

HISTORIC ENVIRONMENT STRATEGY



EXECUTIVE SUMMARY

Aberdeenshire has a wealth of historic buildings, landscapes and archaeology which contributes to its sense of place. They are a resource that acts as a medium for education, recreation and economy as well as enjoyment of the wider environment by residents and visitors alike.

Changes in Council priorities, the way that the Planning Service is structured, how other partner agencies work and funding regimes means that it is good time to reassess how we work on historic environment issues. The need for this work was outlined in the Planning Policy and Environment (PPE) Business Plan 2009/10.

Conservation and restoration of the historic environment meets a number of national and local priorities. The Historic Environment legacy from the past however is a maintenance “burden” for the future! This Strategy is founded on the premise that the rationale for carrying out this type of work remains. The Strategy looks to find the best way to focus limited resources. It suggests areas which will bring most benefit given current priorities and constraints as well as new obligations e.g. under the Marine (Scotland) Bill.

Clear and consistent planning policy and development management continue to be the foundation for managing change to the historic environment. The strategy is not a vehicle for replacing existing policy. It does consider how further training and confidence building in the area could help to rationalise work.

Working in partnership with others will continue to be important. Current and previous work with North East Scotland Preservation Trust, Heritage Lottery, Historic Scotland, National Trust and Scottish Enterprise has been successful in breathing life into old buildings. This is an area which the Strategy seeks to draw on; in fact it is the only way it will be able to work.

We have done most of this before. However, in the context of limited resources and the current financial downturn, making the most of existing resources where we can most make a difference is now the definitive consideration. The Strategy is developed within a framework of no extra growth in Council resources. It recognises that the ability to make the most of a refocus on funding opportunities that arise will be increasingly important. Linking with other key programmes and funding opportunities such as Regeneration is an obvious path for the Strategy.

The Strategy provides a framework for the future for work on the. It sets the scene (Sections 1 to 3) in terms of political priorities, Community Planning, the Council's Single Outcome Agreement, Strategic Priorities and the current PPE Business Plan. Section 4 then sets out the current approaches to managing the Historic Environment adopted by PPE in terms of projects, partnerships and levels of internal / external funding. From that starting point, the Strategy identifies a comprehensive set of issues and opportunities (Section 5). That in turn leads to the prioritising (in Section 6) into three main groups of work:

- that which leads to tangible benefits, with the focus on restoration and regeneration within the regeneration priority areas.
- raising awareness as to the importance of the Historic Environment, focus on high profile events such as Doors Open Day and Design Awards.
- supporting technical and admin work, necessary to keep monitoring, recording, etc. up-to-date. This is needed to deliver the other two main thrusts.

The three main groups were worked up into particular work areas (with associated costs and benefits and therefore prioritised). That in turn produced the Action Plan (Section 7) which takes this even further in terms of potential time frame and responsibility. The Action Plan focuses mainly on the period 2010-2012 after which it will be reviewed.

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1 INTRODUCTION

1.1 Why is the Historic Environment Important?

The Historic Environment is an irreplaceable asset. It is important for many reasons such as:

- Maintaining community identity
- Enhancing the image of the area
- Contributing to the quality of life
- Assisting with economic development and tourism initiatives
- Enabling regeneration through conservation led initiatives

1.2 The need for a Strategy

The strategy has been prompted by several changes in the way that Planning and Environmental Services work on the historic environment. A restructuring of the Planning Policy and Environment Team together with more rigorous business planning has led to a need to review workloads and to look at future priorities in terms of overall Council direction.

There is also an opportunity to see how we can work better with other services and agencies who are involved with the historic environment. Historic Scotland are proposing changes to their way of working which may see more listed building applications determined solely by local authorities. This is a good time to examine our current way of working to see how the Council can best meet the terms of a new way of working.

The desire to make the best of external funding opportunities available has also been a key driver in taking forward the strategy. The Council wishes to continue a proactive role in the historic environment as well as carrying out its statutory protective role.

Changes in the environment are ongoing. It is the intention that this strategy will help to manage work in Aberdeenshire on the historic environment to achieve the best results.

1.3 Scope of the Strategy

The strategy is primarily an Aberdeenshire Council working document with key reference to the work carried out by Planning and Environmental Services. It concentrates on examining the Service's input to "project" and proactive enhancement work and where the priorities lie for the future in these areas. It will be of interest to other key stakeholders and has been the subject of consultation with other services and key external agencies who are involved with work on the historic environment.

The basic building blocks for protecting and enhancing the historic environment remain as good planning policy, development management and monitoring. The strategy does not seek to replace or review policies in respect of the historic environment which are contained in the Development Plan but the importance of achieving good decision making through the planning system is recognised and will continue to be supported. Likewise it seeks to link to and draw on related strategies such as those related to tourism (NESTOUR Strategy Plan) and regeneration.

1.4 Aims of the Strategy

The main aims of the strategy are:

- To assess Planning and Environmental Services' current approach to the historic environment, to look at issues, opportunities and areas for improvement.
- To aid the integration of historic environment issues across key Council Services.
- To identify commitments for action on the historic environment made in national and local policy documents and to align priorities with these.
- To determine priorities for action within Aberdeenshire for the next 5 years (with proposed review at 2 year intervals).

1.5 Strategic Impact Assessments

It has been determined that the strategy is exempt from Strategic Environmental Assessment (SEA) under Section 7.1 of Environmental Assessment (Scotland) 2005 Act and the Consultation Authorities have been notified through the submission of a pre-screening report to the SEA Gateway.

Similarly the Multi-Equality Impact Assessment (MEIA) screening procedure was used and determined that the strategy did not require a partial or full MEIA.

2 VISION

The strategy's vision for Aberdeenshire's historic environment is:

We will value our historic environment and will seek to protect and where appropriate enhance it for future generations. We will do this by:

- Focusing resources on doing things which give a tangible result.
- Spending time promoting Aberdeenshire's historic environment.
- Creating and supporting the technical and administrative processes which enable the above.

3 POLITICAL PRIORITIES

This section shows how the historic environment strategy links to current key priorities at a national and local level.

3.1 Culture Change

National and local governments and agencies are pursuing a culture change and modernisation agenda. National agencies such as Historic Scotland are examining how they work in partnership with others to improve services. This includes a desire to spend more time up front in the planning process at development plan stage and pulling back on commenting on planning applications where input does not add value. Speedier decisions and proportionality of responses is a key theme. Also making better use of partnership arrangements to get the best from a coordinated approach is a key feature of the new way of working. The Historic Environment Strategy should take account of the changes brought about by this agenda.

www.scotland.gov.uk/topics/Built-Environment/planning/modernising

3.2 National Outcomes

The Scottish Government has agreed a set of 15 national outcomes which focus on long term challenges for Scotland. Local government contributes to these priorities through agreements called Single Outcome Agreements.

National outcome 12 states:

“We value and enjoy our built and natural environment and protect it and enhance it for future generations”

www.scotland.gov.uk/About/scotPerforms/outcomes/environment

3.3 Community Planning

Community Planning is a way of working in which major providers of public and voluntary services work together with communities to deliver better services. One of the themes in the Aberdeenshire Community Plan 2006 - 2010 is Sustainable Environment which has the following aim:

“Working together to achieve sustainability by reducing resource use, protecting our environment, combating climate change conserving and enhancing biodiversity.”

The Aberdeenshire Community Planning Partnership is producing 6 Area Local Community Plans and this strategy will link to these plans through the Sustainable Environment theme.

3.4 Single Outcome Agreement 2009/10

At a local level, Aberdeenshire Community Planning Partnership has agreed a single outcome agreement (SOA) with the Scottish Government. The purpose of the SOA is to identify areas for improvement and deliver better outcomes for the people of Aberdeenshire and Scotland through specific commitments made by the council, the Aberdeenshire Community Planning Partnership and the Scottish Government. The agreement builds on a number of council and partnership approved plans and strategies. In relation to the historic environment, it is considered that national outcome 12 is supported by the following local outcomes.

- 1.4 A pro-development approach to planning with a streamlined, fast and efficient decision making process.
- 1.5 Aberdeenshire provides an environment which encourages the establishment of businesses and growth.
- 2.2 To be the premier visitor destination in Scotland for the discerning leisure and business visitor throughout the year.
- 12.3 Aberdeenshire's cultural heritage and historic environment is promoted by the reuse of old buildings.
- 14.2 Aberdeenshire will be a sustainable and carbon neutral region by the year 2030.

The SOA can be viewed at:

www.ouraberdeenshire.org.uk/images/media/docs/soa/aberdeenshiresoa2009-10.pdf

3.4 Aberdeenshire Council Strategic Priorities

The Council's strategic priorities and associated key actions provide a four year strategic framework of service delivery across the council. The strategic priorities are based on the six overall themes of the Community Plan:

- Community wellbeing
- Jobs and the economy
- Lifelong learning
- Sustainable environment
- Developing our partnership
- Corporate improvement

Under the sustainable environment theme strategic priority SE3 "Protect and promote the historical environment" is directly relevant to this historic environment strategy. There are two key actions linked to this:

SE3.1 Protect and promote Aberdeenshire's cultural heritage and historical environment

SE3.2 Seek, where appropriate, to retain and reuse old buildings in Aberdeenshire.

3.5 Planning and Environmental Services

The Planning and Environmental Services have developed a vision statement and service plan which indicates how the services will take forward the priorities agreed at a Council level. The vision statement includes an action to manage Aberdeenshire's unique environment in the interests of current and future generations. The Service Plan for Planning and Environmental Services provides the operating policy framework for the Service. It is for a three-year period and is reviewed annually. A number of core activities have been identified with performance indicators one of which relates directly to the historic environment:

Core activity 14 - Helping to conserve the environment (built heritage and natural heritage)

Key Result – Natural and built heritage are protected and, where possible, enhanced within the limits of legislation.

Performance Indicators - the indicators which relate directly to the historic environment from April 2009 are:

14.3 Completion of historic environment strategy.

14.4 Number of conservation areas reviewed or newly designated each year, target 2.

14.5 Recording of our archaeological heritage - At least 300 excavations or investigations to mitigate the loss of archaeological sites.

An action plan forms part of the Service Plan and includes numerous actions relating to the historic environment. The plan is reported on quarterly.

www.aberdeenshire.gov.uk/about/plans/PESServiceplan2008-2011.pdf

3.6 Planning Policy and Environment Group

The Planning Policy and Environment Group within Planning and Environmental Services has the following role in the delivery of the Service's overall vision.

To survey, protect and enhance the natural, built and other physical resources of Aberdeenshire and to guide and promote future development through the delivery of a local planning framework.

The PP&E business plan aims to demonstrate a clear linkage between the plan and both national objectives and the council's own strategic priorities and single outcome agreement. The role of the business plan is to set out the general direction for PP&E for the coming year.

The 2009/10 business plan sets out the context for the historic environment strategy to carry out a review of priorities in our strategies for the built and historic environment. It also includes key actions relating to:

- Partnership working with North East Scotland Preservation Trust to achieve restoration of historic buildings.
- The delivery of 2 major projects – Banff Renaissance and Peterhead Conservation Area Regeneration Scheme.
- Review of conservation areas.
- Continuation of the Kirkyards project, subject to capital funding being available
- Archaeological sites data management.
- Development of masons' marks project.

4 CURRENT APPROACH

4.1 Cross Service Approach

The Planning and Environmental Services has traditionally taken the lead on historic environment conservation. This has principally been through duties and powers under the Planning Acts. Several other Council services play roles in historic environment issues either as property owners, through involvement in regeneration/town centre schemes or education and interpretation etc including the museums service.

4.2 General Approach

A large part of our local historic environment is dealt with through the regular application of the council's policies expressed in the Local Plan and other policy documents and through the development management process. The application of these policies is limited in extent by the staff and financial resources available to the Council and by the extent to which decisions are made in accordance with the development plan. The Council has only a few staff that have specialist expertise and the need to provide specialist training for other staff (such as development management officers and environment planners) and councillors is raised in this strategy.

The range of other activities carried out by the Policy and Environment Section to protect and enhance the historic environment is wide and includes the following

- Policy – conservation areas, listed buildings, ancient monuments and archaeological sites.
- Development management – determine and consult on applications in relation to the historic environment.
- Specialist advice – provide advice to other council services and owners of properties.
- Sites and Monuments Record maintenance
- Consultations - from Historic Scotland etc
- Design Awards Scheme.

- Partnership support e.g. to North East Scotland Preservation Trust, Pitsligo Castle Trust, Aberdeenshire Conservation Recycle Store.
- Historic Kirkyards project.
- Regeneration and restoration projects.
- Asset maintenance - maintenance of the Council's own historic environment assets (principally those within P&ES ownership).
- Buildings at Risk – undertake emergency repair work and initiate compulsory purchase.
- Awareness raising – Doors Open Day, interpretation/signage, archaeology week etc.

Section 5 of the strategy looks in more depth these issues and others to highlight issues/constraints and opportunities for the future.

4.3 Partnerships and Projects

The historic environment has been closely linked to major projects and partnerships which the council has been involved with. A wide range of partners can be involved in this process such as: Historic Scotland, The National Lottery (Heritage Lottery Fund), Scottish Civic Trust, Scottish Enterprise, North East Scotland Preservation Trust, community groups and individual developers and property owners.

In Aberdeenshire there are several examples where the historic environment has been, or is, a catalyst for bringing grant assistance into the area or where it has contributed to the economy by attracting visitors and enhancing the image of the area. Well known examples of this are:

- Castle Trail
- Victorian Heritage Trail.
- Banff Renaissance Project
- Peterhead Conservation Area Regeneration Scheme
- Archaeolink and the Stone Circle Trail
- Haddo, Aden and Haughton Country Parks
- Fraserburgh Lighthouse Museum.
- Doors Open Day

There are many projects ongoing which the Planning Service are involved with and these are detailed as case studies throughout the document. (note these will be included in the final document). Many of these projects have developed in response to ad hoc opportunities to bid for funding or as a wider effort to regenerate an area. Major initiatives such as this do provide a focus for effort and there is potential to continue development of these to secure external funds. There is however scope to target this more to meet the Council's other high priorities.

There is a need to clarify responsibilities for historic environment issues within the Cairngorms National Park and to develop a partnership approach for potential work in this area.

4.4 Resources – Aberdeenshire Council

Dedicated Policy and Environment Section funding for historic environment work in the Planning Service is limited. In 2009/10 it included:

- £29,000 – Archaeology budget (derived from service level agreement and covers Angus, Moray and Aberdeenshire Councils)
- £15,000 – Materials Store running costs (revenue)

There is no specific budget set aside under “Historic Environment”. Other works are largely paid from Environment Maintenance (28K) or Other Supplies and Services (30K) budget lines. In the past the Historic Kirkyards project has also benefitted from capital funding. The lack of dedicated funding can be a constraint on the development of large scale project work. Despite this, specific projects such as Banff Renaissance, Peterhead CARS and work with the North East Scotland Preservation Trust have raised considerable budgets utilising external funding through the creative use of Council resources. For example in Peterhead £75,000 of Council funding enabled £650,000 to be drawn down. In Banff £54,000 of Council funding enabled £1,385,000 of match funding to be secured.

In some areas it has been possible to use Planning Gain funds towards a town centre regeneration scheme e.g. Oldmeldrum, Banff and Huntly.

If further restoration and regeneration work is to be undertaken the service may need to bid for internal “seed funding” in order to secure external match funding.

Staffing for the historic environment is limited to 4.5 FTE staff on listed buildings/conservation areas/ Peterhead CARS project/ Kirkyards Project and other specific project work such as Haddo and Tarlair/ maintenance work. The Archaeology team (which also services the Moray and Angus Council areas) is staffed by 2.5 FTE.

The Banff Renaissance is a stand alone project largely funded by external sources and this has one FTE post.

4.5 External Funding and Delivery Mechanisms

The following are a list of potential funding sources, each with specific criteria and eligibility for historic environment work.

- Heritage Lottery Fund
- Historic Scotland
- Forward Scotland
- National Trust
- Scottish Rural Development Programme
- LEADER
- Architectural Heritage Society Scotland
- Charity Funding – e.g. Pilgrims Trust, Sainsbury’s Trust
- Landfill Tax

The Archaeology Service has Service Level Agreements with the Moray Council and Angus Council with annual payments received.

At present a yearly grant is received from Historic Scotland to the Archaeology Service towards giving advice to SRDP Woodland Creation etc.

Funding sources and criteria change continuously and opportunistic funding can arise at any time such as the Town Centre Regeneration Fund. The Service needs to be in a position to respond to new funding opportunities by having carried out background work such as Conservation Area Reviews and Enhancement Schemes and feasibility studies on potential projects.

In Aberdeenshire some of the most successful projects have been achieved through partnership working. Typically this involves a package of funding secured from a variety of sources. These projects can be led by the council but there are many examples where they are led by other organisations. Local examples of these types of project are included as case studies throughout the document.

The North East Scotland Preservation Trust (NESPT) is an example of a delivery method that has been very successful. The Trust is a building preservation trust and its remit is to acquire and restore significant historic or architectural properties that cannot be restored by normal commercial means. It is able to do this because of its ability to attract higher levels of grant assistance and to progress a development without needing to generate a commercial profit margin. Many historic building projects fall into this category, making the opportunities available to the Trust extensive. In addition, the Council has agreed that any property subject to a Compulsory Purchase Order will be offered to the Trust in the first instance.

The Trust has recently successfully completed the restoration of 2 Old Castlegate in Banff and its conversion into two private houses which have been sold. This is a classic example of how the Trust can operate as the cost of the restoration was in close to £800,000 yet the sale price of the two houses was only around £400,000. The Trust was able to bridge the gap, or “conservation deficit”, with grant assistance from Historic Scotland, the Heritage Lottery Fund, the Monument Trust, the Pilgrim Trust, the Leche Trust, Scottish Enterprise Grampian and Aberdeenshire Council.

As a building preservation trust the NESPT can access funding from the Architectural Heritage Fund (AHF) for options appraisals and to develop projects. An options appraisal is currently underway on a group of B Listed buildings owned by the Trust at Back Green, Portsoy with funding from the AHF and Aberdeenshire LEADER.

The Trust is preparing a rolling programme of building restoration projects with Boyndie Kirk and Logie House Lodge likely to be acquired in the near future.

5 ISSUES AND OPPORTUNITIES

Issues and opportunities were identified in connection with the work on the historic environment. These are summarised in Table 1 below and a fuller explanation of the issues is presented in Appendix 5.

Table 1: Historic Environment Strategy - Issues and Opportunities Summary

| Issues | Opportunities |
|---|--|
| <p>1. Development Management/Joint Working Agreement with Historic Scotland (HS)</p> <ul style="list-style-type: none"> • Loss of historic built fabric - decisions made against policy • Changing role of Historic Scotland and Council – potential for more responsibility for Council in respect of listed buildings. • Perceived increased workloads/costs for Development Management or Environment Planners. • Is there sufficient expertise? Where should it be located – Development Management, Environment Team, joint with City? | <p>Development Management/Joint Working Agreement with Historic Scotland (HS)</p> <ul style="list-style-type: none"> • Faster decision making • Better partnership working with HS – Council signed up to Joint Working Agreement. • Awareness raising/training and confidence building for staff and councillors on historic environment issues. • Build on Environment Team Surgeries with Development Management. |
| <p>2. Conservation Area Reviews</p> <ul style="list-style-type: none"> • Lack of capacity to carry out reviews • Review timetable has fallen behind • No funding for enhancement schemes • Lack of Article 4's – more dependent on political will. | <p>Conservation Area Reviews</p> <ul style="list-style-type: none"> • Revise future programme • Funding for enhancement schemes • Link to other issues for value added • More proactive/integrated approach needed with Development Management, Policy and Area Committees. |
| <p>3. Grant Scheme/Funding</p> <ul style="list-style-type: none"> • No general grant scheme at present (exceptions in Banff/Peterhead/Oldmeldrum) • Additional costs for historic buildings seen as an ownership burden. • Increased workload to administer grants but less enforcement work? • Lack of availability of council funding to initiate a scheme (e.g. £25,000 per Area = £150,000 pot needed) • Does each Area get the same amount? | <p>Grant Scheme/Funding</p> <ul style="list-style-type: none"> • Ability to encourage best practice with funds seen as more positive than enforcement. • Potential to use planning gain in some areas (e.g. Oldmeldrum). • Potential to use external funds • Seek Council funding. • Potential to focus funding in certain areas where funding becomes available and link to other opportunities. |

| Issues | Opportunities |
|--|--|
| <p>4. Materials Store and Fyvie Traditional Skills Centre (FTSC)</p> <ul style="list-style-type: none"> • Unresolved issue at present with regards further development of FTSC. • Has impact for future development of materials store. • Decision to develop materials store in situ (Mintlaw) at present under North East Scotland Preservation Trust. | <p>Materials Store and Fyvie Traditional Skills Centre (FTSC)</p> <ul style="list-style-type: none"> • Further development of skilled workforce under FTSC. • Relocation of materials store to a more central location/connection with FTSC. • External funding for Materials Store now enables manager to be appointed. |
| <p>5. Regeneration</p> <ul style="list-style-type: none"> • Regeneration areas included in Structure Plan. • Potential implications for built heritage. • Resource issues – who leads/funding? Link with Economic Development. • Car parking standards in historic town centres/ retaining character. • Concern about towns which do not meet conservation area status but which may be in need of regeneration. | <p>Regeneration</p> <ul style="list-style-type: none"> • Proactive/coordinated action in historic towns in regeneration areas. • Input of external funding – e.g. Scottish Government Town Centre Regeneration Fund. • Continues positive approach once current schemes finish (Banff/Peterhead etc) • Possible supplementary guidance on parking within historic town centres • Improved joint working with Economic Development. |
| <p>6. The Design Agenda</p> <ul style="list-style-type: none"> • New build impacts on existing historic environment. • Concern about impact on towns/villages and features which contribute to Aberdeenshire’s character but may not reach standard for listing or conservation area status. • New allocation of land in development plan increases urgency to encourage more sympathetic design. • Urban design - skill lacking at present | <p>The Design Agenda</p> <ul style="list-style-type: none"> • Improve design of new build so that it becomes more sympathetic to existing historic fabric of area. • Seek to fill policy gap for traditional towns/ villages/features. • Seek to bridge urban design skills gap. |

| Issues | Opportunities |
|---|---|
| <p>6. Archaeology</p> <ul style="list-style-type: none"> • Shared resource with Moray and Angus • New legislative requirements are adding to workload. • Changes in staffing levels is leading to changes in priorities | <p>Archaeology</p> <ul style="list-style-type: none"> • Closer working with SCAPE • Working with Forestry Commission on Designed Landscapes • Historic Land Use Assessment • Closer working with HS • Service Level Agreements with Moray & Angus • RCAHMS Co-operative Statement |
| <p>7. Buildings at Risk/Intervention</p> <ul style="list-style-type: none"> • Time/Resources – 4 ongoing at present. • Reactive approach. • Partnership with North East Scotland Preservation Trust developing on repairing these buildings. | <p>Buildings at Risk/Intervention</p> <ul style="list-style-type: none"> • Proactive approach – link to other priorities. • More time/resources. • Continue to develop partnership approach |
| <p>8. Historic Kirkyards Project</p> <ul style="list-style-type: none"> • Need to establish and retain capital budget • Need to resurvey and review priorities for future programme • Availability of match funding • Develop partnership with Landscape Services • Create links with communities and groups • Develop partnership with Scottish Conservation Skills Training Centre | <p>Historic Kirkyards Project</p> <ul style="list-style-type: none"> • Drawing down match funding • Further promotion as model for other local authorities and HS. • Strong tourism link (genealogy) • Link with other strategy priorities • Create learning resource with schools • Potential for training in traditional trades • Further develop community links • Integrate with other priorities |
| <p>9. Designed Landscapes</p> <ul style="list-style-type: none"> • Many of these are missing from lists at present. • Potential for sites to be lost if not recorded. • No staff resources for further work | <p>Designed Landscapes</p> <ul style="list-style-type: none"> • Forestry Commission Scotland are recording missing sites. Will be a non statutory list. • Work at Haddo ongoing • Next steps? Guidance note? Restoration? Statutory listing? |
| <p>10. Projects and Partnerships</p> <ul style="list-style-type: none"> • How many and remit? • Ongoing work- takes resources | <p>Projects and Partnerships</p> <ul style="list-style-type: none"> • Review of partnerships and projects • Develop further partnerships to target future priorities. |

| Issues | Opportunities |
|---|---|
| <p>11. Publicity/Consultation/Outreach</p> <ul style="list-style-type: none"> Carried out on ad hoc reactive basis by Environment Team according to resources available and opportunities that arise. Exceptions e.g. Doors Open Day, Design Awards and Historic Kirkyards. Archaeology team –Changes in staffing levels may mean a reduction in outreach. | <p>Publicity/Consultation/Outreach</p> <ul style="list-style-type: none"> More planned/proactive approach Rationalise approach of both teams? Production of more educational/tourism related publications/trails. |
| <p>12. Data Management/Web Site</p> <ul style="list-style-type: none"> Resourcing for data upkeep and sharing. Missing data – e.g. Maritime records. Work ongoing to maintain historic environment and archaeology website presence. | <p>Data Management/Web Site</p> <ul style="list-style-type: none"> Sharing of data sets between public authorities (EU INSPIRE legislation). Develop missing data sets. Promotion of historic environment through website. |
| <p>13. Asset Management</p> <ul style="list-style-type: none"> A large number of historic properties within Council ownership are either listed buildings or ancient monuments. Various services responsible in terms of ownership. Resourcing for maintenance an issue PP&E assets maintained on an ad hoc basis. | <p>Asset Management</p> <ul style="list-style-type: none"> Council asset management register. Rationalise approach to management for ALL properties and develop maintenance programme. First step for PP&E is to carry out condition survey on all historic structures and buildings under Planning service control. Advise on priority of repair of listed properties owned by council. |
| <p>14. Energy Conservation/Sustainability</p> <ul style="list-style-type: none"> Challenges for retrofitting traditional buildings to make more energy efficient. Staff knowledge and confidence levels on products and techniques. | <p>14. Energy Conservation/Sustainability</p> <ul style="list-style-type: none"> Energy conservation is a priority More information and new techniques available Training/awareness raising for staff using external resources? |

Resource constraints mean that it will not be possible to consider all of the opportunities above at one time and it will be necessary to group them in such as way as to identify top priorities. This is discussed in the following section.

6 FUTURE PRIORITIES FOR ABERDEENSHIRE'S HISTORIC ENVIRONMENT

6.1 General Principles

There is a relatively limitless array of potential historic environment work areas where resources could be directed. The general approach which has been taken in this strategy is to focus these resources where they will have the greatest impact on the ground and help to meet wider council priorities. Overall the strategy will direct work to specific areas of need or to the “best of Aberdeenshire” where input of resources can make a difference and or link to other initiatives to add value.

From the list of issues and opportunities outlined in section 5, three main groups of work have been identified.

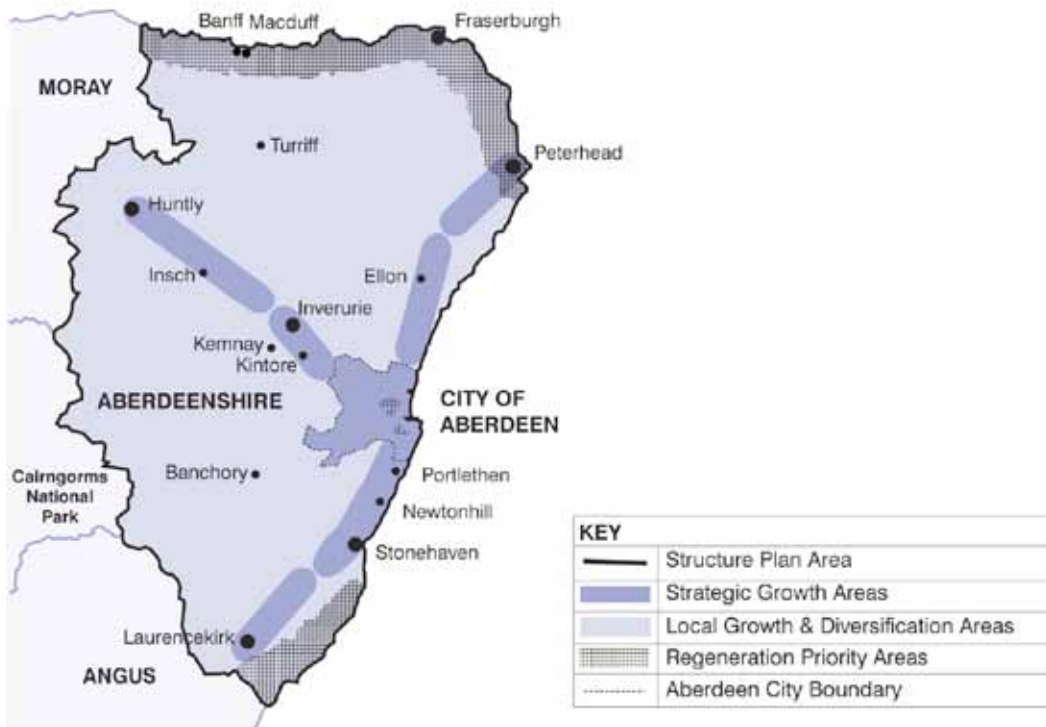
1. Work which leads to tangible benefits, e.g. building restoration works or conservation area designation and enhancement.
2. Awareness raising about the importance and value of Aberdeenshire's historic environment, and working with others to protect and enhance it's individuality, e.g. Doors Open Day, design awards and consultations on planning applications.
3. Supporting technical and administrative work without which we cannot do our work in the first place, e.g. updating databases/websites.

The areas of work were prioritised against a number of factors such as links to Council strategic priorities and local outcomes, perceived customer/stakeholder impact, whether the work was a statutory requirement etc. Views were also sought from members of the Planning Policy Procedure Member Officer Working Group at the meeting on 9 September 2009 and these views are largely reflected in the suggested priorities. A summary of the costs and benefits of each area of work is contained in Table 2. The action plan in the final section of document expands on this table and highlights some key actions for the first 2 years of the programme. The action plan is based on existing resources.

6.2 Work which leads to tangible benefits

The work contained in group 1 is a core task. These are the tangible things that ultimately need done, if we are to care for our historic environment. It is therefore where it is felt that resources (time and funding) should be focused in future. However, the limited amount of resources available will determine how much can actually be done. There are various ways in which this type of work could be prioritised. The primary alternatives would be to spread it evenly (fair but not much impact), or to focus it on specific areas or projects (uneven but efficient and effective). If the resources are to be focused, there are again a number of ways this could be done, e.g. by chasing cross-funding opportunities, by focusing on regeneration areas (defined in the structure plan), by focusing on the strategic growth areas or by focusing on the Energetica corridor etc. In looking at where most added effort is needed and/or value can be gained from inputting resources, this strategy recommends that restoration and regeneration within the regeneration priority areas, as defined in the structure

plan and indicated in map 1 below, should be a focus of work for the historic environment. This does not mean that work will not be undertaken elsewhere. There will be other opportunities and needs that arise. For instance “protecting the best” that Aberdeenshire has to offer was a theme raised at the member officer working group and which the strategy also will also support. This could



for instance relate to category ‘A’ listed buildings or Conservation Areas designated as being of outstanding quality across Aberdeenshire or to those areas which are under extreme pressure from new development.

Map 1 Aberdeen City and Shire Structure Plan – Spatial Strategy

6.3 Raising awareness/working with others

The work contained in group 2 is important in raising awareness with others about the importance and uniqueness of Aberdeenshire’s historic environment. Arguably this is an essential pre-requisite to generating the support and funding to deliver the work in group 1. However, it is very time intensive work and not itself the end objective of the exercise, so time may need to be limited to a pre-determined level. Wherever possible it will be an aim to focus this work across Aberdeenshire in high profile events such as Doors Open Day and the Design Awards. There is also potential to foster interest from local interest groups to input to awareness raising work for example through talks, creation of town trails etc.

A lot can be achieved through the application of good planning policy. The Environment Teams input specialist advice on planning policy and on planning and listed building applications relating to the historic environment. A rationalisation of this approach is being sought as part of a new way of working with Historic Scotland in order for time to be spent on those applications which most

need specialist input. This year a system of fortnightly surgeries has been piloted with development management and the environment teams in order to try and streamline comments on more routine planning/listed building applications. With further support and training, the more routine applications should require less input from the environment teams. This approach will be continued whilst discussions continue with Development Management and Historic Scotland on a future way of working.

6.4 Supporting technical and administrative work

The supporting technical and administrative work contained in group 3 is necessary to maintain the service. Some staff time needs to be allocated to this work, without which we would not be able to deliver any of the other tasks.

It is recognised that all the work areas are desirable to carry out in terms of benefit to the historic environment and to the aims of the council but that resources limit what can be worked on at any one time. The basic building blocks for the historic environment remain as good policy, development management and monitoring of development.

6.5 Regeneration and Restoration Areas

The historic environment makes a beneficial contribution to the regeneration of both urban and rural areas. Through the adaptation of historic buildings for modern uses, and in providing a high quality setting for new development, the historic environment provides a unique environment where people choose to live and work. Their inherent quality provides an opportunity for reviving areas. The economic benefits of tourism are also closely linked to the historic environment. 83% of visitors to Scotland come primarily to visit historic sites and make an important contribution to the Scottish economy (Historic Scotland). A recent report by the Historic Environment Advisory Council for Scotland (2009) also found the historic environment sector contributed significantly to the Scottish economy (around £2.3 billion to Scotland's national GVA) and that the built heritage construction sector supports some 20,000 FTE employees in Scotland and generates approximately £1 billion in respect of GVA.

A priority will be to focus action in selected areas in the regeneration zones (Map 1) in a similar manner to the work carried out in Banff and Peterhead. More effort will be placed on concentrating resources in two or three towns or villages at a time. For example a conservation area review and enhancement scheme may lead to external funding for work on buildings at risk and a grant scheme being established. It may focus on the Council's own estate. The kirkyards programme could usefully be linked to this strategy as well but need not solely be determined by it. It is envisaged that tourism links will also be made at that stage in terms of interpretation and signage. In essence it will be a "hit squad" approach considering all the historic environment needs of a settlement at one time. External funding opportunities will be taken as they arise. It is intended that there will be a more pro-active approach to seeking partnership funds once a conservation area review has been undertaken and priorities for action have been established.

In terms of prioritising settlements for action, it is suggested that existing Conservation Areas should be re-prioritised placing the main settlements in these areas as a high priority. These studies provide an important building block for indicating what the condition of existing conservation areas are and

highlighting priorities for any future funding bids. Should overall Council priorities for regeneration (as part of a regeneration strategy) be pre-determined by the start of April 2010, it is suggested that priorities for reviews could be tailored to fit these. Otherwise a revised priority list is contained in Appendix 4. From this the reviews to be undertaken within the next 2 years of the strategy in these areas are Fraserburgh, Banff, Portsoy, Gardenstown, Boddam, Catterline, Johnshaven Benholm and Gourdon.

6.6 Other Areas

Outside the regeneration areas there will be a continuing need to retain the sense of character and uniqueness which the historic environment brings to Aberdeenshire.

In the strategic growth areas new development will have an impact on the historic environment. Good design of these new places will have a positive impact and the Service will be working to improve the way in which design is considered in the planning process through developing a master planning process.

Work will continue on reviewing policy and monitoring the outcome of development management decisions to see where action may be needed and on awareness raising/outreach work.

The Planning and Environment Service will also continue to input to project work in these Areas where the opportunity arises and where resources permit. This would apply for instance where another service is planning work on a listed property or within a conservation area. It would also be the case if additional funding became available, for instance planning gain funds.

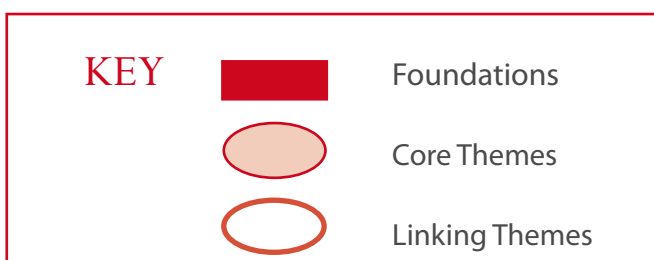
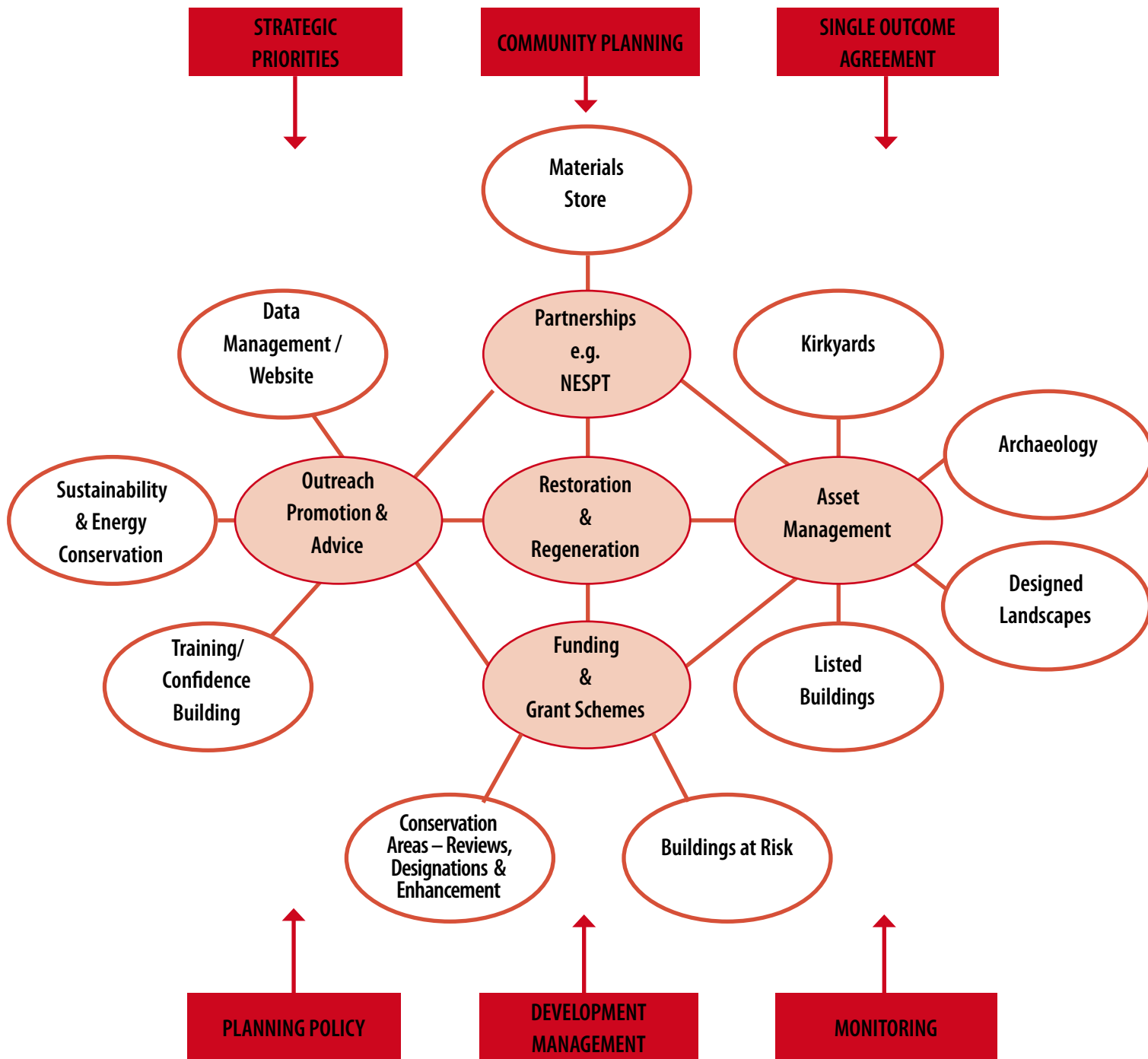
Conservation area reviews will continue in these areas with a focus being those areas which are under threat from development and protecting the best of Aberdeenshire. Reviews proposed to be undertaken in these areas in the next 2 years are Old Deer, Oldmeldrum, Inverurie, Kintore, Stonehaven, Kirkton of Feteresso, Aboyne, Huntly, Banchory and Tarland. A review is currently ongoing at Tarves.

In considering a new and more integrated approach to managing Conservation Areas, a review at Strichen reveals that this conservation area - designated as outstanding- is under threat of losing the detail of its historic fabric. It is the only planned village in Buchan which is designated as a conservation area and could therefore be considered in the category of "best of". It seems that there is a window of opportunity in which a focused effort from the Service and Council as a whole could make all the difference in maintaining the Conservation Area. Since this review is the first to be completed, it offers an early opportunity to develop an improved approach to managing conservation areas (subject to Area Committee approval). As other Conservation Area reviews are completed and highlight issues to be addressed these will be brought to the relevant Area Committee for consideration. (Note the regeneration zones have yet to be defined in detail but for the purpose of this strategy the assumption has been made that Strichen will fall outside the boundary).

Diagram 1 sets out the strategy framework visually and indicates the foundations, core themes and supporting themes.

Diagram 1

HISTORIC ENVIRONMENT STRATEGY THEMES



1. WORK WHICH LEADS TO TANGIBLE BENEFITS ~ Table 2

| | COSTS | BENEFITS | PRIORITY |
|--|---|---|--|
| Contribute to the wider Council's Regeneration Agenda through projects such as Conservation Area Regeneration Schemes, THl's, Conservation Area Enhancement Schemes or similar | <ul style="list-style-type: none"> Seed funding Staff time External monies required in addition Requires sustained effort | <ul style="list-style-type: none"> Contributes to the Strategic regeneration priority Visible to community Net improvement to the Built Heritage Fabric | FOCUS |
| Increase pro-active partnership working e.g. NESPT/SCT and adopt a more systematic approach to the restoration of Buildings at Risk | <ul style="list-style-type: none"> Additional funding required Staff time | <ul style="list-style-type: none"> As above & potential access to additional funding through partners (e.g. Old Castlegate) | MEDIUM |
| Review and implementation of Conservation Area Designation and Review Programme. | <ul style="list-style-type: none"> Staff time (considerable) Funding for enhancement schemes as per PAN guidance Article 4 implications | <ul style="list-style-type: none"> Link to regeneration agenda (targeted?) Fulfils statutory requirement Enhancement schemes highly visible Article 4 give greater control | HIGH (FOCUSED in priority areas) LOW ELSEWHERE |
| Further development of Materials Store in partnership with NESPT/ Traditional Skills Centre | <ul style="list-style-type: none"> Staff time Funding required if expanded operation | <ul style="list-style-type: none"> Sustainable – reduces waste to landfill. Meets strategic priority. Re-use of architectural features / materials otherwise lost Income stream for NESPT Potential access to additional funding through NESPT (e.g. website) | MEDIUM (NESPT work focus) |
| Create PP&E Asset Management Plan and seek to align with the Council's overall Asset Management system | <ul style="list-style-type: none"> Staff time (considerable) (one-off) Increased revenue funding required AND/OR Transfer to more appropriate managing service/external body | <ul style="list-style-type: none"> Better maintenance regime and compliance with H&S Ongoing saving in staff time if properties transferred | MEDIUM – (implement) HIGH -preparation) |
| Deliver phase 5 of Aberdeenshire Historic Kirkyards programme subject to availability of funding. | <ul style="list-style-type: none"> Staff time External monies required in addition | <ul style="list-style-type: none"> Net improvement to the Built Heritage fabric Innovative and good practice Added genealogy tourism benefit | MEDIUM |
| Develop work programme for identification / protection / enhancement of Designed Landscapes | <ul style="list-style-type: none"> Staff time (e.g. current involvement Haddo) Funding required | <ul style="list-style-type: none"> New improvement to the Historic Environment Currently under-resourced | LOW |

2. AWARENESS RAISING / WORKING WITH OTHER ~ Table 2

| | COSTS | BENEFITS | PRIORITY |
|--|---|---|-----------------------------------|
| Development Management – training for staff and Councillors on Historic Environment issues. | <ul style="list-style-type: none"> Staff time | <ul style="list-style-type: none"> Increased awareness and understanding of issues | HIGH |
| Development of a targeted grant scheme to protect/enhance Historic Town Centres within priority areas. | <ul style="list-style-type: none"> Staff time Funding (considerable) | <ul style="list-style-type: none"> Link to regeneration agenda Link to Conservation Area reviews and buildings at risk Net improvement to the Historic Environment Could draw in additional funding | HIGH (FOCUSED) |
| Maintain and develop website, by inclusion of web-based data | <ul style="list-style-type: none"> Limited staff time ICT input | <ul style="list-style-type: none"> Enhanced public awareness and understanding | MEDIUM (ongoing updates) |
| Energy Conservation/ Sustainability awareness raising, for traditional buildings | <ul style="list-style-type: none"> Limited staff time | <ul style="list-style-type: none"> Input from other agencies and organisations Enhanced awareness and understanding | MEDIUM |
| Planned programme of outreach/publicity work including signage and interpretation | <ul style="list-style-type: none"> Staff time Limited funding required (could be opportunistic) e.g Town Centre Regeneration Fund | <ul style="list-style-type: none"> Working with other Council Services and external agencies High public profile (e.g. Design Awards and Archaeology Month / Doors Open Day) | MEDIUM (focused/time limited) |
| Assess potential use of Historic Land Use Assessment within the policy planning process. | <ul style="list-style-type: none"> Staff time | <ul style="list-style-type: none"> Improvement in understanding of historic land use Better protection of historic landscapes in planning process. | MEDIUM |
| Take forward the Marine Historic Environment Project | <ul style="list-style-type: none"> Staff time Funding? | <ul style="list-style-type: none"> Meets requirement for statutory protection of marine historic environment | MEDIUM |

3. SUPPORTING TECHNICAL AND ADMINISTRATIVE WORK ~ Table 2

| | COSTS | BENEFITS | PRIORITY |
|--|---|---|------------------------------|
| Ensure all P&ES GIS data meets required standards of the Inspire Directive by 2011 | <ul style="list-style-type: none"> Staff time (to be investigated with ICT) Funding | <ul style="list-style-type: none"> Statutory requirement Increased public access to prescribed information | HIGH (ongoing at present) |
| Complete SMR upgrade project with testing then continue SMR updates to include Maritime Data | <ul style="list-style-type: none"> Staff time | <ul style="list-style-type: none"> Essential functionality improvement Compliance with Maritime Bill Efficient SMR is essential Archaeology tool | HIGH (ongoing at present) |

7. HISTORIC ENVIRONMENT STRATEGY – ACTION PLAN 2010 – 2012 FOCUS

| ISSUE | ACTION | PRIORITY | WHEN | WHO | COMMENTS |
|--|---|------------------------------|---|---|---|
| WORK WITH TANGIBLE OUTCOMES | | | | | |
| Regeneration (undertaking more schemes such as Banff Renaissance and Peterhead CARS) | <ol style="list-style-type: none"> 1. Prioritise and agree areas to be progressed. 2. Review funding opportunities and start to progress applications. 3. With other services determine staffing levels necessary to progress input to regeneration and design issues. | HIGH HIGH HIGH | By June 2010 By Dec 2010 and ongoing to 2012 By June 2010 | Environment Team lead Input from HS, HLF, Economic Development, Property etc | Considerable lead in time is needed before schemes progress to work on ground. |
| Conservation Area Reviews | <ol style="list-style-type: none"> 1. Revise and begin to progress the Conservation Area Designation and Review Programme to integrate with other high priorities such as regeneration and grant schemes. 2. Pilot Strichen for a more integrated approach to Conservation Area Management | HIGH in priority areas. | Revise programme by March 2010 Undertake at least 2/year HIGH | Environment team lead (Historic Environment Cross Team Working Group) | Reviews are an important backbone for developing improvement programmes. Priorities for first 2 years – Fraserburgh, Portsoy, Boddam and Old deer |
| Partnership Working (with eg NESPT) | <ol style="list-style-type: none"> 1. Review existing and where appropriate expand partnership working ensure added value is optimised particularly with the voluntary sector and community groups. 2. Specifically to work with NESPT to ensure a more systematic approach to buildings at risk work linked to other priorities. | MEDIUM MEDIUM | Review by June 2011 By June 2011 | Environment Team lead (Historic Environment Cross Team Working Group) Environment Team. NESPT, Civic Trust | |
| Materials Store (ACRE) | <ol style="list-style-type: none"> 1. Continue to work with NESPT on to develop and implement agreed business proposals for the Aberdeenshire Conservation Recycle Store. | MEDIUM (NESPT lead) | 2009 - 2012 | NESPT lead through service level agreement. AC Environment Team support. | Review in 2011 before funding streams end. |

| ISSUE | ACTION | PRIORITY | WHEN | WHO | COMMENTS |
|---------------------|---|------------------------------------|--|--|---|
| Asset Management | <ol style="list-style-type: none"> 1. Investigate the potential to align planning policy and environment asset maintenance obligations with the Council's overall asset management plan. 2. Carry out condition survey for P&ES owned/leased historic structures and properties and determine priorities. | MEDIUM | Report on priorities to management team by March 2011 | T&I (Property) /Environment Team (Historic Environment Cross Team Working Group) | |
| Historic Kirkyards | <ol style="list-style-type: none"> 1. Deliver phase 5 of the Aberdeenshire Historic Kirkyards project (subject to funding approval) 2. Revisit the programme to integrate and prioritise any future work on this with other areas such as regeneration, strategic growth and asset management. 3. Investigate opportunities to apply the Historic Kirkyards model of grant assistance to other areas historic environment projects. | MEDIUM MEDIUM MEDIUM | 2009 - 2011 | Environment Team /Specialist Services | 2 year £70,000 capital plan group funding approval for period 2009-11. Full council approval. is being sought. Project potentially has £95,000 external funding (58% leverage). |
| Designed Landscapes | <ol style="list-style-type: none"> 1. Prioritise and progress a work programme for designed landscapes within Aberdeenshire for future implementation. | LOW | Not to be progressed as part of this action programme unless part of wider regeneration project. | N/A | Review situation 2011/12. |

| ISSUE | ACTION | PRIORITY | WHEN | WHO | COMMENTS |
|---|---|----------------|----------------------------|---|--|
| AWARENESS RAISING/WORKING WITH OTHERS | | | | | |
| Development Management and Joint Working Agreement with Historic Scotland | Continue discussions with DM and Historic Scotland on implications of the joint working agreement | HIGH | By June 2010 | Environment Team Management/DM/HS | This process ongoing. Report to Policy and Resources Committee October 2009. Potential input from HS in providing training. |
| | Investigate resource implications to the Council of pursuing the option to deal solely with more listed building applications | HIGH | By June 2010 | Environment Team/DM/HS | |
| | Investigate the need to provide specialist training for Council staff and Councillors and implement if required. | HIGH | Investigation by June 2010 | Environment Team/DM/T&I Property | |
| Grant Scheme | Explore opportunities for funding from internal and external sources to develop and a grant scheme focusing on a small number of historic towns in line with other priorities. | HIGH (Focused) | By Dec 2010 | Environment team lead. (Historic Environment Cross Team Working Group) | Links to regeneration priority. |
| Take forward the Marine Historic Environment Project | Import all available marine data from RCAHMS (The Royal Commission) into SMR database Develop Marine Historic Environment Development Brief Establish protocol for cross organisation working in the marine historic environment Establish representation on Regional Marine Board | HIGH | By June 2010 | Archaeology Team | The current SMR upgrade project needs to be completed prior to import of shipwreck data from RCAHMS. Secondary legislation for the Marine Bill will guide action points 3 & 4. |
| Data Management/ Web Site | Ensure process is in place to continually review and update the historic environment and archaeology web site pages. | MEDIUM | By June 2010 | Environment Team/ Archaeology lead | Pages are already set up. |
| | Investigate potential of expanding current databases to include built heritage data. | LOW | By Dec 2012 | | |
| Outreach/Publicity programme | Plan a programme of outreach/ publicity work for implementation. | MEDIUM | Agreed plan by June 2011 | Environment Team lead (Historic Environment Cross Team Working Group) | |
| | Work with partners to prioritise and implement topics for future implementation. | LOW | Agreed plan by Dec 2012 | | |

| ISSUE | ACTION | PRIORITY | WHEN | WHO | COMMENTS |
|--|--|----------|---------------|-----------------------------------|---|
| Assess potential use of Historic Land Use Assessment within the policy planning process. | <p>Import latest version of Historic Landuse Assessment Data into GIS systems</p> <p>Develop training programme including case studies</p> <p>Imbed HLA into design considerations for masterplans</p> | LOW | By March 2011 | Archaeology Team with Policy Team | The current SMR Upgrade Project needs to be completed first. The policy team will need to be trained. |
| SUPPORTING TECHNICAL AND ADMINISTRATIVE WORK | | | | | |
| SMR Upgrade and update | <p>Complete the SMR upgrade project.</p> <p>Data input</p> | HIGH | By March 2010 | Archaeology/ICT | System will be in place but further data input will be needed |
| Inspire Directive | <p>Ensure all GIS data meets the standards of the INSPIRE directive by 2011.</p> | MEDIUM | By Dec 2011 | Archaeology lead/GIS technician | |

Appendix 1 NATIONAL POLICY AND LEGISLATION CONTEXT

The duties and responsibilities of planning authorities to protect and enhance the built heritage are set out in the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 2007.

Scottish Planning Policy 23: Planning and the Historic Environment (SPP23): This SPP supersedes and consolidates National Planning Policy Guidelines – NPPG 18: Planning and the Historic Environment and NPPG5: Archaeology and Planning. It sets out the national planning policy for the historic environment and indicates how the planning system will contribute towards the delivery of Scottish Ministers’ policies as set out in the current Scottish Historic Environment Policy.

www.scotland.gov.uk/Publications/1999/04/nppg18/

www.scotland.gov.uk/Publications/1998/10/nppg5/

www.scotland.gov.uk/Publications/1994/01/17081/21711

Scottish Historic Environment Policy (SHEP) sets out Scottish Ministers’ vision and Strategic policies for the wider historic environment and provides policy direction for Historic Scotland. It informs the work of a wide range of public sector organisations including the Local Authority. The Scottish Ministers have recently elected to publish SHEPS 1-5 as a single document, reducing the amount of detail and duplication between the original publications. There have been no substantive changes to previously published policy on Scheduling, Scheduled Monument Consent, Gardens & designed Landscapes and Properties in the Care of Scottish Ministers.

www.historic-scotland.gov.uk/shep

The Memorandum of Guidance on Listed Buildings and Conservation Areas was withdrawn on 31 March 2009. On 27 July Planning Circular 9/2009 was issued. The purpose of this document is to formally replace Circular 13/1998, which gave the Memorandum weight in the planning system. Circular 9/2009 announces the replacement of the policy element of the Memorandum with the SHEP, and the guidance element with the ‘Managing Change in the Historic Environment’ guidance note series – currently taking the form of sections 3 and 7, Appendix 1 and the Glossary from the Memorandum. This circular gives these documents comparable weight to the Memorandum. Interim measures have been put in place to ensure that the operational guidance contained in the Memorandum remains available until the launch of a series of Guidance Notes during 2009/10.

www.historic-scotland.gov.uk/index/heritage/policy/memorandumofguidance.htm

Managing Change in the Historic Environment explains how to apply the policies contained in the Scottish Historic Environment Policy (SHEP) and Scottish Planning Policy 23: Planning and the Historic Environment (SPP23). The guidance has recently been out to public consultation

www.historic-scotland.gov.uk/www.historic-scotland.gov.uk/managingchange

The Marine (Scotland) Bill was introduced to Parliament on 29 April 2009, meeting demands from a wide diversity of marine users for better stewardship and management of Scotland's valuable and iconic seas. The Bill introduces a framework for the sustainable management of the seas around Scotland, ensuring the need to protect the seas is integrated with economic growth of marine industries. It introduces a new statutory marine planning system, a simpler licensing system and improved marine nature and historic conservation with new powers to protect and manage areas of importance for marine wildlife, habitats and historic monuments.

www.scotland.gov.uk/Topics/marine/seamanagement/marineact

The Protection of Wrecks Act 1973 (c.33) is an Act of the Parliament of the United Kingdom which provides protection for designated wrecks. Section 1 of the act provides for wrecks to be designated because of historical, archaeological or artistic value. Section 2 provides for designation of dangerous sites.

www.historic-scotland.gov.uk/textonly/protection_of_wrecks_act_1973.pdf

Archaeology & Ancient Monuments Act 1979

A scheduled monument is a monument of national importance that Scottish Ministers have given legal protection under the Ancient Monuments and Archaeological Areas Act 1979. Although the majority are on land, a small number lie under the sea.

Over 260,000 archaeological sites and monuments, architectural objects and marine sites are recorded in Scotland, of which around 8,000 of the most important examples are presently scheduled.

Metal Detecting Policy

Treasure hunters are reminded that unauthorised disturbance of sites and monuments may lead to prosecution under the Ancient Monuments Acts.

By virtue of the Ancient Monuments and Archaeological Areas Act 1979, it is an offence to use a metal detector:

- on the site of a scheduled monument
- on the site of any monument under the ownership or guardianship of the Secretary of State or of a local authority
- in an area of archaeological importance

The removal of any object from such a protected place, or the disturbance of the ground, is also an offence.

INSPIRE Directive

INSPIRE (Infrastructure for Spatial Information in Europe) is an initiative launched by the European Commission during 2002 and developed in collaboration with Member States and accession countries. It aims at making available relevant, harmonised and quality geographic information to support formulation, implementation, monitoring and evaluation of Community policies.

<http://inspire.jrc.ec.europa.eu/>

One Scotland – One Geography

The Strategy sets out a proposed approach to the more systematic and effective use of geographic information in the development and delivery of policy and services to the benefit of the people of Scotland. It is intended to support the delivery of better and more cost-effective public services in Scotland. Geographic information, if used properly, can support better policy making and service delivery, monitor the effectiveness of performance, identify and analyse specific problems, make public services more responsive, provide better information on needs and provide new insights into Scotland and its people. In the case of the Scottish Executive, geographic information can provide evidence to help achieve the objectives set out in “A Partnership for a Better Scotland”.

www.scotland.gov.uk/Publications/2005/08/31114408/44132

Legislation

- Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997
- The Town and Country Planning (Scotland) Act 1997
- Archaeology and Ancient Monuments Act 1979
- Protection of Wrecks Act 1973
- The Town and Country Planning (General Development Procedures) (Scotland) Order 1992
- The Town and Country Planning (Listed Buildings and Building in Conservation Areas) (Scotland) Regulations 1987
- Planning Etc (Scotland) Act 2006 The Planning (Scotland) Bill amends existing planning legislation to implement the proposals in the White Paper Modernising the Planning System.

Technical Advice Notes

Historic Scotland, UK, Edinburgh

- A future for stone in Scotland
- Circular 1/92 Planning compensation act 1991: enforcement of listed building and conservation area control
- Historical and technical development of the sash and case window in Scotland
- Memorandum of guidance on listed buildings and conservation areas
- Pattern of Scottish roofing

- Repair of historic buildings in Scotland
- Scottish conservation handbook
- Stone cleaning – a guide for practitioners
- Technical Advice Note 1 Preparation and use of lime mortars
- Technical Advice Note 2 Conservation of plasterwork. Revised edition
- Technical Advice Note 4 Thatch and thatching techniques – a guide to conserving Scottish thatching traditions
- Technical Advice Note 5 Hebridean Blackhouse – a guide to materials, construction and maintenance
- Technical Advice Note 6 Earth structures and construction in Scotland – a guide to recognition and conservation of earth technology in Scottish buildings
- Technical Advice Note 7 Access to the built heritage
- Technical Advice Note 8 Guide to international conservation charters
- Technical Advice Note 9 Stonecleaning of granite buildings
- Technical Advice Note 10 Biological growth on sandstone buildings – control and treatment
- Technical Advice Note 11 Fire protection measures in Scottish historic buildings
- Technical Advice Note 12 Quarries of Scotland
- Technical Advice Note 13 Archaeology of Scottish thatch
- Technical Advice Note 14 Installation of sprinkler systems in historic buildings
- Technical Advice Note 15 External lime coatings on traditional buildings
- Technical Advice Note 18 Treatment of graffiti on historic surfaces
- Technical Advice Note 19 Scottish aggregates for building conservation
- Technical Advice Note 20 Corrosion in masonry clad early 20th century steel framed buildings
- Technical Advice Note 21 Scottish slate quarries
- Technical Advice Note 22 Fire risk management in heritage buildings
- Technical Advice Note 23 Non-destructive investigation of standing structures

Guidance and Advice

- Memorandum of Guidance on Listed Buildings and Conservation Areas (Historic Scotland, 1998)
- Planning Advice Note PAN 42: Archaeology
- Planning Advice Note PAN 71: Conservation Area Management
- Scotland's Listed Buildings (Historic Scotland 2006)
- Scheduled Monuments (Historic Scotland 2008)
- Scheme to Apply Listed Building Control to Exterior of Churches in Ecclesiastical Use (Historic Scotland, 2006)
- Technical Advice Notes TAN's (Historic Scotland, various)

- Guides for Practitioners (Historic Scotland, various)
- INFORM: Information for Historic Building Owners (Historic Scotland, various)
- The Conservation of Architectural Ancient Monuments (Historic Scotland, 2001)

Section 55(2) introduces the potential to extend the delegation currently in place for Category C(S) Listed buildings. Scottish Development Department Circular No. 1987 directed that the alterations or extensions to Cat C(s) listed buildings which are received by the planning authority on or after 1/01/1988 shall not be required to be notified to the Scottish Minister.

55 Further amendment of the listed buildings Act

(1) The listed buildings Act is amended as follows.

(2) In section 13 (directions concerning notification of applications etc.), at the end add—

“(4) Directions under subsection (1) or (3) may be given to—

- (a) planning authorities generally;
- (b) a particular planning authority; or
- (c) a description of planning authority.”

(3) In section 69(1) (grants and loans for preservation or enhancement of conservation areas)—

- (a) for the words “If in the opinion of the Secretary of State any conservation area is an area of outstanding architectural or historic interest, he” substitute “The Scottish Ministers”, and
- (b) for the words “the area or any part of it” substitute “a conservation area or any part of a conservation area”.

(4) In section 81(1) (interpretation), after the definition of “conservation area consent” insert—

““demolition” includes partial demolition (and any analogous expression is to be construed accordingly);”.

(5) In section 82(1) (power to make regulations), after paragraph (a) insert—

- “(aa) as to the provision of information, or the production of evidence to verify information, for the purposes of this Act;
- (ab) as to the manner of lodging any application under this Act and as to documents to be furnished with such an application;
- (ac) as to the manner of giving notice of appeal under this Act and as to documents to be furnished with such notice of appeal;
- (ad) as to the manner of intimating decisions under this Act and as to documents to be sent with notice of such a decision;”.

APPENDIX 2 S/P AND L/P POLICIES

Aberdeenshire Local Plan policies were written to conform to NPPG 5, NPPG 18 and PAN 42. Progress is now being made towards its replacement with a Local Development Plan under the new legislation. At the Main Issues Report stage the conclusion was that the policies are still relevant and no major changes are required, although minor improvements to wording may be needed. (The Scottish Historic Environment Policy (SHEP) was published after ALP was adopted and set out Scottish Ministers' strategic policies for the historic environment).

Relevant Main Policies in ALP

- Env\17 Conservation Areas
- Env\18 Listed Buildings
- Env\19 Archaeological Sites and Ancient Monuments
- Env\20 Historic Gardens and Design Landscapes

Relevant links to other policies in ALP

- Env\7 Protected and Other Open Areas in Settlements
- Env\22 Public Access
- Inf\7 Renewable Energy Facilities-Wind Energy (f)
- Inf\8 Other Renewable Energy Resources (c)
- Inf\9 Telecommunications Masts (a)
- Gen\12 Project Areas

APPENDIX 3 – ABERDEENSHIRE HISTORIC ENVIRONMENT CONTEXT

Aberdeenshire Historic Environment

Listed Buildings

There are around 3700 listed buildings in Aberdeenshire. Listed buildings make a significant contribution to the character and amenity of Aberdeenshire. They are a valuable resource that can stimulate enjoyment of the wider environment and act as an important medium for education, recreation and tourism.

There is a statutory requirement to protect listed buildings against detrimental works, in accordance with current guidance and legislation. Listed buildings are at their most vulnerable when vacant, so encouragement is given to appropriate redevelopment that secures their best viable use. Changing the building's use is often a successful way to bring a building out of disuse or disrepair. The fact that a building is obsolete for a period of time is not in itself a justification for unsympathetic change.

The Aberdeenshire Local Plan contains policies which relate to the protection of listed buildings (web site). The prime responsibility to maintain listed buildings in good condition rests with the individual owner. However there are grants available from a variety of bodies to help with the repair and

maintenance of listed buildings. The Council can also exercise its right to place preservation notices on the building and in some extreme cases can apply a compulsory purchase order.

Provision is also made for restoration of specific listed buildings at risk, to be subsidised by enabling development in order to ensure their preservation. Developers will be required to justify the amount of enabling development needed to secure the conservation and reuse of the building. SPP23 sets out national guidance for enabling development.

To help assess proposals affecting Listed Buildings the views of Historic Scotland will be sought where the demolition of any listed building is to occur or where there is proposed alteration or extension to a listed building. Views of the Architectural Heritage Society of Scotland, the Scottish Civic Trust and Architecture and Design Scotland will also be sought. The Council will continue to support the work of the North East Scotland Preservation Trust.

Details of the number of listed buildings in each Area of Aberdeenshire is contained in Appendix 3. Full details of the listings are held by Historic Scotland.

www.historic-scotland.gov.uk/index/heritage/historicandlistedbuildings

Conservation Areas

The aim of this policy is to preserve and enhance the character and appearance of conservation areas in accordance with current guidance and legislation. Their boundaries are shown on the settlement proposals maps.

Conservation Areas form an important physical record of the architectural development and historical growth of an area. They are an irreplaceable cultural and economic resource that contributes to the distinctive character and unique quality of Aberdeenshire and therefore must be protected.

For this reason greater weight will be given to the requirements of this Policy, when there is a conflict with the requirements of other policies in this plan.

Article 4 Direction Orders are in place in some areas to control permitted development rights, such as painting external walls and replacement of traditional windows and doors – the effect of which can seriously damage the character of an area.

The Conservation Area legislation provides for their regular appraisal, which may result in Article 4 Directions and/or supplementary guidance in the form of Conservation Area policies or other design guidelines.

Existing and proposed Conservation Areas in Aberdeenshire are listed in Appendix 4.

There is a need to consult Historic Scotland in relation to the demolition of buildings within a conservation area.

To help assess proposals the views of the Architectural Heritage Society for Scotland, The Scottish Civic Trust and Architecture and Design Scotland and appropriate local bodies will be sought.

Archaeological Sites and Ancient Monuments

The aim of this policy is to give archaeological sites and scheduled ancient monuments strong protection from any development which could damage them. Archaeological sites are an important part of our heritage, as they help us to understand the way our ancestors used to live. This makes them of great interest and value to us and gives them an important educational, social and economic role. As they are irreplaceable, it is vitally important that they are protected whenever possible. Where the archaeological importance of a site is initially unclear, the advice of the Council's Archaeologist will be taken. Where necessary, the Archaeologist may also request additional information at the developer's expense.

Sites & Monuments Record

The Archaeology Service maintains a database of all recorded artefacts, archaeological sites and upstanding monuments within Aberdeenshire, known as the Sites & Monuments Record (SMR). It covers all periods from the Mesolithic up until World War II, some 9000 years.

The SMR is continually updated with all new discoveries and is used as a resource for planning, forestry, roads, utilities and tourism, as well as educational establishments, local societies and individuals. A summary version is available to the public through the Council's website.

There are 19,040 sites recorded in the database at present.

www.aberdeenshire.gov.uk/archaeology

Scheduled Ancient Monuments

A scheduled ancient monument is an ancient monument that has been given legal protection under the Ancient Monuments and Archaeological Areas Act 1979. By law, ancient monuments must be considered to be of national importance before they are scheduled. Historic Scotland's Pastmap contains information on all Scheduled Ancient Monuments.

There are 613 Scheduled Ancient Monuments in Aberdeenshire at present.

www.historic-scotland.gov.uk

www.pastmap.org.uk

Historic Gardens and Designed Landscapes

The aim of this policy is to protect and enhance Historic Gardens and Designed Landscapes from development that would damage their special character. Gardens and policies are an important part of Aberdeenshire's culture and heritage. They may also provide landscape settings for important buildings, have rare plant collections, be of design or artistic merit and contain a rich biodiversity or fine specimen plants or trees. As such they must be protected from damaging development.

To help assess development proposals the views of the Garden History Society, Historic Scotland, Scottish Natural Heritage, The Architectural Heritage Society for Scotland and The Scottish Civic Trust will be sought.

The inventory of Gardens and Designed Landscapes is maintained by Historic Scotland.

www.historic-scotland.gov.uk/index/heritage/gardens

Scotland's Marine Historic Environment

The harbours and lighthouses, the wrecks of ships and aircraft, and the many prehistoric sites found along our coasts provide a rich historic dimension to Scotland's marine environment which adds to its quality and character. Whether by direct enjoyment by visitors of the remaining wrecks of the German High Seas Fleet, scuttled in Scapa Flow in 1919, or simply by understanding that remains dating from the earliest recorded human occupation of Scotland 10,000 years ago may be found at the coast edge or further offshore, it is clear that Scotland's marine historic environment has a positive contribution to make to the economic, social and cultural fabric of today's Scotland. Scottish Ministers are committed to the sustainable use and management of the historic environment. This means meeting the needs of today without compromising the opportunity for future generations to understand, appreciate and benefit from the historic environment. This principle extends seamlessly from land out to sea.

APPENDIX 4 LISTED BUILDINGS/CONSERVATION AREAS

| Banff and Buchan | | | | | | |
|--|------------|-----------------|--|---------------------|------------|---|
| | Category A | | Category B | | Category C | |
| No. of Listed Buildings | 53 | | 431 | | 575 | |
| Name of Conservation Area | Priority | Date Designated | Outstanding Status? | Article 4 Direction | | Any Other Supplementary Guidance Prepared |
| | | | | Date | Class(es) | |
| Banff – including Scotstown | 1 | 1973 | Yes – 1976 (part outstanding: not Scotstown) | 01/08/86 | Class 11♦ | |
| Fraserburgh – Broadsea (also to include a review of historic buildings in the town centre) | 1 | 1975 | No | 01/08/86 | Class 11♦ | |
| Gardenstown | 2 | 1974 | No | 01/08/86 | Class 11♦ | |
| Portsoy | 2 | 1972 | Yes – 1989 | 01/08/86 | Class 11♦ | |
| Crovie | 3 | 1974 | Yes – 1976 | 01/08/86 | Class 11♦ | |
| Pennan | 3 | 1977 | Yes – 1978 | 01/08/86 | Class 11♦ | |
| Sandend | 4 | 1972 | No | 01/08/86 | Class 11♦ | |
| Whitehills | 4 | 1974 | No | 01/08/86 | Class 11♦ | |
| Cairnbulg/ Inverallochy | 5 | 1973 | No | 01/08/86 | Class 11♦ | |
| Fordyce | 6 | 1972 | Yes – 1974 | 01/08/86 | Class 11♦ | |
| Crimonmogate | 7 | 1986 | Yes – 1987 | 01/08/86 | Class 11♦ | |
| Aberchirder | 7 | 1973 | No | 01/08/86 | Class 11♦ | |

| Buchan | | | | | | |
|---------------------------|------------|-----------------|---------------------|---------------------|--|---|
| | Category A | Category B | | Category C | | |
| No. of Listed Buildings | 12 | 209 | | 284 | | |
| Name of Conservation Area | Priority | Date Designated | Outstanding Status? | Article 4 Direction | | Any Other Supplementary Guidance Prepared |
| Boddam | 1 | 1970 | No | 01/08/86 | Class 11◆ | |
| Old Deer | 2 | 1977 | Yes – 1978 | 01/08/86 | Class 11◆ | |
| Port Errol – Cruden Bay | 3 | 1975 | No | 01/08/86 | Class 11◆ | |
| Peterhead – Buchanhaven | 4 | 1975 | No | 01/08/86 | Class 11◆ | |
| Peterhead – Roanheads | 4 | 1975 | No | 01/08/86 | Class 11◆ | |
| Strichen | In Process | 1985 | Yes – 1986 | 01/08/86 | Class 11◆ | |
| Peterhead – Central | Complete | 1975 | Yes – 1979 | 01/08/86 | Part 1 Class 1, 3, 6 Part 2 Class 7, 8, 9 Part 4 Class 14, 15 Part 8 Class 23, 24, 25 Part 9 Class 27 Part 10 Class 28 Part 12 Class 30, 31, 32, 33 Part 13, Class 38, 39, 40 | |

◆ The corresponding Class under current legislation, The Town and Country Planning (General Permitted Development) (Scotland) Order 1992, is Part 12 Class 30 (b).

* Pending amalgamation, precedence to be given to the 1980 Design Guide when dealing with planning applications.

| Formartine | | | | | | |
|---------------------------|------------|-----------------|---------------------|---------------------|--|---|
| | Category A | | Category B | | Category C | |
| No. of Listed Buildings | 22 | | 170 | | 150 | |
| Name of Conservation Area | Priority | Date Designated | Outstanding Status? | Article 4 Direction | | Any Other Supplementary Guidance Prepared |
| Oldmeldrum | 1 | 1976 | No | | No | Design Guidance Feb 1978 |
| Udny Green | 5 | 1984 | No | | No | Design Guidance June 1984 |
| Tarves | In Process | 1976 | No | -/05/1995 | Part 1 Class 1, 3, 6 Part 2 Class 7, 8, 9 Part 4 Class 14, 15 Part 8 Class 23, 24, 25 Part 9 Class 27 Part 10 Class 28 Part 12 Class 30, 31, 32, 33 Part 13, Class 38, 39, 40 | Design Guidance Oct 1980 & June 1995* |
| Garioch | | | | | | |
| | Category A | | Category B | | Category C | |
| No. of Listed Buildings | 28 | | 182 | | 91 | |
| Name of Conservation Area | Priority | Date Designated | Outstanding Status? | Article 4 Direction | | Any Other Supplementary Guidance Prepared |
| | | | | Date | Class(es) | |
| Garlogie | 5 | 2000 | No | | No | Design Guidance Sept 2000 |
| Kingseat | 7 | 2000 | No | | No | Design Guidance Feb 2000 |

Kincardine & Mearns

| | Category A | Category B | Category C | | | |
|---------------------------|------------|-----------------|---------------------|---------------------|--|---|
| No. of Listed Buildings | 37 | 254 | 347 | | | |
| Name of Conservation Area | Priority | Date Designated | Outstanding Status? | Article 4 Direction | | Any Other Supplementary Guidance Prepared |
| | | | | Date | Class(es) | |
| Johnshaven | 1 | 1997 | No | | No | |
| Catterline | 2 | 1983 | No | 22/12/95 | Part 1 Class 1, 3, 6 Part 2 Class 7 | |
| Stonehaven | 2 | 1997 | No | | No | |
| Muchalls | 3 | 1983 | No | 22/12/95 | Part 1 Class 1, 3, 6 Part 2 Class 7 | |
| Fettercairn | 5 | 1997 | Yes – 1997 | | No | |

| Marr | | | | | | |
|---------------------------|------------|-----------------|---------------------|---------------------|--|---|
| | Category A | | Category B | | Category C | |
| No. of Listed Buildings | 45 | | 377 | | 450 | |
| Name of Conservation Area | Priority | Date Designated | Outstanding Status? | Article 4 Direction | | Any Other Supplementary Guidance Prepared |
| Huntly | 4 | 1975 | Yes – 1976 | 06/01/88 | All Classes | Design Guidance July 1978 |
| Aboyne | 2 | 1996 | No | 08/12/97 | Part 1 Class 1, 3, 6 Part 2 Class 7, 8 Part 9 Class 27 Part 10 Class 28 Part 12 Class 30, 31, 32 Part 13 Class 38, 40, 41, 43 Part 20 Class 67 | |
| Ballater | 3 | 1991 | No | 22/12/95 | Part 1 Class 1, 3, 6 Part 2 Class 7 Part 9 Class 27 Part 12 Class 30, 31 Part 13 Class 38, 40, 41, 43 Part 20 Class 67 | |
| Braemar | 5 | 1996 | Yes – 1997 | 08/12/97 | Part 1 Class 1, 3 6 Part 2 Class 7, 8 Part 9 Class 27 Part 10 Class 28 Part 12 Class 30, 31, 32 Part 13 Class 38, 40, 41, 43 Part 20 Class 67 | |

| | | | | | | |
|-------------------|---|------|------------|----------|---|--------------------------|
| Inverey | 6 | 1996 | No | 08/12/97 | Part 1 Class 1, 3, 6 Part 2 Class 7, 8 Part 9 Class 27 Part 10 Class 28 Part 12 Class 30, 31, 32 Part 13 Class 28, 40, 41, 43 Part 20 Class 67 | |
| Kincardine O'Neil | 6 | 1983 | Yes – 1994 | 22/12/95 | Part 1 Class 1, 3, 6 Part 2 Class 7, 8 Part 9 Class 27 Part 10 Class 28(1) Part 12 Class 30, 31, 32 Part 13 Class 38, 40, 41, 43 Part 20 Class 67 | |
| Monymusk | 6 | 1982 | No | | No | Design Guidance Apr 1982 |

Proposed Conservation Areas

| Name of Conservation Area | Priority | Date Designated | Outstanding Status? | Article 4 Direction | | Any Other Supplementary Guidance Prepared |
|------------------------------------|----------|-----------------|---------------------|---------------------|-----------|---|
| | | | | Date | Class(es) | |
| Buchan | | | | | | |
| Old Deer – Extension | 2 | | | | | |
| Cairness | 7 | | | | | |
| Formartine | | | | | | |
| Turriff | 5 | | | | | |
| Garioch | | | | | | |
| Inverurie | 1 | | | | | |
| Kintore | 2 | | | | | |
| Dunecht | 4 | | | | | |
| Echt | 5 | | | | | |
| Kincardine & Mearns | | | | | | |
| Benholm | 2 | | | | | |
| Gourdon | 1 | | | | | |
| Stonehaven – Kirkton of Fetteresso | 1 | | | | | |
| Auchenblae | 4 | | | | | |
| Downies | 7 | | | | | |
| Marr | | | | | | |
| Tarland | 3 | | | | | |
| Banchory | 1 | | | | | |
| Kennethmont Distillery | 4 | | | | | |
| Clatt | 6 | | | | | |

APPENDIX 5 – ISSUES AND OPPORTUNITIES EXPANDED

1 Development Management / Joint Working Agreement with Historic Scotland

Managing change to the historic environment is achieved day to day through the application of appropriate planning policy and controls. The development management section plays a major role here along with the policy and environment teams who provide advice on planning applications. Historic Scotland also play a key role in providing guidance and advice. As part of the modernisation and culture change agenda Historic Scotland is examining the way it works with others. The Council has recently signed up to the “Joint Working Agreement” with Historic Scotland which set out a baseline way of working in relation to statutory casework and consultation (October 2009). In particular Historic Scotland wish to spend more time on work where they feel more value can be added such as at development plan stage or with larger and more complicated development proposals. Speedier decision making as well as making the most of partnerships with local authorities are a key themes of this approach. A proposal has been put forward whereby more listed building applications (potentially up to and including B listed) could be considered solely by the local authority. A pilot scheme has been running in 3 Councils (Glasgow, Edinburgh and Perth) and has been deemed largely successful. Listed building applications were determined up to a month earlier under the scheme in Glasgow. Historic Scotland is keen to discuss the potential to take forward this initiative in other Councils. It is clear that changes will occur in this area of work and the Council needs to consider the best way to progress.

The benefits to Aberdeenshire Council lie largely in the potential to make speedier decisions on listed building applications and in the awareness raising and training opportunities for staff and councillors.

Issues to be considered are the perceived increase in workloads for council staff and raising the confidence levels of planners dealing with listed building casework. Expertise on historic environment lies largely outside the development management service at present. Options on how to provide the right level of knowledge for those dealing with applications and to meet the needs of Historic Scotland needs to be considered by the Planning Service.

Councillor decisions made against officer recommendation on listed building applications will continue to be an issue and the change in the way of working simply will not be possible if this is not overcome. Awareness raising about the importance of the historic environment detail (such as traditional windows, doors, guttering, roofs, signage etc) needs to continually take place as well as exchanges over concerns such as ongoing maintenance, heat loss, noise insulation which are common concerns of owners.

- Opportunity – Continue discussions with Historic Scotland on the potential to streamline the Council’s listed building consent process.
- Investigate the resource implications to the Council of pursuing the option to deal solely with more listed building applications.
- Investigate the need to provide specialist training for Council staff and Councillors on historic environment issues.

2 Conservation Area Designation and Review Programme

In 2006 a ten year programme of conservation area designation and review was agreed by the Council. The programme was to meet conservation area management guidance produced by the Scottish Executive and to commence designations detailed in the Finalised Aberdeenshire Local Plan. At the time it was estimated that 6 designations/reviews would be undertaken each year (1 per administrative Area, 2 by each Built and Cultural Heritage Officer).

Progress with the programme has been slower than expected largely due to other workload. To date one Conservation Area has been reviewed and an Article 4 direction introduced as a requirement of the Peterhead Conservation Area Regeneration Scheme. Reviews are being undertaken this year (2009/10) at Tarves and Strichen.

It is expected that the review programme will indicate losses in the essential character of some of our conservation areas. This may be attributed partly to a lack of Article 4 directions which have been implemented in some Areas. Article 4 directions remove certain permitted development rights from properties such as changing windows, door, roofing types. Decisions will need to be made on whether there is sufficient character remaining to merit retaining some Conservation Areas and whether there are schemes which could be implemented to help improve character of these areas. It is felt that a lot could be achieved through a combined effort of political will, application of policy and community input.

A review at Strichen is almost complete. The town is the only planned village in the north of Aberdeenshire designated as an (outstanding) conservation area. The review notes that the historic detail of the town is being eroded and suggests ways that the area could be managed more proactively in the future. The review will be considered by the Area Committee early in 2010 and subject to an Area Committee decision it could be used as a pilot for a new approach to conservation area management.

Conservation Areas remain an important tool in the protection and enhancement of the historic environment and should continue to be designated where appropriate. However the importance of carrying out these reviews competes for time in relation to drawing down funding, undertaking practical conservation works or carrying out planning consultations. It seems likely that progress will be slower than anticipated given other work demands. It is suggested that a revised designation and review programme should be brought forward . By revisiting earlier priorities the programme can be brought in line with the priorities set in the modernisation agenda and new structure plan and balanced with other work demands highlighted in this strategy. A revised priority list of conservation areas reviews and designations is included in Appendix *.

- Opportunity – Take forward the revised programme for the Conservation Area Designation and Review Programme and seek to integrate and prioritise work on this with other areas such as regeneration and grant schemes.
- Consider a pilot (possibly Strichen) for a more integrated approach to Conservation Area management

See also linked opportunities under 3, 4, 5, 8 and 11

3 Historic Buildings Grant Scheme

Historically the Council had a small universal grant scheme to which owners of listed buildings and properties in conservation areas could apply to help with the cost of undertaking repairs. This scheme ended in the late 1990s. Since then a limited number of grant schemes have been introduced for specific towns in association either with wider regeneration work (Banff and Peterhead) or the availability of planning gain money (Oldmeldrum, Banff and Huntly).

The availability of grant is seen as a positive way to encourage owners to undertake repairs, in contrast to the use of enforcement. The reintroduction of a universal grant scheme is generally held to be desirable but it is recognised that the impact such a scheme has over a large area is small and that scheme administration takes time. It is suggested that the approach taken in the 3 historic town centres, whilst more limited in area has more of an impact in terms of restoring the built heritage and providing assistance where it is most needed. Opportunities to link this area of work with others such as regeneration, conservation area reviews and buildings at risk should also be taken.

- Opportunity – Explore opportunities for funding from internal and external sources to develop a grant scheme focusing on a number of historic towns.

See also linked opportunities under 2, 4, 5, 8 and 11

4 Aberdeenshire Conservation Recycle Store

The NESPT has recently taken over the management of the Council's Material Store at Mintlaw. The intention is to run the store as a commercial venture with all profits generated being used by the Trust to further its work in restoring historic buildings. An application to the Third Sector Enterprise Fund has been successful and over £56,000 of grant funding is now available to employ a part-time Store Manager (with match funding from Aberdeenshire LEADER) and buy equipment such as a heavy goods vehicle, fork lift truck, power-washer, etc. A decision to relocate the store alongside the Fyvie Traditional Skills Centre is on hold pending the further development of the skills centre.

The store provides various environmental and training benefits other than the obvious one of saving irreplaceable historic building materials. It also diverts material from landfill and encourages its reuse contributing to the Council's priority of sustainability.

- Opportunity – Continue to work with North East Scotland Preservation Trust to develop business proposals for the materials store.

5 Regeneration

The Aberdeen City and Shire Structure Plan introduces the concept of regeneration priority areas. These are defined as "areas which experience inequalities and where positive action is needed to support ongoing community efforts. It will involve forming partnerships across public, private and voluntary sectors..... These areas include some of the coastal communities and the largest towns in Aberdeenshire (Fraserburgh and Peterhead). Improving the economy, environmental quality, accessibility, employment opportunities and the competitiveness of of business should play a particular role in these areas."(Aberdeen City and Shire Structure Plan – web link)

This is an area of work which is rising up the agenda in terms of work programming. There is a need to develop a new approach to issues of regeneration raised both by the finalised new Structure Plan and by Government release of funds (e.g. Town Centre Regeneration Fund – TCRF). The lead role in implementation of such an approach falls with Economic Development through the development of the Regeneration Strategy. However there are obvious roles for Planning and Environmental Services through projects such as the Banff Renaissance and Peterhead Conservation Area Regeneration Scheme. In respect of the historic environment, regeneration is understood to mean progressing more of this type of scheme. The impact that can be made to the historic fabric of towns by concentrating effort in this way is substantial however this is only one small part of regeneration and the service needs to work in partnership with others in these areas.

The Planning Policy and Environment business plan (2009/10) notes that staff time or budget to support a major new initiative this year does not exist but that contributing to a framework for regeneration will be an important role. In the past this work has been largely reactive, based on funding opportunities which arose and some respects this will continue. However the framework which the Structure Plan presents suggests a more proactive approach is necessary and provides an opportunity to re-examine our work approach in these areas.

- Opportunity – Carry out an assessment of staffing requirements to determine Environment and Policy Team input to the regeneration agendas with Economic Development and other services.
- Opportunity – Prioritise areas to be progressed and build into team plans.
- Opportunity – develop the links with regeneration through conservation area reviews/ buildings at risk and partnership working etc.

See also linked opportunities under 2, 3, 4, 8 and 11

6 The Design Agenda

Improving the quality of design is an issue which remains to be resolved. Although a broad way forward based on master planning was agreed last year the detail of how to take this forward with existing staff is still to be worked through. If the level of professional staffing is to remain constant then the implication is that the workload of those currently working on the historic environment issues will probably have to change to accommodate this. In this way improvements to the historic environment of wider Aberdeenshire can be taken forward.

- Opportunity – Develop the master planning process to include consideration of new design upon existing historic environment.

7 Archaeology

Aberdeenshire's Archaeology Service is a shared resource with Angus and Moray Councils, maintained under Service Level Agreements. Work includes reviewing and updating the Sites and Monuments Record (SMR); supporting work with partnerships, such as the North East Scotland Preservation Trust; responding to an average of 1200 applications a year, including planning applications, Scottish Rural Development Plans (SRDP), Utilities and dealing with general and research enquiries from the public and organisations. The Service also undertakes project work, such as 'the Masons' Marks Project', through Community Outreach, along with talks and lectures.

A programme of archaeological aerial reconnaissance is undertaken throughout the year to augment the SMR with information on new and existing sites.

Future opportunities for further work that have been highlighted include work relating to the historic marine environment, designed landscapes and the SRDP.

There is also a drive from various quarters, including Policy, to look at the issues surrounding landscape characterisation. Archaeology has been involved in the country wide Historic Land Use Assessment Project since 2003 and has completed an Aberdeenshire wide survey that characterises the landscape at a one hectare and above scale, and includes period details. Further work is required with Policy Planners to understand how this work relates to master planning, capacity studies and the Local Development Plan (all Policy staff that were trained in the use of HLA have since left the Council).

- Opportunity – Update SMR to include historic maritime data, develop appropriate policies in response to the Marine Bill, and establish partnership working with Regional Marine Boards once created.
- Assess potential use of Historic Land Use Assessment within the policy planning process.
- Take forward the Marine Historic Environment Project

8 Buildings at Risk/Intervention

The Civic Trust maintains a list of buildings considered to be at risk. There are 227 properties on the list in Aberdeenshire. Work on buildings at risk has generally followed an ad hoc approach as and when issues have presented themselves. At present the Planning Service is intervening in 4 properties considered to be at risk involving the issuing of building repairs notices and compulsory purchase orders. Time is spent making early contact with owners where the condition of the building is starting to give concern. This work is time intensive and priorities could be more clearly defined.

Partnership work with the North East Scotland Preservation Trust to repair these buildings is in its infancy and has seen the successful renovation of properties at 2 and 4 Old Castlegate, Banff. It is expected that continued discussion and partnership working in this field will create more opportunities of this type.

The Civic Trust list can be viewed at

www.buildingsatrisk.org.uk

- Opportunity – Work with the Civic Trust to ensure that the list of buildings at risk is continually updated.
- Take a more systematic approach to buildings at risk, integrating action under the Planning Acts with other priorities such as conservation area reviews, establishing a grant scheme, regeneration agenda and work on asset management.
- Continue partnership working with the North East Scotland Preservation Trust to enable restoration of further buildings at risk.

See also linked opportunities under 2, 3, 4, 5 and 11

9 Historic Kirkyards Project

The historic kirkyards project has followed a very successful format for several years and has resulted in the conservation of 15 structures and monuments over 4 phases of the project. Council funding for the project has levered in external funding of around 70% of project costs and so represents excellent value for money. Funding for phase 5 over the next 2 year period has been sought. The project is seen as important in terms of the tourism potential of kirkyards (genealogy) as well as conserving the historic environment.

Since the original programme was established the Council has agreed a new City and Shire Structure Plan and a new Local Development Plan is being proposed. New priorities such as regeneration and strategic growth areas, asset management and other demands highlighted in this strategy means there is now a need to revisit the programme.

- Opportunity – Deliver phase 5 of the the Aberdeenshire Historic Kirkyards project subject to funding.
- Revisit the Aberdeenshire Historic Kirkyards programme to integrate any future work on this with other areas of work.
- Investigate opportunities to apply the Aberdeenshire Historic Kirkyards model of grant assistance to other historic environment projects

10 Historic Gardens and Designed Landscapes

Aberdeenshire has many historic gardens and designed landscapes which add to the unique character of the area. The inventory of gardens and designed landscapes is a growing record of nationally important sites and is maintained by Historic Scotland. Locally it is considered that there are many sites which are missing from the inventory and that there is potential for sites to be lost if they are not added. Raising awareness about designed landscapes is a priority under the Forestry Strategy in Grampian and Forestry Commission Scotland are currently carrying a project in Aberdeenshire to record missing sites to produce a non statutory list and will be producing guidance for undesignated sites.

With Partners, the Council is currently progressing an application for grant funding for the restoration of the designed landscape at Haddo. Within P&ES there is no planned workload in respect of this area. Consideration should be given to potential future work on designed landscapes and its priority in relation to other work.

- Opportunity – With other services and partners, prioritise a work programme for designed landscapes within Aberdeenshire for future implementation.

11 Projects and Partnerships

The Council undertakes numerous projects, many in partnership with others, to conserve and enhance the historic environment. These are detailed as case studies throughout this strategy document.

In the Environment Teams there is a pull on time between the relative importance of carrying out

project work and carrying out consultations on planning/listed building applications. Project work is seen as proactive and has the ability to bring external funding to the area. There is also a steady demand for new projects which has the potential to put strain on work programmes if not managed properly. The Planning and Environment Section has adopted the Prince 2 methodology whereby all new project proposals are assessed using a standard criteria and are allocated a priority accordingly in terms of existing workloads. Opportunities for new projects which have been suggested as part of this exercise include an educational/tourism trail and publications associated with battlefields, work associated with the historic marine environment and designed landscapes and signage strategies for historic towns.

- **Opportunity** – Ensure that all suggested new projects which involve Policy and Environment resources are scored through the agreed Policy and Environment Procedure to determine relative priority.

See also linked opportunities under 2, 3, 4, 5 and 8

12 Publicity/Consultation/Outreach

This area of work is currently carried out differently in different parts of the Planning Service. The Archaeology section has given more time to this area of work than the Environment Teams. Work on the Design Awards has contributed to publicity about the historic environment.

Although outreach work does not always give measurable outcomes it is felt that spending more time explaining the importance of the Aberdeenshire's historic environment would elicit more support for work in this area and an understanding of what it is that is important. To do this however is resource intensive. On balance it is considered that it is worth planning to spend more time on this area of work than has been the case previously.

Interpretation of the historic environment is a further way to publicise the importance of the historic environment – either on site through signage/interpretation or by leaflet/provision information on the web site. Possible topics/areas for interpretation which were raised through discussion on this strategy were Marine Historic Environment, Planned Towns, Signage in Historic Towns, Battlefields and Designed Landscapes.

There are other Council services and external agencies who already contribute to this area of work. It has also been proposed that fostering interest from local community groups could help with this area of work. Part of the ongoing work of developing a more formal work programme in this area will be to consider what role partners and community groups can play in helping to progress further interpretation and publicity work.

- **Opportunity** – Plan a focused programme of outreach/publicity work for management approval.
- **Work with partners and local groups to prioritise topics for interpretation and build into future team plans.**

13 Data Management

Databases

At the core of the Archaeology Service lies the Sites & Monuments Record (SMR), which contains details of all known archaeological sites within Aberdeenshire, Moray and Angus. As of 2009 the SMR contains information on approximately 30,000 sites. This information is used extensively for planning, forestry and agri-environment applications, general research and public enquiries, and projects. On average an additional 1100 sites are added each year to the database. The current SMR is an Access database linked to a GIS system, with an ongoing project to upgrade this to a web-based SQL system.

Further work needs to be undertaken to investigate how built heritage information, such as Listed Building details, can be held by Aberdeenshire in an electronic format in the future in response to Historic Scotland's Joint Working Agreement, and the EU INSPIRE Directive. INSPIRE calls for all government GIS data to be made fully available and interoperable across the board by March 2011, as outlined in the Scottish implementation paper 'One Scotland; One Geography'.

Geographical Information System Overlays

Aberdeenshire Council currently uses two GIS platforms, Smallworld and GGP. All historic environment data is currently held as a series of overlays in GGP, ranging from 1st edition OS maps to conservation area outlines to polygons depicting all known archaeological sites. These overlays are generally only available to limited numbers of specialist staff, but could be made available to more people by either allowing greater access internally or by hosting some of the data online.

Website

Within Aberdeenshire Council's overall corporate website there are two sections that relate to the Historic Environment. The 'Archaeology' section was first launched in 1998 and has been in its current format since 2002. The website offers a range of information from sites to visit and historical maps to details of Projects such as the Historic Kirkyards, and a searchable online version of the Sites & Monuments Record databases (first launched in 2003). These pages currently average 40,000 visits per year.

The 'Built Heritage' section was launched in May 2009 to cover the remaining content of Listed Buildings, Designed Landscapes, Conservation Areas, Design Awards, Public Art and other Projects. A selection of images and relevant information regarding the different subjects is available, while future discussions are to take place with ICT to consider the appropriate method of linking to map based information and search mechanisms within these pages.

- Opportunity – Ensure process is in place to ensure that historic environment web pages are continually reviewed and updated.
- Complete SMR Upgrade Project, including additional web-based functionality.
- Investigate potential of expanding current databases to include built heritage data.
- Ensure all GIS data meets required standards of the INSPIRE Directive by 2011.

14 Asset Management

Planning Policy and Environment have responsibility for numerous historic properties which are either in the Council's ownership or where agreements have been entered into with landowners principally to permit public access. At present maintenance of these structures is organised by the Environment Team on an adhoc basis. There is a limited budget (£28,000 per annum for all maintenance) and this area of work is a pull on officer time. The Planning Service is the only service which does not manage assets through the corporate asset management system and there is an opportunity to align how these structures are maintained. The first step will be to draw up a complete list of properties/structures in P&ES control and to carry out a condition survey on these to determine priorities for action.

There is a wider issue of listed properties in Council ownership generally and how these are managed. The Council should demonstrate good custodianship of its listed buildings if it is to encourage others to do the same. Grants may be available for works to historic buildings from external sources and P&ES are able to advise other services on the need for consents and applying for grant aid for listed properties.

- Opportunity – Investigate the potential to align Planning Policy and Environment's asset maintenance obligations with the Council's overall asset management plan.
- Carry out a condition survey of P&ES structures to determine costs of maintenance and to prioritise work.

Provide advice to other services on possible grants for work to listed buildings in Council ownership.

15 Energy Conservation and Sustainability

There is growing demand to reduce carbon emissions as a means to limit the impacts of global warming. Conservation of traditional buildings in itself conserves energy through reuse of existing materials. The majority of CO2 emissions from domestic properties come from existing stock rather than new build which is constructed to higher energy conservation standards. This creates considerable challenges for owners of traditional buildings in terms of retro fitting with energy efficient features. Advice and information on new products and techniques for conserving energy and how to improve the performance of traditional buildings is available and knowledge in this area is increasing. However ensuring that staff are up to date with new techniques and information and able to provide correct advice presents challenges as well.

- Opportunity – Work with other agencies and organisations to raise knowledge within the council about energy conservation measures in traditional buildings.

Historic Scotland have produced guidance on energy efficiency intended mainly for domestic properties but largely applicable to any traditional building which can be viewed at

www.historic-scotland.gov.uk/informguide-energy-efficiency.pdf

