

<b>Date:</b>		
<b>Issue:</b>	<b>Nethy Bridge – Provision of Tourism Site (Near Blairgorm)</b>	
<b>Objector(s):</b>	C P Group	<b>Objection ref(s):</b> 459b

<b>Reporter</b>	Mr Hugh Begg
<b>Procedure</b>	Informal Hearing

## 1.0 Overview

- 1.1 This statement sets out the CNPA’s position with regard to an objection from the C P Group. The objection states that in the absence of suitable land available within Nethy Bridge for tourism development, a site outside the settlement boundaries near Blairgorm, should be allocated for such a use. This statement responds to this objection and recommends that no further modification to the CNP Local Plan is required.

## 2.0 Provision of the Local Plan:

- 2.1 The CNP Local Plan (Deposit) July 2007 (CD6.11) in line with the strategy throughout the Plan, did not identify any land allocations specifically for tourism/holiday accommodation uses in Nethy Bridge. However, Policy 33 (Tourism Development) (Page 56) provided general support for new or enhanced tourism-related facilities/attractions, where they would enhance the range and quality of attractions and facilities on offer, and/or lengthen the tourism season, with a beneficial impact on the local economy and without adverse environmental or landscape impacts. Proposals which would reduce the tourist facilities of an area would be resisted. This approach was not amended in the 1<sup>st</sup> Modifications May 2008 (CD6.12) (although there was some alteration to the wording of Policy 33). The 2<sup>nd</sup> Modifications October 2008 (CD6.13) maintains this position.
- 2.2 Related policies are:
- Policy 33 Tourism Development (Incl. Background and Justification)
  - Policy 27 Business Development

## 3.0 Summary of objection

- 3.1 Objects - in the absence of suitable land available within Nethy Bridge for tourist uses, a site outside the settlement boundaries near Blairgorm, should be allocated for a tourism development (potential for 20 self-catering lodges). **(459b)**

## 4.0 Summary of CNPA’s Response

- 4.1 The identification of potential tourism development sites within or outwith settlements is not a strategy that has been adopted in the CNP Local Plan. Proposals for tourism development or accommodation will be specifically assessed on their own merits and against, amongst other policies, the terms of Policy 33 (Tourism Development) and Policy 27 (Business Development) of the CNP Local Plan both of which provide general support.

## 5.0 CNPA Commendation to Reporter

- 5.1 It is commended to the Reporter that that no modification to the CNP Local Plan, to allocate the site promoted by the objector for tourism development, is required.

## **6.0 Assessment and conclusions**

6.1 **459b objects** - in the absence of suitable land available within Nethy Bridge for tourist uses, a site outside the settlement boundaries near Blairgorm, should be allocated for a tourism development (potential for 20 self-catering lodges).

6.2 **Response:** The CNP Local Plan, in line with SPP15 and SPP2, and the objectives of the CNP Park Plan, seeks to provide general support for tourism related developments, including accommodation both within and outwith settlements. This is manifested in Policy 33 (Tourism Development) of the CNP Local Plan. Any forthcoming proposals for tourism development in the Nethy Bridge area, (including on the site promoted by the objector), will be assessed against, amongst other policies, the terms of Policy 33. It is considered that Policy 33, along with Policy 27 (Business Development) of the CNP Local Plan, provide the appropriate level of support for tourism development and accommodation to meet the needs of the 3<sup>rd</sup> and 4<sup>th</sup> aims of the Park. To allocate specific land in the Nethy Bridge area for such purposes would be inconsistent with the approach that has been taken throughout the CNP Local Plan, to the allocation of land uses across all the settlements in the National Park.

## **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 Enjoying and Understanding the Park (5.3) – Sustainable Tourism; and Living and Working in the Park (5.2) – Economy and Employment.

## **8.0 National planning policy/guidance**

8.1 SPP15 (Rural Development) (CD2.11) states that Planning Authorities should support the development of the tourism and leisure industry with appropriate policies on siting and design of new development. SPP2 (Economic Development) (CD2.3) advises that in responding to the need for innovative rural development, Planning Authorities should include positive policies in development plans in favour of rural development and diversification which satisfy economic and employment needs, including tourism, whilst safeguarding and enhancing the natural and built heritage.

## **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 Core Documents)**

- CD1.3 National Parks (Scotland) Act 2000
- CD2.2 SPP2 Economic Development
- CD2.11 SPP15 Planning for Rural Development
- CD6.11 Deposit Local Plan
- CD6.12 Deposit Local Plan 1<sup>st</sup> Modifications
- CD6.13 Deposit Local Plan 2<sup>nd</sup> Modifications
- CD7.1 Cairngorms National Park Plan 2007

## **11.0 Cairngorms National Park Witnesses for Hearing**

- Neil Stewart – Planning Officer