

Planning Etc. (Scotland) Act 2006
Town and Country Planning (Scotland) Act 1997

**Cairngorms National Park
Local Plan Inquiry**

**Documents in Support
of Statement of Case**

**On behalf of
C P Group Limited**

**by
Montgomery Forgan Associates**

Local Plan Inquiry Reference 459 a/b

MONTGOMERY . FORGAN . ASSOCIATES

*ARCHITECTS +
TOWN PLANNING
CONSULTANTS*

EDEN PARK HOUSE
CUPAR, FIFE, KY15 4HS. TEL 01334-654936 FAX 01334-656629
e-mail. admin@montgomery-forgan.co.uk

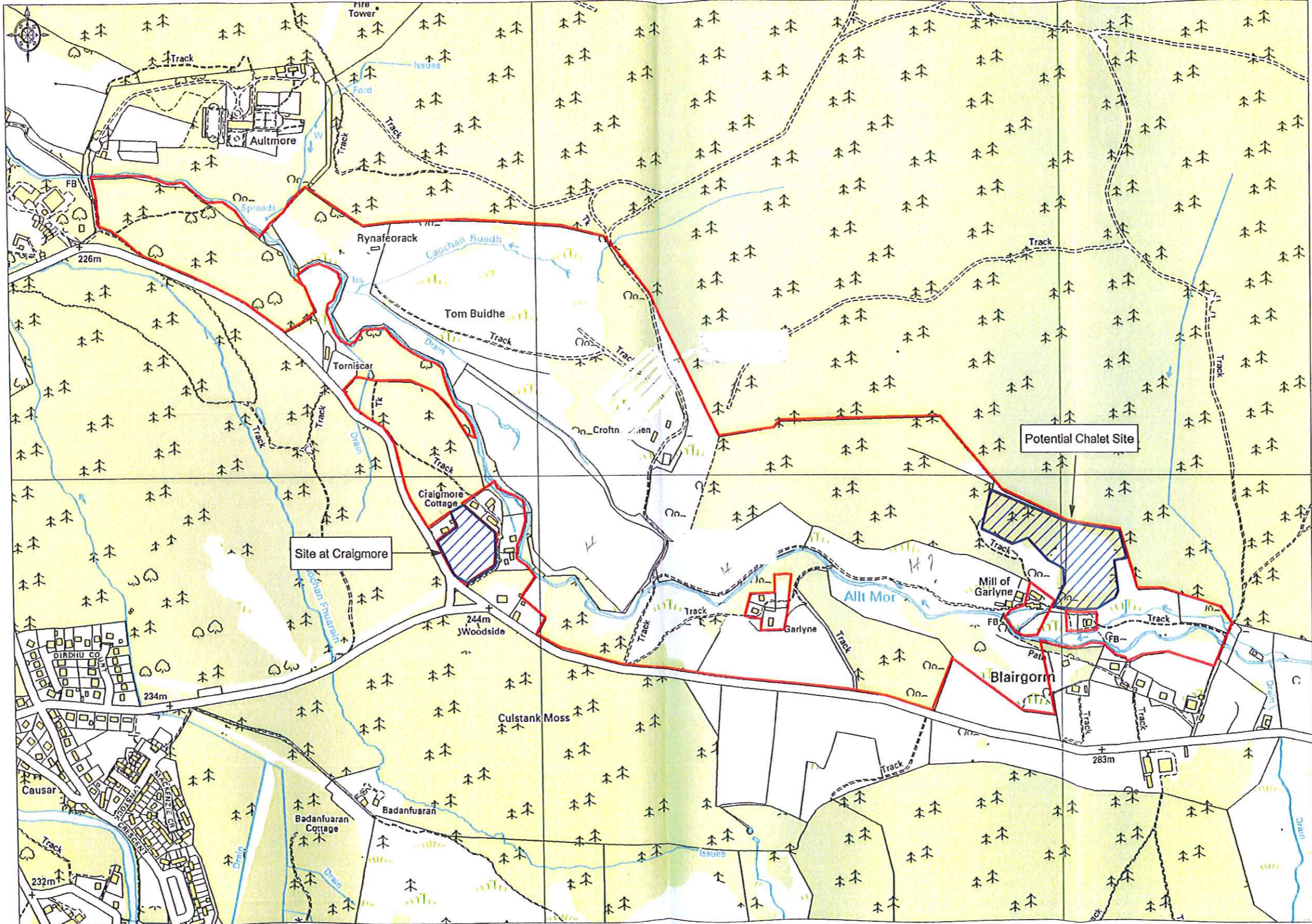


20 April 2009

LIST OF DOCUMENTS

- Document 1** Land holdings of C P Group Limited
- Document 2** Proposed Craigmore Housing Site
- Document 3** Proposed Land North of Mill of Garlyne Timber Holiday Lodge Site
- Document 4** SPP3: Planning for Homes (CD 2.4)
- Document 5** VisitScotland Accommodation Figures
- Document 6** Highland Structure Plan (2001) (CD 6.2)

Land Holdings of C P Group Limited Outlined in Red
Sites Subject to Local Plan Objections Hatched in Blue



17

18

19

20

3020 77m

8210 54m

DOCUMENT 2.

210

209

208

Site 1- Proposed Site For 3 No. Houses

Craigmore Cottage

Les Marecottes

Craigmore House

Craigmore Lodge

Craigmore Mill

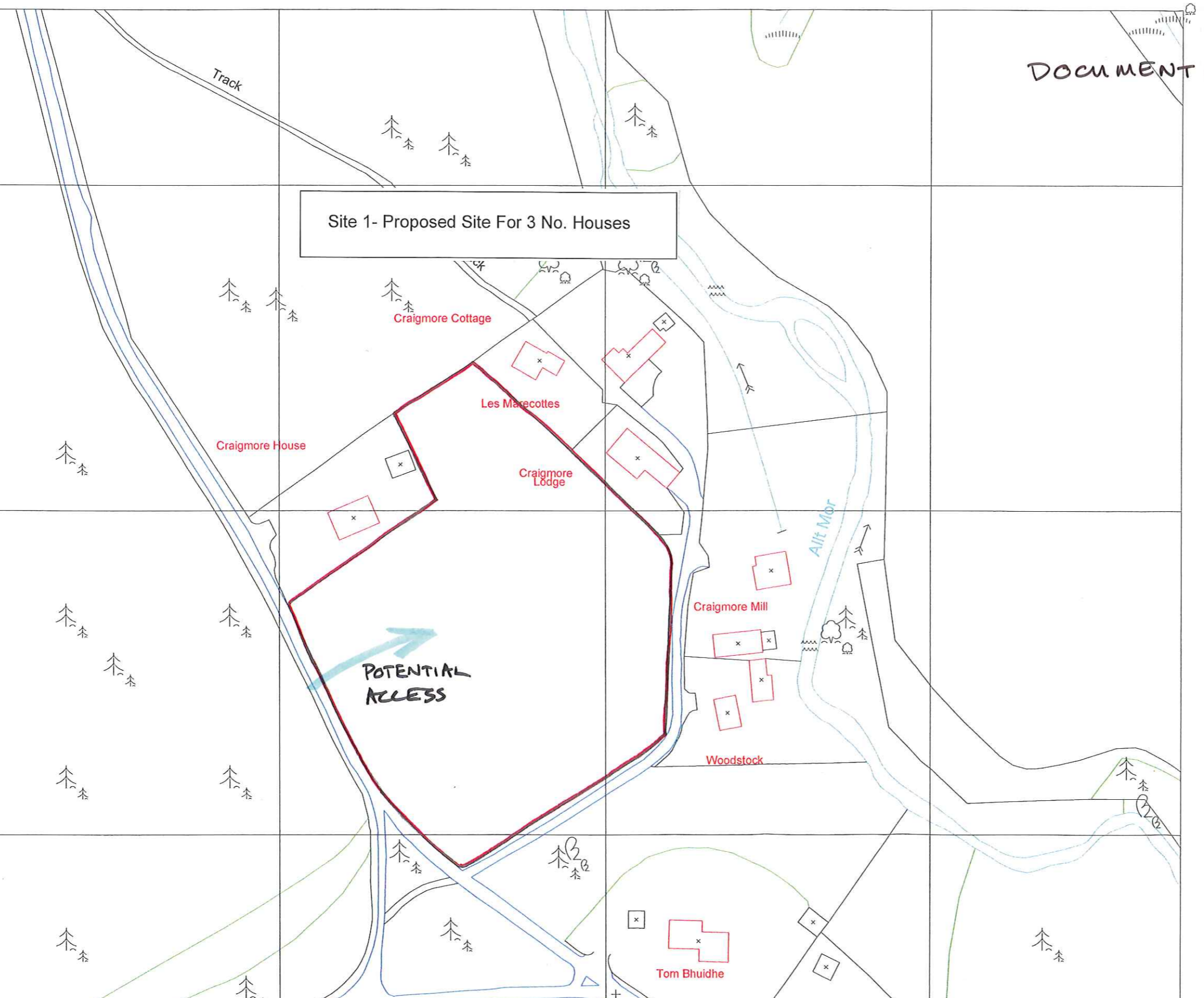
Woodstock

Tom Bhuidhe

POTENTIAL ACCESS

Track

Aile Mòr



3032 02m

29

30

31

8210 16m

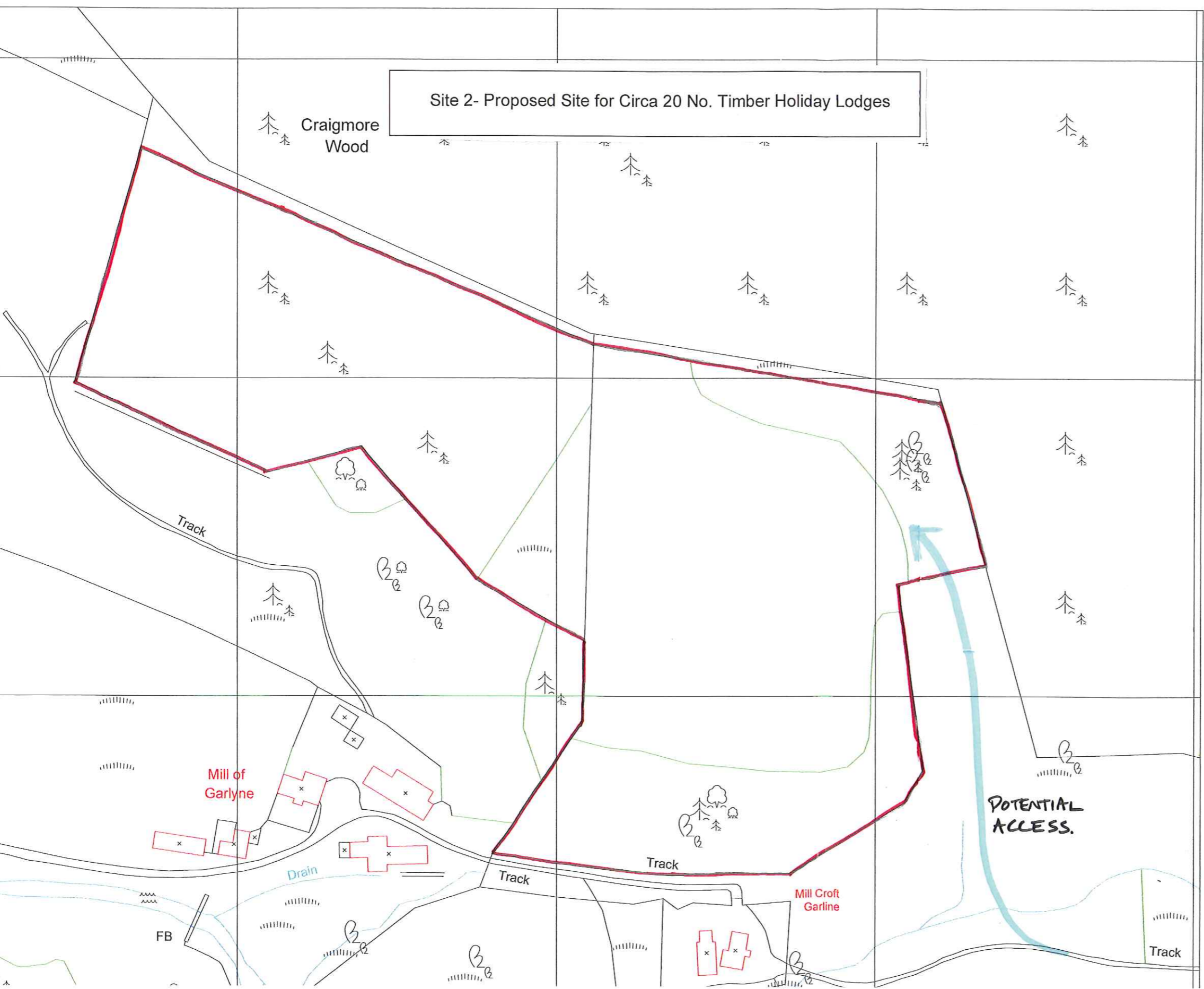
210

Site 2- Proposed Site for Circa 20 No. Timber Holiday Lodges

Craigmore Wood

209

208



Accommodation Occupancy in Highlands of Scotland 2003-2007

Hotel Room in Highlands of Scotland

Scottish Accommodation Occupancy

Source: Scottish Accommodation Occupancy Survey

Area	Highlands of Scotland
Sector	Hotel
Facility	Room

Average of Occupancy (%)	Year				
Month	2003	2004	2005	2006	2007
Jan	37	36	39	38	36
Feb	47	43	47	48	47
Mar	47	44	48	41	46
Apr	58	57	50	55	54
May	67	67	67	67	68
Jun	71	73	73	72	75
Jul	75	77	79	76	78
Aug	84	84	87	86	84
Sep	74	73	76	71	74
Oct	62	59	64	61	60
Nov	45	42	45	45	47
Dec	36	33	39	34	39
Ann Avg	60	59	61	58	60

Guest House and Bed & Breakfast Room in Highlands of Scotland

Scottish Accommodation Occupancy

Source: Scottish Accommodation Occupancy Survey

Area	Highlands of Scotland
Sector	GH&B&B
Facility	Room

Average of Occupancy (%)	Year				
Month	2003	2004	2005	2006	2007
Jan	12	15	18	14	14
Feb	15	19	20	20	20
Mar	15	21	28	19	20
Apr	36	37	31	39	36
May	56	55	59	52	56
Jun	63	67	63	61	60
Jul	70	72	73	71	67
Aug	81	81	81	79	78
Sep	57	58	56	57	58
Oct	34	31	31	31	37
Nov	20	18	21	17	21
Dec	20	16	16	18	20
Ann Avg	42	42	43	40	42

Self-catering in Highlands of Scotland

Scottish Accommodation Occupancy

Source: Scottish Accommodation Occupancy Survey

Area	Highlands of Scotland
Sector	S/Catering
Facility	Unit

Average of Occupancy (%)	Year				
Month	2003	2004	2005	2006	2007
Jan	26	22	23	24	27
Feb	38	38	32	37	39
Mar	31	31	41	38	41
Apr	66	66	50	65	61
May	75	74	63	72	72
Jun	78	79	78	80	76
Jul	87	88	84	83	85
Aug	92	90	94	91	87
Sep	80	78	80	78	80
Oct	69	67	66	66	68
Nov	31	33	34	33	35
Dec	37	35	35	36	34
Ann Avg	60	59	58	59	60

Caravan & Camping in HIE Area

Scottish Accommodation Occupancy

Source: Scottish Accommodation Occupancy Survey

Area	HIE
Sector	Caravan&Camp
Facility	Pitch

Average of Occupancy (%)	Year				
Month	2003	2004	2005	2006	2007
Apr	16	13	16	23	31
May	29	24	38	35	56
Jun	33	35	46	49	69
Jul	48	56	61	61	69
Aug	52	51	57	56	64
Sep	26	29	34	31	52
Oct	10	21	19	21	35
Seasonal Avg	16	13	16	23	31



ase note that, due to changes in the ONS International Passenger Survey (IPS) and the United Kingdom Tourism Survey (UKTS), statistics n 2006 onwards are not comparable with previous years. Two-year rages have been used for the regional UKTS and IPS statistics for 17 to minimise any atypical results for a particular year, giving a better cation of overall trends. One year statistics (2007) have been used for land UKTS and IPS.

ECUTIVE SUMMARY

During 2007 it is estimated that UK residents took 2,08m tourist trips to Highlands of Scotland (HOST), stayed for 8.83m bednights and spent £497m in the area. Within the UK market, 40% of trips were taken by Scottish residents whilst 58% were taken by English visitors. Visitors from overseas took 0.55m trips to HOST and spending 2.72m nights during 2007. Overseas tourism spending in HOST totalled £161m. Tourism related employment accounted for 13.8% of the workforce in the Highlands of Scotland.

ble 1 - Purpose of Trip

	UK Tourist Trips (%)		Overseas Tourist Trips (%)	
	HOST	Scotland	HOST	Scotland
any	79	66	75	49
ing friends &	7	14	18	30
ives (non-holiday)	10	18	5	12
res/Conference	5	2	2	9

ble 2 - UK Tourists by Country of Residence

	Trips (%)		Expenditure (%)	
	HOST	Scotland	HOST	Scotland
land	40	49	62	64
land	58	48	35	29
thern Ireland	1	3	2	5
se	1	1	1	2
1 UK (m)	2.08	13.12	£497	£2,836

Table 3 - Overseas Tourists by Country of Residence

	Trips (%)		Expenditure (%)	
	HOST	Scotland	HOST	Scotland
USA	17	15	24	19
Germany	17	11	18	14
France	9	6	7	4
Italy	7	7	6	7
Australia	5	4	4	4
Spain	7	6	8	6
Canada	5	4	8	6
Netherlands	6	5	6	4
Sweden	4	3	4	3
Switzerland	4	1	2	2
Total overseas (m)	0.55	2.79	£161	£1,367

Table 4 - Duration of Trip

	UK Tourist Trips (%)		Overseas Tourist Trips (%)	
	HOST	Scotland	HOST	Scotland
1 - 3 nights	37	56	-	-
4 - 7 nights	36	28	-	-
8+ nights	27	16	-	-
Average length of stay (nights)	4.25	3.62	4.94	8.8

Table 5 - Time of Trip

	UK Tourist Trips (%)		Overseas Tourist Trips (%)	
	HOST	Scotland	HOST	Scotland
January - March	13	18	5	14
April - June	28	28	28	28
July - September	36	29	57	40
October - December	23	25	10	18

Table 6 - Accommodation Used during Trip

	UK Nights (%)		Overseas Nights (%)	
	HOST	Scotland	HOST	Scotland
Friends/Relatives	26	30	21	41
Hotel/Guesthouse	22	33	26	24
Self-Catering	22	20	11	14
Camping/Caravaning	11	7	12	5
Bed & Breakfast	7	5	23	9
Hotel/University/School	6	2	1	6
Other	2	3	3	1

Table 7 - Transport Used

	HOST		Scotland	
	Overseas Tourist Trips (%)	Scotland	Overseas Tourist Trips (%)	Scotland
Transport into the UK	80	20	88	12
Air	80	20	88	12
Sea / Tunnel	20	80	12	88
Main method of transport	67	8	66	10
Car	67	8	66	10
Plane	8	9	10	10
Train	6	6	10	10
Regular Bus/Coach	6	6	4	4
Regular BlueCoach	6	6	4	4
Organised Coach Tour	6	6	4	4
Other	7	7	6	6

Table 8 - Accommodation Occupancy

The table below shows occupancy for the year 2007 for Highlands of Scotland region (HOST), except for the Caravan & Camping and Hostel sectors. The monthly figures shown for Hostels are for the whole of Scotland. The figures for Caravan & Camping are for HLE (covering administrative area of Highlands & Islands Enterprise).

2007	Hotel Room Occupancy (%)		Guest House self-catering Room Occupancy (%)		Unit Occupancy (%)		Hotel Bed Occupancy (%)		Caravan & Camping Pitch Occupancy (%)	
	(All Scotland)	(All Scotland)	(All Scotland)	(All Scotland)	(All Scotland)	(All Scotland)	(All Scotland)	(All Scotland)	(All Scotland)	(All Scotland)
January	36	14	27	17	-	-	-	-	-	-
February	47	19	39	28	-	-	-	-	-	-
March	46	19	41	35	-	-	-	-	-	-
April	54	35	61	46	24	24	44	44	44	44
May	68	52	72	59	59	59	58	58	58	58
June	75	60	76	60	60	60	58	58	58	58
July	78	67	85	66	64	64	60	60	60	60
August	84	78	87	72	53	42	60	60	60	60
September	74	59	80	53	43	29	53	43	29	29
October	60	38	68	43	43	43	43	43	43	43
November	47	22	35	24	24	24	24	24	24	24
December	39	20	34	25	25	25	25	25	25	25
Annual/Season average for HOST (or area for CAC)	59	40	60	-	-	-	47	47	47	47
Annual/Season average for HOST (or area for CAC)	65	47	54	44	44	44	45	45	45	45

Table 9 - Top Visitor Attractions in Highlands of Scotland

Name and Location of Attraction	2007 Visits	2007 Visits	2007 Visits
Elean Dornan Centre and Visitor Centre by Kyle of Lochalsh	283,151	F	F
Ulughart Castle, Durness/Dornoch	277,994	P	P
Ayre Experience, Perth	217,994	P	P
Caerlaverri Wooden Railway, near Aulomere	146,999	P	P
Ness Tangle, Fort William	145,382	P	P
Landmark Forest Adventure Park, Near Aulomere	140,600*	P	P
James Pringle Weavers of Inverness, Inverness	125,900*	F	F
Glennmore Forest Park Visitor Centre, by Aulomere	105,743	F	F
Caerlaverri Castle, Nairn	89,815	F	F
Glenn Nevis Visitor Centre (Iona/Niholis), near Fort William	88,000*	F	F

Table 10 - Tourism related Employment

	2005	2006	As a % of all Employment 2006
HOST	13,100	14,500	13.3
All Scotland	209,700	218,200	9.2

Sources: Annual Business Inquiry (Office for National Statistics)
Note: Self-employed not included in above statistics

Definitions and Sources

A tourist trip is defined as a stay of one or more nights away from home for holidays, visits to friends or relatives, business/conference trips or any other purposes except such activities as boarding education or semi-permanent employment.

Tourist Bednights are those spent away from home using any type of accommodation, or in transit, on a tourist trip (as above).

Tourist Expenditure is spending incurred whilst away from home on a tourist trip and on advance payments for such items as fares and accommodation. In this fact sheet expenditure is in 2007 prices.

Main Sources of Statistics

ONS International Passenger Survey, 2006, 2007
United Kingdom Tourism Survey, 2006, 2007
Scottish Accommodation Occupancy Survey, 2007
Visitor Attractions Monitor, 2007
Annual Business Inquiry, 2005, 2006 (NOMIS)

NOTES ON DATA

In this publication percentage figures may not add up to 100% due to rounding.

As with all surveys, the data are subject to sampling errors, which particularly affect the smaller regions of Scotland.

For more information please contact

Strategic Research Department
VisitScotland
Ocean Point One
94 Ocean Drive
Edinburgh EH6 6JH
email: research@visitscotland.com