

Date:		
Issue:	Boat of Garten – Business Opportunities – Allocate Boat of Garten Hotel as Economic Development	
Objector(s):	Boat of Garten Community Council	Objection ref(s): 092d

Reporter	Mrs Jill Moody
Procedure	Written representation

1.0 Overview

1.1 This statement sets out the CNPA's response to objections from the Boat of Garten Community Council. The objection seeks to allocate the existing Boat of Garten Hotel for Economic Development/Tourism uses. This statement advises that no further modification in the specific zoning is necessary. It also advises that it is not the approach of the CNP Local Plan to identify particular hotel businesses within settlements for economic development or protection. General support for retention of such uses is contained in the CNP Local Plan and therefore no further modifications are required.

2.0 Provision of the Local Plan:

2.1 Neither the CNP Local Plan (Deposit) June 2007 nor the 1st Modifications May 2008, afforded the Boat of Garten Hotel economic development proposal status. This position is maintained in the 2nd Modifications October 2008. The supporting text explaining the settlement proposals, at Paragraph 7.10 Economic Development (Page 62), advises that economic development sites are identified where new proposals have come to light, or have been earmarked as key to providing additional economic provision within settlements or where existing uses help to sustain communities.

2.2 Related policies are:

- Policy 27 Business Development
- Policy 17 Improvements to Settlements
- Policy 33 Tourism Developments

3.0 Summary of objection

- Objects – the Boat of Garten Hotel should be allocated for economic development/tourism purposes in order to provide adequate protection **(092d)**.

4.0 Summary of CNPA's Response

- The CNPA has modified other supporting text in the CNP Local Plan to recognise the benefit of mixed uses on community sites for supporting the sustainable economic development of communities.
- Policy 27 (Business Development) and Policy 17 (Improvements to Settlements) provide for economic growth in settlements and support developments that will contribute to improved economic prosperity and viability. It is not the approach of the CNP Local Plan to identify particular hotels within settlements. However, supporting text at Paragraph 7.10 (Page 62), and Policies 27 Business Development and 33 Tourism Developments support the provision and retention of business and tourism uses. In addition, at Boat of Garten, existing and proposed economic development sites have been identified elsewhere (BG/EDI and ED2). No further modification is required.

5.0 CNPA Commendation to Reporter

- 5.1 The CNPA commends that no further modification, to allocate economic development proposal status to the Boat of Garten Hotel, is required.
-

6.0 Assessment and conclusions

- 6.1 **092d** Objects – the Boat of Garten Hotel should be allocated for economic development/tourism purposes in order to provide adequate protection.
- 6.2 **Response:** It is not the approach of the CNP Local Plan to identify individual hotel businesses within settlements for economic development purposes or protection. Policy 33 Tourism Development and the associated implementation and monitoring text, supports the principle of the provision of tourism facilities. Any proposal which would reduce the tourist facilities in an area will be resisted, unless it can be demonstrated that the effects will not have an adverse impact on the sustainability of the community and unless it can be adequately justified. (see also paragraph 6.13). Policy 27 Business Development affords a similar approach to the potential loss of business uses. It is submitted that these policies, in combination with other supporting text in the CNP Local Plan provide an adequate and appropriate level of protection to existing hotels within settlements. To allocate economic development proposal status to the Boat of Garten Hotel would not be consistent with the approach taken throughout the CNP Local Plan. No further modification is required.

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; and Enjoying and Understanding the Park (5.3) – Sustainable Tourism.

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. PAN 73 (Rural Diversification) (CD4.19) recognises tourism as being of vital importance to the social, economic, environmental and cultural well-being of rural Scotland.

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 The National Parks (Scotland) Act 2000
- CD2.3 SPP2 Economic Development

- CD2.11 SPPI5 Planning for Rural Development
- CD4.19 PAN 73 Rural Diversification
- 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