

# Dalquharran Estate Lodges Public Consultation

## Project Overview

On behalf of The Cairnhill Group thank you for taking the time to visit this public consultation event. This event relates to a proposal for holiday lodge accommodation at land within Dalquharran Estate. It allows the opportunity to present initial ideas for the development, with the local community able to leave feedback to inform and influence emerging proposals.

A Proposal of Application (PAN) Notice was submitted to South Ayrshire Council on 04 April 2025 by Alex Paton and Son, part of the Cairnhill Group, and there have already been pre-application discussions with the Council.

It is anticipated that a detailed planning application will be submitted to South Ayrshire Council towards the end of August 2025. The exhibition boards display early proposals alongside analysis of the site, its environment, and planning context. Members of the project team are available to listen to your thoughts, to discuss the proposals, and to answer your questions.

We would like you to help shape proposals before a planning application is submitted. If you would like us to stay in touch with you remember to fill out the sign in sheet with your name and contact details. Details on how to provide comments can be found on the final consultation board, feedback forms and project website.

## The Cairnhill Group

The Cairnhill Group is a diversified family farming business, owned and run by Alex Paton and Son, with interests covering arable and livestock farming, meat manufacturing, renewable energy generation and land and estate management.

Fourth-generation farming family, the Patons, are based at Cairnhill Farm – the same farm that’s been the family’s home for generations. Firmly rooted in this part of the world, the Patons understand the value and importance of the surrounding area and the supportive community that resides there.

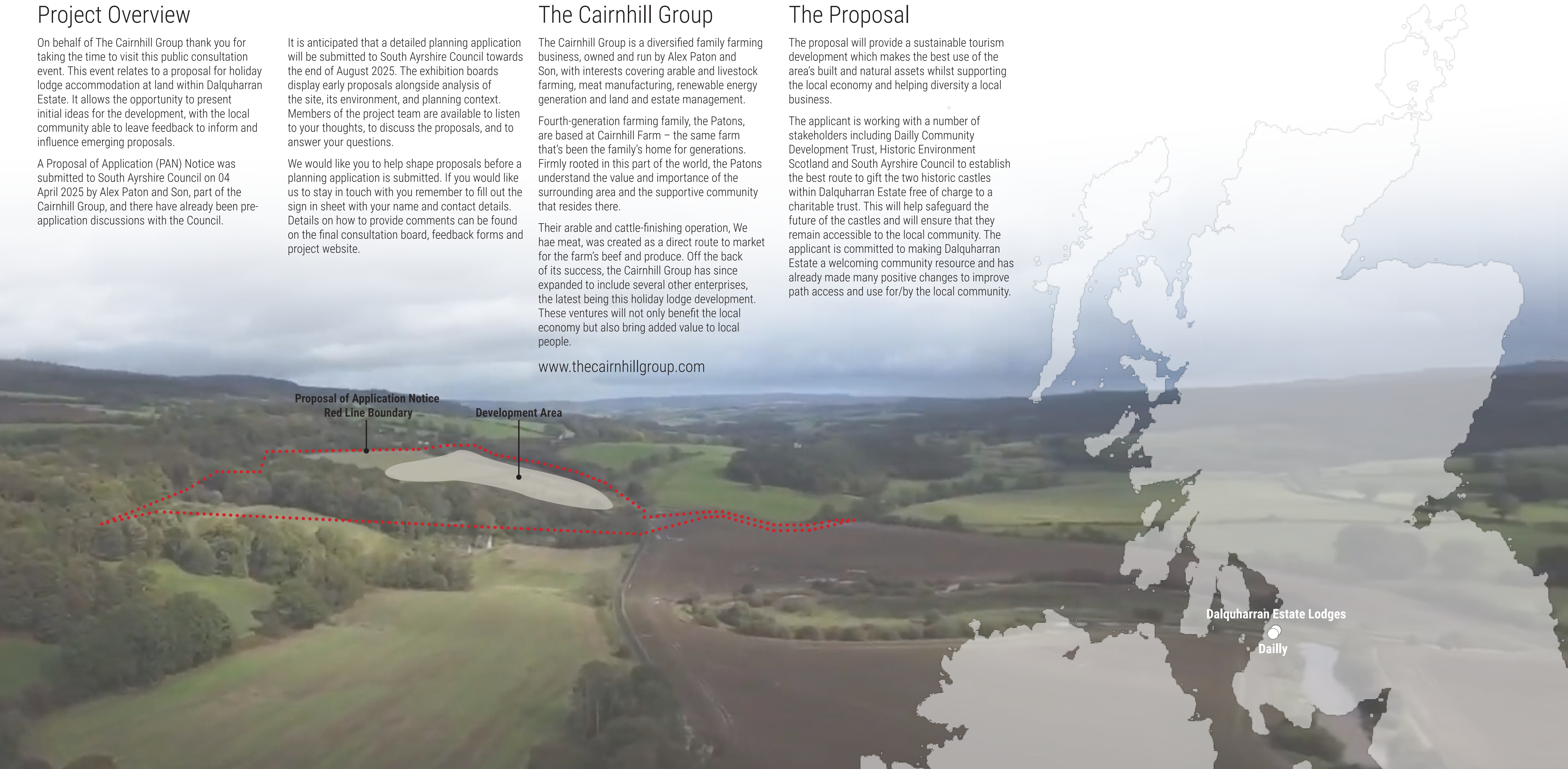
Their arable and cattle-finishing operation, We hae meat, was created as a direct route to market for the farm’s beef and produce. Off the back of its success, the Cairnhill Group has since expanded to include several other enterprises, the latest being this holiday lodge development. These ventures will not only benefit the local economy but also bring added value to local people.

[www.thecairnhillgroup.com](http://www.thecairnhillgroup.com)

## The Proposal

The proposal will provide a sustainable tourism development which makes the best use of the area’s built and natural assets whilst supporting the local economy and helping diversity a local business.

The applicant is working with a number of stakeholders including Dailly Community Development Trust, Historic Environment Scotland and South Ayrshire Council to establish the best route to gift the two historic castles within Dalquharran Estate free of charge to a charitable trust. This will help safeguard the future of the castles and will ensure that they remain accessible to the local community. The applicant is committed to making Dalquharran Estate a welcoming community resource and has already made many positive changes to improve path access and use for/by the local community.



Consultant Team:





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## The Site

The proposed development site forms part of the Dalquharran Estate (109 hectares), located 1 km north of the village of Dailly. The Estate includes arable land and the Water of Girvan along its southern margin, providing an attractive backdrop, as well as two ruined castles – the Category A listed Dalquharran Castle (1790) and Old Dalquharran Castle (15th century), which is a Scheduled Ancient Monument.

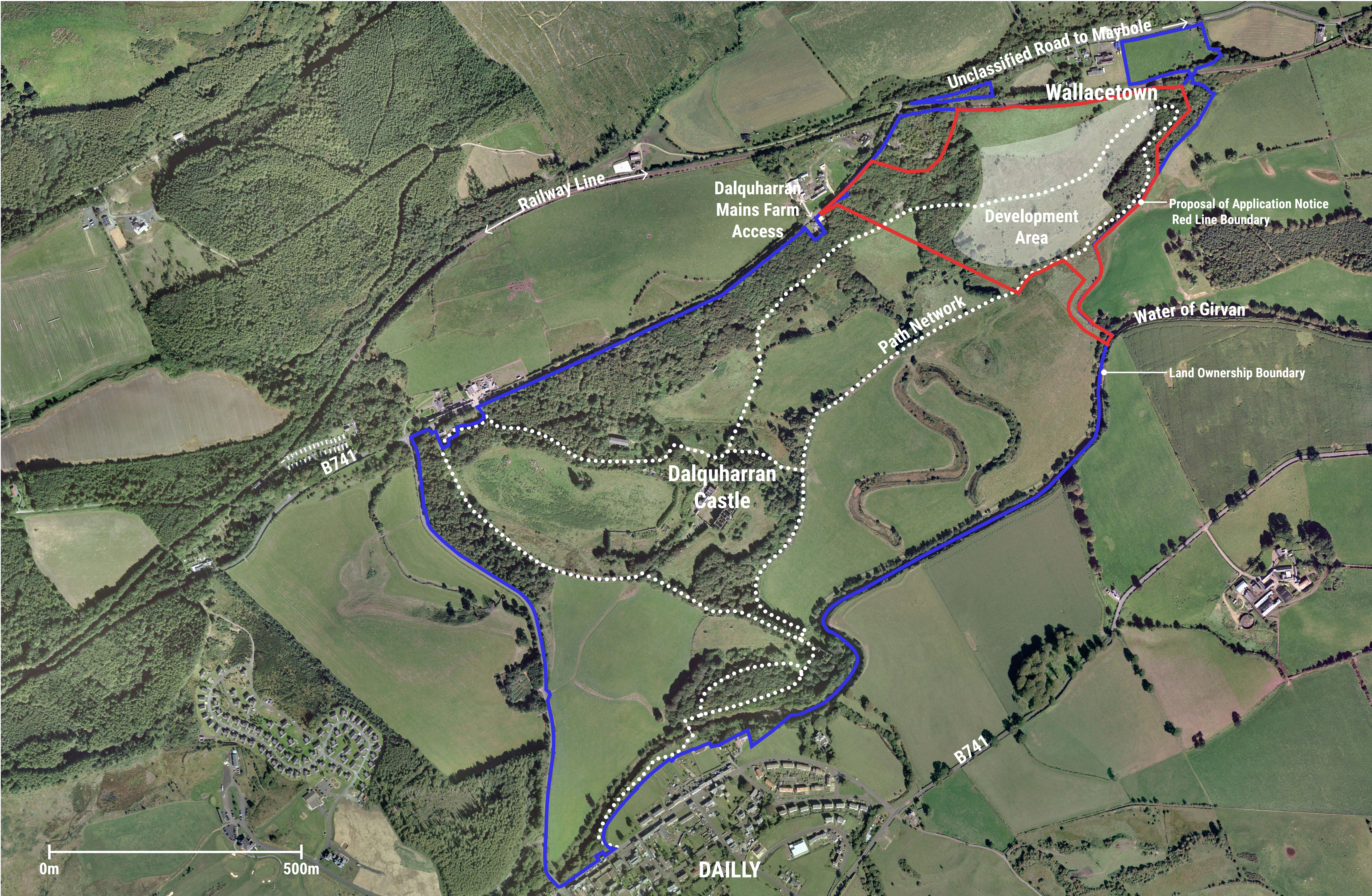
The holiday lodges will be situated at the eastern end of the Estate, at a distance from the historic Dalquharran Castles to respect their setting. The site covers an area of over 15 hectares and comprises a mix of woodland, lower-grade/semi-improved and improved grassland, with patchy areas of scrub on an area of mining spoil. The land is not classified as prime agricultural land and does not fall within the greenbelt.

The site and its surroundings already have planning permission for a golf course. Additionally, planning permission was previously granted for a housing development in the area of the proposed holiday lodges.

## Landscape & Visual Context

The site is located within the Middle Dale Landscape Character Type (Middle Dale LCT). To the north of the site there are arable fields and to the south is a slope with unmanaged grassland and scrub. The wider landscape context is created by hills and mountains, country roads, scattered farmsteads and small villages.

The presence of tree cover around the site and in the wider landscape, combined with the undulating topography, will help limit the effects of the development on landscape character and visual amenity. While views from further afield are possible due to the site's rural and open context, these impacts will be minimal due to the limited extent of the development. Landscape mitigation planting along the site boundaries will screen the proposed development, reducing both its perceived extent and its visual impact. Additionally, the scale, design, and colour of the lodges will be carefully chosen to harmonise with the landscape and minimise any visual disruption. A Landscape and Visual Impact Assessment will be submitted with a future planning application to demonstrate landscape mitigation/minimisation.





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## Economic Benefits

The proposal will provide community and economic benefits for the local area. Located within walking distance of Dailly Village, the site will help generate increased visitor spending within local services and businesses, while also encouraging greater community use of Dalquharran Estate and its grounds and pathways, which are already a valued local resource. The proposal will support economic diversification within the local area, by encouraging a range of economic activities, while safeguarding and enhancing the distinctive character of the local area and community.

## Ecological Enhancement & Biodiversity

Ecological surveys, including habitat and protected fauna surveys, have been carried out across the site for the proposed lodges as well as the wider Dalquharran Estate. The surveys found a range of habitat types including woodland, scrub and grassland habitats within and adjacent to the site. Whilst a range of bird species were recorded using the Estate, there were no signs of protected faunal species and shelters.

Lodge design and location will take account of the findings of these ecological surveys to minimise direct impact, working around the most valuable ecological features. The wider Estate offers significant opportunities for large-scale habitat creation and biodiversity enhancement as part of the development. Opportunities to create and better manage woodland, scrub, wetland and grassland habitat, as part of the wider Estate plans, will result in an overall significant enhancement of biodiversity.

Image Right: Options for pond and wildflower meadow creation will be explored.



## Path Network

Dalquharran Estate will be made even more accessible for both visitors and locals. To date, 13km of pathways and walking routes, fully accessible to all, have been created on the Estate by the applicant. The proposal will provide more - new and extended paths - further improving community access.

## Transport

The proposed site will be easily accessible from Dailly Village and nearby roads. Existing walking routes from the site to the centre of Dailly will be improved and enhanced as part of the proposal. Additionally, the site is close to a national cycle route and public transport services within Dailly itself, promoting and facilitating sustainable travel to the site.

Image Below: Woodland management will be reviewed across Dalquharran Estate to improve woodland health and diversity.





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## Planning Context

Planning decisions are made in accordance with Development Plans. The relevant Development Plan for the site comprises National Planning Framework 4 (NPF4) and the South Ayrshire Local Development Plan 2 (LDP2) 2022.

NPF4 outlines regional spatial proprieties for the Central area, including South Ayrshire, which includes “access to quality greenspace and nature-based solutions helping to mitigate health inequalities and improve physical and mental health by providing opportunities for play, socialising, relaxation and physical activity” and “bringing opportunities for outdoor recreation within a short distance of the majority of Scotland’s population” and “restoring and reusing areas that were historically a focus for heavy industry and mining”. Proposals will help meet this ambition.

NPF4 and the South Ayrshire Local Development Plan 2 (LDP2) 2022 contain numerous policies that guide development decisions. The tables below highlight key relevant policies which will all be addressed in a future planning application:

### National Planning Framework 4 (NPF4)

| Policy Reference                       | Policy Intent   |
|--|---|
| Policy 3 'Biodiversity'                | To protect biodiversity, deliver positive effects from development, and strengthen nature networks to ensure biodiversity is enhanced and better connected through development, including restoring degraded habitats and integrating nature-based solutions. |
| Policy 7: 'Historic Assets and Places' | To protect and enhance historic environment assets and places, and to enable positive change as a catalyst for the regeneration of places.  |
| Policy 13 'Sustainable Transport'      | To encourage, promote and facilitate developments that prioritise walking, wheeling, cycling and public transport for everyday travel and reduce the need to travel unsustainably.  |
| Policy 29 'Rural Development'          | To encourage rural economic activity, innovation and diversification whilst ensuring that the distinctive character of the rural area and the service function of small towns, natural assets and cultural heritage are safeguarded and enhanced.             |
| Policy 30 'Tourism'                    | To encourage, promote and facilitate sustainable tourism development which benefits local people, is consistent with our net zero and nature commitments, and inspires people to visit Scotland.  |

### South Ayrshire Local Development Plan 2

| Policy Reference  | Policy Intent  |
|---|--|
| Core Principle B7 - Support flexible growth within the Carrick Investment Areas               | To allow small scale business development on unallocated sites at the edges of the Carrick villages, provided no significant adverse environmental impact. |
| Core Principle B8 - Support business development and diversification in appropriate locations | To support the development of entrepreneurial small-scale businesses in the countryside, provided they have no significant adverse environmental impact.   |
| Core Principle C1 – Support sustainable use of natural, built and cultural heritage resources | To ensure development proposals safeguard protected natural and built heritage resources.  |
| LDP Strategic Policy 1: Sustainable Development   | To ensure all development respects, protects and enhances natural, built and cultural heritage resources and respects landscape character.                 |
| LDP Strategic Policy 2: Development Management  | To ensure all proposals are appropriate in terms of layout, scale, massing, design and materials in relation to surrounding land uses.                     |

| Policy Reference     | Policy Intent   |
|----------------------|---|
| Tourism              | To provide or improve tourist and leisure infrastructure and encourage proposals that improve the standards and appearance of tourist accommodation provided all new accommodation is for holiday use only and the development has suitable screening and is appropriate in terms of landscape setting, scale and design. |
| Landscape Quality    | To maintain and improve the quality of South Ayrshire's landscape and its distinctive local characteristics. Proposals for development must conserve features that contribute to local distinctiveness.   |
| Historic environment | To protect, preserve, conserve and enhance South Ayrshire's historic environment.   |

## Habitat Creation & Enhancement

A number of habitat creation and enhancement options are available across Dalquharran Estate focusing on creating ecological links – or green networks - between existing areas of ecological important habitat, making habitats within the Estate, and the wider area, better connected including:

- Wildflower meadow creation in abandoned south-facing agricultural fields and meanders of the water of Girvan.
- Scrub woodland planting particularly within the meanders of the Water of Girvan.
- Creation of wetland scrapes of benefit to birds and invertebrates within the meanders of the Water of Girvan.
- Improved woodland management across the Estate including management of rhododendron and planting of a native under-scrub and ground flora.

- Pond creation within the Estate, following the success of the establishment of the pond along the southern walking path.
- Specific habitat enhancement options for faunal species including bird and bat boxes and creating habitat features for reptiles ('hibernacula').

The team welcome any suggestions for habitat creation and management within the Estate from the public.

Image Below: Scrub planting will be carried out across Dalquharran Estate to create valuable nesting and feeding habitats for birds.



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## Feedback

All the exhibition materials presented during this engagement event will be available on the project website:

[www.thecairnhillgroup.com/dalquharrenestate](http://www.thecairnhillgroup.com/dalquharrenestate)

It is important for us to obtain as much feedback as possible to help shape the project to a planning application stage. Our project team are available if you have any questions. You can submit your feedback at this event by completeing the comments form, or by emailing [consultation@scotthobbsplanning.com](mailto:consultation@scotthobbsplanning.com) using the title “Dalquharran Estate Lodges”.

Alternatively, you can write to The Cairnhill Group, c/o Scott Hobbs Planning, 24a Stafford Street, Edinburgh, EH3 7BD. Please make sure to submit your comments latest by 13 May 2025.

You will also have an opportunity to make comments to South Ayrshire Council when a planning application has been submitted.

## Further Information & Engagement Sessions

A second public engagement event will take place on Tuesday 17 June between 4pm and 7pm at Dailly Village Hall. This second event will be an opportunity to demonstrate how we’ve addressed issues raised through more detailed design and siting.

The exhibition boards will also be available to view at Dailly Village Fete on 17 May (12-3pm).

## Any Further Comments or Question

Please let us know your thoughts with a post-it note, comments form or discuss with one of the project team. If you have any further comments following this event, or would like to speak to us about the forthcoming planning application, please contact

Julia Frost by Email: [jf@scotthobbsplanning.com](mailto:jf@scotthobbsplanning.com)  
Phone: 07488448111 or

Gareth David by Email: [gd@scotthobbsplanning.com](mailto:gd@scotthobbsplanning.com)  
or on Phone 0131 226 7225

Please remember any comments following this first event need to be submitted by 13th May 2025.

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