account possible satellite archaeological features.

The asset derives significance from its archaeological potential as one of only a few Burial Cairns/Barrows in the North Kyle area, with potential to inform as to burial ritual and practices.

The asset is located on an east facing slope above the River Ayr, approximately 12m above sea level, the shallow valley of which contributes to the setting of the asset as it twists and meanders around the asset heading west to the coast.

Glaisnock ring ditch is located approximately 1.5km to the northeast of the site, which is located on the opposite side of the River Ayr. It is unlikely that the site will be visible from the location of the asset, as it is located in an area of broadly low ground, rising from 14m to 30m at its eastern edge, and between the asset and the site is located a hill with heights of 40m. Additionally, the eastern end of the site is bordered by a rising hill, obscuring views to the site from the east, which are further blocked by established woodland to the east and north (Plate 5). As such, third-party views to the asset from the southern bank of the River Ayr would not be impacted due to the topography and screening of the site.

The lack of visibility to or from the asset of the site, along with its position on the opposite bank of the Ayr, therefore not being placed between the asset and a contributor to its setting (the river), means that the site will not have an impact on the ability to appreciate, understanding, and experience the asset or contributors to its setting. As such, in line with HEPS (2019), the impact on the asset would be neutral, there being no significant adverse change within its setting which would affect cultural heritage significance.

### 6.2 Craigue, Ayrshire management Centre (LB21556)

Craigue House is a Category A Listed manor house, with attached screen wall, built in the 18<sup>th</sup> century by the Wallaces of Craigue as part of the Craigue Estate, which included a designed landscape to the south, with the estate bordering, and having views over, the River Ayr.

The estate was sold to William Campbell in 1782-83, and the family retained it until it was bought by the council in 1939. It currently serves as the Ayrshire Management Centre.

The asset is a notable example of 18<sup>th</sup> century mansion architecture, with notable features including the Greek Doric entrance porch (a 19<sup>th</sup> century addition), and fine interior plasterwork and fireplaces. The building underwent major restoration in the 1990s.

Contributors to the setting of the asset are the Craigie Estate (**53507**), which forms a non-inventoried designed landscape around which the manor was built, as well as the River Ayr, which is overlooked by the manor and would have contributed to the design of the landscape. The area of the Craigie Estate has been developed in the modern era, with campus buildings associated with the University of the West of Scotland (UWS) built to the west and east of the asset, and Ayr Academy built to the north. Despite the development, elements of the gardens and designed landscape are still notable to the south.

The asset is grouped together with two listed assets located further to the west in Ayr itself, both gatehouses associated with the estate, LB21555, built in the 18<sup>th</sup> century, and LB47171, built in the 20<sup>th</sup> century. The house is screened with mature trees planted to the east, west, and south, which contribute to preserving the setting of the house by screening modern development.

The Site is located 1.1km to the east of Craigie House. Between the Site and the asset, modern development has taken place including buildings associated with UWS and the growth of the town of Ayr itself, which both acts as a screen and also highlights how much of the original setting of the estate has been removed. The lack of visibility between the Site and the asset, the existing modern development in the area leading to the Site from the asset, and the fact that key contributors to the setting, including the gardens and associated gatehouses, are located to the south and west, and therefore will not be affected by the development to the east, means that, in line with HEPS (2019), the predicted impact is neutral. There would be no significant adverse change to the asset or its setting through the development which would affect cultural heritage significance.

## 7.0 Conclusions

This Historic Environment Desk-Based Assessment has defined the Site's cultural heritage baseline conditions; including known/recorded heritage assets within the Site, and the potential for any unrecorded heritage assets to survive buried within the Site. No known designated or non-designated assets were identified within the Site, but a trackway running through the north-western side of the Site from Holmston to the mills by the river (and beyond), is recorded on historic mapping. There is a potential for surviving archaeological remains associated with the historic track, though they may have been truncated/disturbed by the modern track that occupies the same alignment. A low potential for other unknown archaeological remains has been determined. Any remains are likely to be medieval/post-medieval agricultural (such as former field boundaries) or relate to the nearby mills and would be of low significance. There is a high chance of disturbance to buried archaeological remains due to agricultural improvement, continuous land use and tree planting in the modern era.

This Historic Environment Desk-Based Assessment has also considered the potential for the proposals to adversely affect any designated and/or regionally significant heritage assets as a result of change to setting. This assessment has demonstrated that no such effects would result from the proposals, including in relation to the Glaisnock ring ditch (**SM5502**) & Craigie, Ayrshire management Centre (**LB21556**).

In summary, this assessment has not identified anything that would preclude development within the Site, in principle, in relation to cultural heritage. The proposals would be consistent with the provisions of SPP (2014), HEPS (2019), the South Ayrshire Local Development Plan 2 and the WOSAS *Procedural Guidance for Archaeology and Development* (2009).

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## APPENDIX 1 – SITE GAZETTEER

HER Reference	Site Name	Category	Period
42669	Ayr, Limekilns / Holmston	Industrial; Limekilns	Post-medieval
42670	Ayr, Overmills, Weir	Industrial; Weir	Medieval to Post-medieval
42792	Ayr, Over-mills	Industrial; Watermill	Medieval to Post-medieval
43149	Ayr, Old Toll	Metal Object	Medieval
52029	Craigie House, Dovecot / Craigie House, Doocot	Dovecot	Post-medieval
53507	Craigie House	Non-Inventoried Designed Landscape	Post-medieval
53524	Holmston / Laiglan Wood; Holms Toun	Non-Inventoried Designed Landscape	Post-medieval
55553	Holmston	Findspot - Blade	Prehistoric
57980	Craigie	Mill lade, possible mill site	Medieval to Post-medieval
57980	Craigie	Mill lade, possible mill site	Medieval to Post-medieval
6287	Overmills	Findspot - Flanged Bronze Axe	Prehistoric
6301	Holmston	Linear Cropmarks	Undated
6360	Ayr, Mill Vennel	Mills	Medieval
69738	Sandyhill / Holmston	Farmstead	Undated
69739	Holmston Quarry	Kiln	Undated

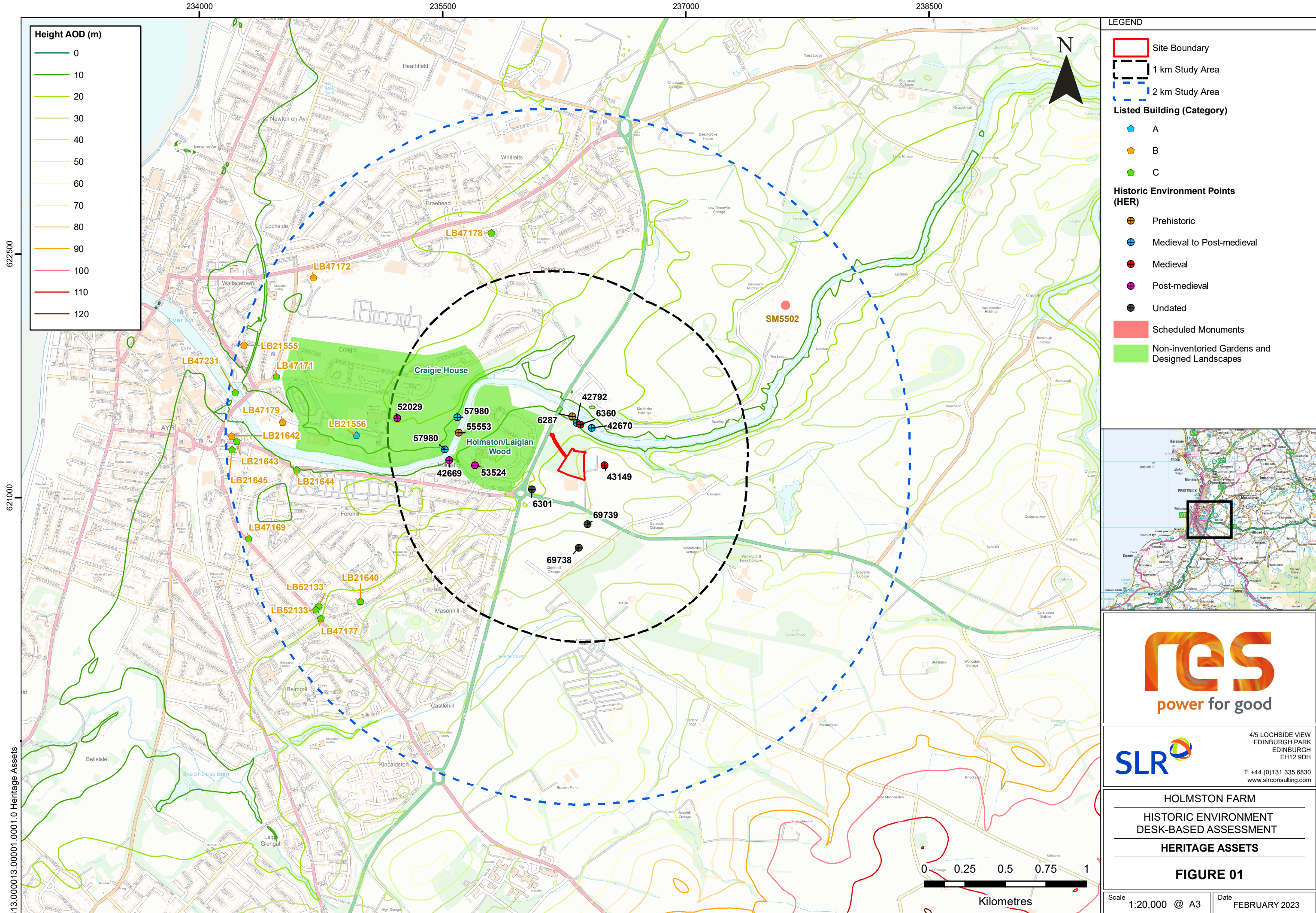
## APPENDIX 2 – DESIGNATED HERITAGE ASSETS

Reference	Name	Designation Type	Date
LB21556	Craigie, Ayrshire Management Centre, Including Screen Wall	Category A Listed Building	18 <sup>th</sup> Century
SM5502	Glaisnock, ring-ditch 140m SE of	Scheduled Monument	Prehistoric (Bronze Age)
LB21555	2 Craigie Avenue, Ayr	Category B Listed Building	20 <sup>th</sup> Century
LB21640	Ayr Riding School, Hillfoot Road, Ayr	Category C Listed Building	18 <sup>th</sup> Century
LB21642	Council Offices, Ayr Holmston Road	Category B Listed Building	19 <sup>th</sup> Century
LB21643	Gate-Lodge, Council Offices, Holmston Road, Ayr	Category C Listed Building	19 <sup>th</sup> Century
LB21644	Archway And Gates, Ayr Cemetery, Holmston Road, Ayr	Category C Listed Building	19 <sup>th</sup> Century
LB21645	Holmston Primary School, Holmston Road, Ayr	Category C Listed Building	19 <sup>th</sup> Century
LB47169	59 Castlehill Road, Ayr	Category C Listed Building	19 <sup>th</sup> Century
LB47171	14 Craigie Road, Ayr	Category C Listed Building	20 <sup>th</sup> Century
LB47172	Western House, 66 Craigie Road, Ayr	Category B Listed Building	20 <sup>th</sup> Century
LB47177	Castlehill Gates, Dalmellington Road, Ayr	Category C Listed Building	19 <sup>th</sup> Century
LB47178	Cathedral Of The Good Shepherd, 37 Dalmilling Crescent, Ayr	Category C Listed Building	20 <sup>th</sup> Century
LB47179	Stand, Dam Park Stadium, Ayr	Category B Listed Building	20 <sup>th</sup> Century
LB47231	Railway Viaduct, Ayr	Category C Listed Building	19 <sup>th</sup> Century

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Reference	Name	Designation Type	Date
LB52133	Castlehill Parish Church, Old Hillfoot Road, Ayr	Category C Listed Building	20 <sup>th</sup> Century
LB52133	Castlehill Parish Church Hall, Old Hillfoot Road, Ayr	Category C Listed Building	20 <sup>th</sup> Century

## APPENDIX 3 – FIGURES AND PLATES



413.000013.00001.0001.0 Heritage Assets



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HOLMSTON FARM  
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 DESK-BASED ASSESSMENT  
 HERITAGE ASSETS  
**FIGURE 01**

Scale 1:20,000 @ A3 Date FEBRUARY 2023



**Plate 1 – View from the south of the field looking towards the north**



**Plate 2 – View from centre of the Site looking southwest.**



**Plate 3 – View from centre of the Site looking south.**





**Plate 4 – View from proposed access point of the Site to the southeast**





**Plate 5– View from centre of the Site to the northeast, showing raised ground to the north and established woodland to the east**

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