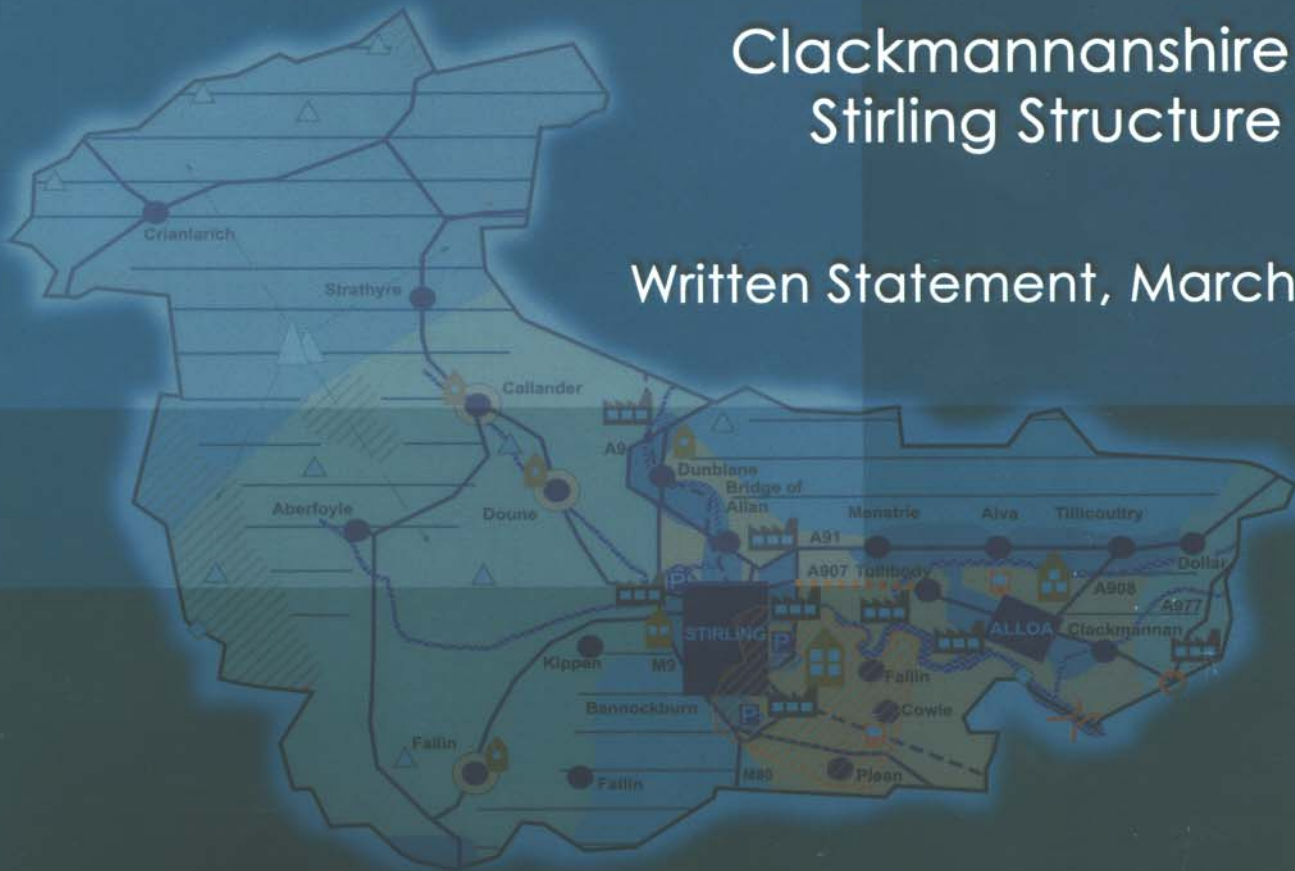


# STRUCTURE PLAN

Working Towards  
Sustainable  
Development

Clackmannanshire and  
Stirling Structure Plan

Written Statement, March 2002



### 3.7 THE HISTORIC AND BUILT ENVIRONMENT

- 3.7.1 Within Clackmannanshire and Stirling, the quality of the natural and the built environments are closely linked, the one often being influenced by the other. When looking towards 2017 it is important that the cultural heritage of the area is protected and enhanced and that new development should respect and complement the natural and built heritage to which it relates. This will not only promote a sense of place and contact with the past but also the attractiveness of the area for residents, for visitors and for economic investment.
- 3.7.2 Statutory protection is applied to much of Scotland's heritage resource, including Ancient Monuments, Listed Buildings and their settings, and Conservation Areas. There are 2600 sites and landscapes recorded in the Councils' Sites and Monuments Records for the area, including approximately 200 Scheduled Ancient Monuments of national importance. NPPG 5 - "Archaeology and Planning", provides the framework for the management of the archaeological heritage, which is finite, fragile and non-renewable. Safeguarding, recording and in some cases intervention is required and increasingly, in line with NPPG 5, funding by developers is anticipated.
- 3.7.3 There are approximately 1200 Listed Buildings in the area. Most, if sensitively repaired and maintained, can contribute to providing homes, workplaces and community facilities. Many buildings are capable of adaptation and re-use and it is important to ensure that both the internal and external character is fully respected whilst allowing this resource to be sustained. Particularly with Category A Listed buildings, there is emphasis on protecting the setting of these structures. NPPG 18 – "Planning and the Historic Environment" supports this and is complementary to Circular 13/1998 – "Memorandum of Guidance on Listed Buildings and Conservation Areas".
- 3.7.4 The Structure Plan area currently has 42 Conservation Areas, representing a rich and varied architectural and historic resource. NPPG 18 stresses the need to understand the significance of these areas and for planning authorities to undertake Character Appraisals. Whilst the emphasis is on conserving the buildings, trees and spaces which add to townscape, there is also a duty on planning authorities to enhance such areas including permitting new development which is of a quality which adds to or enriches the street scene. The designation of Conservation Areas will be kept under review and any amendments (including

changes to boundaries) will be addressed and considered through the review of Local Plans. More recently, greater recognition has been given to planned gardens/landscapes. The Inventory of Historic Gardens and Designed Landscapes (1988) is currently being revised to include additional sites throughout the Structure Plan area. Development proposals affecting Inventory sites require consultation with Historic Scotland and Scottish Natural Heritage.

- 3.7.5 Many older buildings some of which are now Listed Buildings or in Conservation Areas, have survived because they were well designed and built of quality materials, and have provided interesting, attractive and distinctive, as well as functional, environments in which people wish to live and work. New development has not always respected these principles and as a result communities often expect new development to lead to a loss of character and quality in their area. Clackmannanshire and Stirling Councils aim to tackle this issue through the application of Local Plan policies, supplementary design guidance and site development briefs, all of which will place greater emphasis on the developers role in demonstrating that design and landscape quality issues have been fully addressed from the outset. Contemporary design can and should be of very high quality, particularly when it responds to well established principles regarding layout, scale and materials.

#### Policy ENV6: The Historic and Built Environment

*The Councils will seek to ensure that cultural heritage resources are recognised, recorded, protected and enhanced as appropriate, and that new development respects and contributes to the character and quality of the area. More particularly:-*

SD1,  
ENV2,  
ENV3,  
ENV5

- 1 All development within or likely to affect a Conservation Area should preserve or enhance the special character or appearance of the Area. Proposals which will detract from this character including the unjustified demolition of buildings which contribute to the character or appearance of Conservation Areas will not be permitted.*
- 2 There will be a strong presumption against demolition of protected buildings of character and against development or works which would adversely affect the special architectural or historic interest of a Listed building or its setting. New uses of such buildings which protect or enhance their character or setting will be supported.*

**3 Development which would destroy or adversely affect Scheduled Ancient Monuments, or other important archaeological sites or landscapes and their settings will not be permitted. In exceptional cases where developments may be approved which affect the heritage resource, developer funding will be legally tied to securing the appropriate level of advance investigation, excavation, recording and publication.**

**4 Development which would have a significant adverse affect upon the landscape features, character and setting of sites identified for inclusion in the inventory of Historic Gardens and Designed Landscapes will not be permitted.**

**5 New development will be required to address its physical and visual integration with, and opportunities for enhancement of, the established environment of the surrounding area.**