

Appendix 2 – Summary of Comments

For a Conservation Area

The comments submitted in favour of a conservation area in Burghead included:

- Highly appropriate and desirable – will protect integrity, continuity and harmony;
- Much of original style and character of 19th Century planned town remains – designation would help to limit future unsympathetic development;
- Do not want to see harbour area decline or become a marina as elsewhere as part of its appeal is the fishing industry – therefore, would welcome sensitive development along frontage gap sites that is in keeping with character of North Quay;
- Burghead should have a conservation area to preserve its unique character for future generations – would be of benefit in the longer term as committees and priorities change over time;
- Only the harbour and areas of genuine historical interest (including Salmon Green) should be protected as planned town has changed too much over time;
- Burghead and its harbour has much appeal to visitors - conservation area status might help to attract new business into Burghead as there is currently little for visitors to spend money on which, in turn, could help create job opportunities, particularly for young people;
- Preservation of established character – consistent with other villages along the coast.

Against a Conservation Area

The comments submitted against a conservation area in Burghead included:

- Too late to consider conservation area status for Burghead – the character has been spoilt by inappropriate development in gap sites that are out of character;
- Not happy with restrictions that conservation status would bring and associated costs;
- Conservation area status would prevent Burghead from evolving and changing and would stifle development, particularly in times of financial constraint;
- No need for further protection – areas/buildings of interest are already protected through Scheduled Ancient Monument (SAM) or Listed Building status;
- Current planning regulations are adequate for planned town and there is nothing to gain from a more stringent regime as most buildings have been modernised and most houses are not of a sufficient intrinsic beauty or characteristic architectural interest to merit such status;
- Petition reflects view of overwhelming response of residents that attended drop-in event that conservation area status not wanted; and,
- Harbour area should be excluded including gap sites – conservation area designation would impede commercial operation of the harbour, increase maintenance costs and deter private investment.