

Date:			
Issue:	Braemar – Request for Additional Business/Commercial Land Allocation		
Objector(s):	The Proprietors of Mar Centre	Objection ref(s):	394o

Reporter	Mr Hugh Begg
Procedure	Informal Hearing

1.0 Overview

- 1.1 This statement sets out the CNPA’s position in relation to objections from the Braemar Community Council and the Proprietors of the Mar Centre. The objections seek the provision of additional allocated land at Braemar, for business/commercial uses. The statement advises that following modifications, 3 no. economic development sites have been identified within the settlement of Braemar and that no further modifications are required.

2.0 Provision of the Local Plan:

- 2.1 The CNP Local Plan (Deposit) July 2007 (CD6.11) did not specifically identify any existing or proposed sites in Braemar for business or commercial uses. However, Policy 20 (Business Development) provided general support for new business development proposals within existing settlement boundaries, particularly where they would consolidate existing business centres or estates. This approach was reviewed in the 1st Modifications May 2008 (CD6.12) and 3 no. sites for potential economic growth were identified in Braemar – BM/ED1, ED2 and ED3. Respectively, these relate to the former ambulance station, the existing Mews Square development, and the existing caravan and camping site. These economic development sites remain in the 2nd Modifications October 2008 (CD6.13) and are supplemented by Policy 27 (Business Development).
- 2.2 Related policies are:
- Policy 27 Business Development

3.0 Summary of objections

- 3.1 One objection remain:
- Objects because a more forward looking strategy should be taken that identifies new business land for the settlement. Proposed BM/ED1 is limited in scope and does not facilitate the future economic development of Braemar; BM/ED2 and ED3 are existing developments. The settlement boundary should be altered as suggested to include more business land (**394o**).

4.0 Summary of CNPA’s Response

- 4.1 The CNPA have included the provision of economic development opportunities in Braemar with the inclusion of sites BM/ED1, ED2 and ED3. These sites are considered to provide potential for economic growth and consolidation, in scale with the needs of Braemar. No other additional sites are considered to be necessary. While Objection 394o did not request the provision of additional land at the CNP Deposit Plan stage, Policy 27 (Business Development) of the CNP Local Plan provides general support, for new proposals which support economic development in identified settlements such as Braemar; outwith settlements; and for other business opportunities. New proposals forthcoming in Braemar and the surrounding area will be assessed against this policy.

5.0 CNPA Commendation to Reporter

- 5.1 It is commended that the Reporter makes no modifications to the proposals map or settlement boundary to include additional business development land.
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6.0 Assessment and conclusions

- 6.1 **394o objects** because a more forward looking strategy should be taken that identifies new business land for the settlement. Proposed BM/ED1 is limited in scope and does not facilitate the future economic development of Braemar; BM/ED2 and ED3 are existing developments. The settlement boundary should be altered as suggested to include more business land.
- 6.2 **Response:** In line with SPPs 2 and 15, and to meet the objectives of the Cairngorms National Park Plan and the 4th aim of the National Park, the CNP Local Plan has identified 3 no. sites within Braemar (BM/ED1, ED2 and ED3) which will offer economic development opportunities of the appropriate scale for Braemar or consolidate existing businesses (see also Paragraph 7.10 Economic Development, Page 62 of the CNP Local Plan). The objection promotes an alteration of the settlement boundary to introduce more business land. However this request was not made at the CNP Deposit Local Plan stage. Nevertheless, Policy 27 (Business Development) (Page 49) provides general support for economic development related proposals in identified settlements, outwith settlements and in relation to other business opportunities. There is therefore no preclusion against the type of business type development, promoted by the objection. Any forthcoming proposal will be assessed against the terms of Policy 27. There is therefore no justification for altering the settlement boundary or allocating additional business development land.

7.0 Strategic issues

- 7.1 The Cairngorms National Park Plan 2007 (CD7.1) sets out a number of strategic objectives. Of relevance to this case are those relating to Living and Working in the Park (5.2) – Sustainable Communities, and Economy and Employment.

8.0 National planning policy/guidance

- 8.1 SPP2 (Economic Development) (CD2.3) requires Planning Authorities to provide for business type development in small towns and rural areas and promote the re-use of previously developed sites and buildings in sustainable locations. SPP15 (Planning for Rural Development) (CD2.11) emphasises that Planning Authorities involved in rural development should adopt a proactive approach to providing land for development; should support a wide range of economic activity in rural areas with most new development continuing to be in, or adjacent to existing settlements.

9.0 Other material considerations

- 9.1 The National Parks (Scotland) Act 2000 sets out the aims of the National Park (CD1.3).

10.0 List of documents (including to Core Documents)

- CD1.3 National Parks (Scotland) Act 2000

- CD2.3 SPP2 Economic Development
- CD2.11 SPP15 Planning for Rural Development
- CD6.11 Deposit Local Plan
- CD6.12 Deposit Local Plan 1st Modifications
- CD6.13 Deposit Local Plan 2nd Modifications
- CD7.1 Cairngorms National Park Plan 2007

11.0 Cairngorms National Park Witnesses for Hearing

- Neil Stewart – Planning Officer