

Date:			
Issue:	Policy 11 – Conservation Areas		
Objector(s):	North East Mountain Trust	Objection ref(s):	443e
	The Cairngorms Campaign		448e

Reporter	Mr Hugh Begg
Procedure	Written representation

1.0 Overview

1.0 This statement sets out the Cairngorms National Park Authority response to the objections raised to the Deposit Local Plan as modified in respect of Policy 11: Conservation, and supplements the response made to those objections by the Cairngorms National Park Authority in its reports to Committee (CD7.3,4 and 5). It suggests no further change be made to the policy.

2.0 Provision of the Local Plan

2.1 Policy 11 within the Deposit Local Plan as modified gives policy guidance to allow a consistent framework for development of proposals and for the assessment of applications which fall within designated Conservation Areas. During the current transitional arrangements set out in the Planning etc. (Scotland) Act 2006 (Development Planning) (Saving, Transitional and Consequential Provisions) Order 2008, the policy is intended to provide an appropriate level of guidance to meet the requirements of SPPI (CD2.2 para 37-38) and Scottish Planning Policy (CD2.1 para 15-18) and ensure that applications affecting such conservation areas are determined in a consistent manner.

2.2 The Policy has been modified in the 1st modifications to the Deposit Local Plan with word changes to draw the policy in line with the requirements of Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 (CD1.5). The supporting text has also been expanded to give greater clarity on the role of conservation areas within the National Park, to clarify the protection given to trees within conservation areas, and to link the preparation of conservation area appraisals to wide public consultation.

2.4 The Policy relates to conservation areas designated by the 4 Local Authorities, and as identified on the Proposals Maps appended to the Deposit Plan as modified.

3.0 Summary of objection(s)

3.1 Two objections raising one issue have been lodged to this policy and wish to have their objections considered by written representation:

- Planned villages as an almost uniquely Scottish feature of major national cultural and historical interest should be specially mentioned. **(443e, 448e)**

4.0 Summary of Cairngorms National Park Authority response

- Reference to planned villages - the wording of the supporting text has been amended in Para 4.64 to include direct reference to the planned settlements of Tomintoul, Kingussie and Newtonmore, specially noted for their historic and architectural interest. **(443e, 448e)**

5.0 CNPA Commendation to Reporter

- 5.1 It is commended to the Reporter that all objections are rejected. No issues are raised that could lead the Cairngorms National Park Authority to consider the policy deficient. The wording of the policy and the areas identified on the proposals maps should therefore be retained.
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6.0 Assessment / Scope of Evidence

- 6.1 **443e** and **448e** object to the lack of particular reference to planned villages within the Park, as an important Scottish cultural feature.
- 6.2 **Response:** Through the 1st modifications paragraph 4.63 has been added to Policy 12 to highlight the significance of highland settlements. This modification is considered to address the objection.
- 6.3 The policy should also ensure improvements to the built fabric of important settlements within the Park. It is not considered appropriate to limit this proactive approach to development to Conservation Areas, and Policy 17 Improvements to Settlements is intended to ensure developments within settlements make positive improvements to prosperity, accessibility and amenity. The quality of built fabric will also be assessed against Policy 18 Design Standards for Development. No addition to Policy 11 is therefore considered necessary.

7.0 Strategic Issues

- 7.1 The National Park Plan recognises the built and historic environment as key to delivering the objectives to conserve and enhance the Park, and sets out a variety of strategic objectives relating to this aspect of the Park. (CD7.1 page 38) Of particular relevance is objective d) New Development in settlements and surrounding areas and the management of public spaces should complement and enhance the character, pattern and local identity of the built and historic environment.
- 7.2 There is also recognition within the National Park Plan of the importance of planned settlements. Amongst many references, page 39 recognises planned settlements as adding to the rich heritage of the Park. (CD7.1 page 39)
- 7.3 These recognitions within the National Park Plan is key to the recognition of planned settlements within the Park, and the policy together with the wording in the supporting text to the policy, the support of the National Park Plan is important in their protection.

8.0 List of documents (including Core Documents)

- CD1.5 The Planning (Listed Buildings and Conservation Areas)(Scotland) Act 1997
- CD2.1 Scottish Planning Policy 2008 Parts 1 and 2
- CD2.2 SPPI The Planning System
- CD7.1 Cairngorms National Park Plan 2007
- CD7.3 CNPA Committee Report Consultation May 2008
- CD7.4 CNPA Committee Report 1st Modifications October 2008
- CD7.5 CNPA Committee Report 2nd Modifications February 2009