

Date:			
Issue:	Policy 27 – Business Development		
Objector(s):	Ballater & Crathie Community Council	Objection ref(s):	091i
	Dunachton Estate		418i
	Mrs J Angus		437n
	Alvie and Dalraddy Estate		439o

Reporter	Mrs Jill Moody
Procedure	Written Representation

1.0 Overview

1.0 This statement sets out the Cairngorms National Park Authority response to the objections raised to the Deposit Local Plan as modified in respect of Policy 27: Business Development, and supplements the response made to those objections by the Cairngorms National Park Authority in its report to Committee (CD7.3,4 and 5). The policy as modified includes clarity on site specific considerations and offers additional support to economic development. No further changes are now proposed for this policy.

2.0 Provision of the Local Plan:

2.1 Policy 27 (previously Policy 20 within the Deposit Local Plan (CD6.11 page 38) as modified gives policy guidance on how development proposals for business development will be assessed, giving guidance on sites within settlements, outwith settlements and other opportunities. During the current transitional arrangements set out in the Planning etc. (Scotland) Act 2006 (Development Planning) (Saving, Transitional and Consequential Provisions) Order 2008, the policy is intended to provide an appropriate level of guidance to meet the requirements of SPP1 (CD2.2 para 37-38) and Scottish Planning Policy (CD2.1 para 15-18) and ensure that applications for business development within the National Park are assessed in a consistent manner.

2.2 The Policy has been modified in the 1st modifications to the Deposit Local Plan to clarify the different considerations for the various locations, and to give a clear support to proposals that encourage local economic development. The background text has also been modified to clarify the importance of economic development within the National Park, and to relate this to the aims of the Park (CD1.3). Additional information to be submitted in support of applications is also clarified. The Policy relates to all business development proposals within the National Park.

3.0 Summary of objection(s)

3.1 Four objections raising three issues have been lodged to this objection and wish to have their objections considered by written representation:

- incentives should be provided for new businesses to come to Ballater, in the form of things such as tax relief (**091i**)
- Business development opportunities should be matched with improved transport links and supported by the Royal Mail. (**437n**)
- The policy is overly restrictive and should give clear support to rural enterprises. (**418i, 439o**)

4.0 Summary of Cairngorms National Park Authority Response

- The Local Plan provides a development framework and creates a clear and consistent approach to guide development proposals within the National Park. It cannot however go any further than is permitted within planning legislation. Any issues regarding financial support from government agencies for businesses would be outwith the remit of the Local Plan. **(091i)**
- The policies in the Plan are intended to provide guidance to support development opportunities, and take into account constraints and limitations including transport links. The issue of the Royal Mail is not an issue for the planning process. **(437n)**
- The policy as modified has been amended to give clear support to economic development and no further change is therefore considered necessary. **(418i, 439o)**

5.0 CNPA Commendation to Reporter

- 5.1 It is commended to the Reporter that all objections are rejected. No issues are raised that could lead the Cairngorms National Park Authority to consider that the policy was deficient. The wording of the policy and the areas identified on the proposals maps should therefore be retained.
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6.0 Assessment / Scope of Evidence

- 6.1 **418i** objects to the restrictive nature of the policy in that it could restrict farms seeking to diversify outwith settlements. It does not support rural development, and it would therefore unduly deter new development.
- 6.2 **Response:** The policy through 1st and 2nd modifications has been amended to give a clear indication of support for economic development of all types and links directly the policy with the National Park Plan (CD7.1). It is not therefore considered to deter rural business outside settlements. Paragraph c) of the policy gives a clear support to farm, croft and other businesses in a rural location. No further change is therefore considered necessary.
- 6.3 The reference to use of legal agreements and conditions should be removed from the wording. This reference was removed in the 1st modifications and the objection is considered to have been addressed.
- 6.4 **437n** objects to the policy based on the need for improved transport links, or a recognition of constraints to development as a result of transport constraints. The objection also feels that rural businesses should be supported by the Royal Mail.
- 6.5 **Response:** The local plan sets a framework of policies against which development proposals will be judged, and the policy here is intended to support economic growth. Proposals would however also be judged against the other policies of the Plan (Para 1.20) and this would therefore include Policy 31 Integrated and Sustainable Transport Network. The need to properly consider the impact of a development on transport links is therefore considered to have been addressed. The issue of the Royal Mail is not a matter for the Local Plan.
- 6.6 **439o** objects to the restrictive nature of the policy.
- 6.7 **Response:** The policy through 1st and 2nd modifications has been amended to give a clear indication of support for economic development, and links directly the policy with the National Park Plan (CD7.1) where the strategic setting is given. The 2nd modifications included an

exemption to the policy where it can be demonstrated that the retention of the business on the site is not viable. The wording of the policy is not therefore considered to be restrictive and is in line with SPP2 Economic Development. (CD2.3) No further change is therefore proposed.

6.8 **091i** object to the Policy as it should provide more support to encourage businesses, and highlight the need to encourage tax and rate relief.

6.9 **Response:** The Local Plan is a document to set a framework for development and to clarify how development proposals will be assessed in a clear and consistent manner. The National Park Authority prepares the local plan in line with the requirements of the National Parks (Scotland) Act 2000. (CD1.3) This together with the Town and Country Planning (Scotland) Act 1997 (CD1.1) and Planning etc. (Scotland) Act 2006 (CD1.2) set out the remit for local plans. The request to include reference to other government agencies and any financial support that they could offer to businesses goes beyond this remit. The National Park Plan (CD7.1 page 69) in its strategic objectives for Economy and Employment sets out how it will seek to support the economy. The importance of partnership working is highlighted throughout the National Park Plan (CD7.1), and in particular in the implementation section. (CD7.1 Chapter 7, page 121) This partnership working will continue through the implementation of plans and strategies of many other organisations and groups. (CD7.1 Page 125, 7.6) In this way the National Park Authority, in parallel to supporting business and the economy through the planning process, will work with others to ensure the best outcome for local communities and businesses. No change is therefore proposed to the policy.

7.0 Strategic Issues

7.1 The National Park Plan (CD7.1) highlights the importance of the economy and sets a series of strategic objectives to strengthen the economy, ensure its sustainability and ensure it contributes positively to the 4 aims of the National Park (CD7.1 page 70). Priorities for action to achieve these objectives are set out (CP7.1 page 109) and the Local Plan policy is intended to enable businesses to grow in line with these objectives.

8.0 List of documents (including Core Documents)

- CD1.1 The Town and Country Planning Act (Scotland) 1997
- CD1.2 The Planning etc. (Scotland) Act 2006
- CD1.3 The National Parks (Scotland) 2000
- CD2.1 Scottish Planning Policy 2008 Parts 1 and 2
- CD2.2 SPP1 The Planning System
- CD2.3 SPP2 Economic Development
- CD6.11 Deposit Local Plan
- CD7.1 Cairngorms National Park Plan 2007
- CD7.3 CNPA Committee Report Consultation May 2008
- CD7.4 CNPA Committee Report 1st Modifications October 2008
- CD7.5 CNPA Committee Report 2nd Modifications February 2009-03-26