

PLANNING

Cairngorms National Park
Local Development Plan

POLICY 2 - SUPPORTING ECONOMIC GROWTH
Non-statutory Planning Guidance

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This non-statutory Planning Guidance provides further information and detail on how to comply with **Policy 2 – Supporting Economic Growth** in the Cairngorms National Park Local Development Plan 2015.

This document is available in large print on request. Please contact the Cairngorms National Park Authority on 01479 873535. It is also available to view at **www.cairngorms.co.uk**

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Policy 2 Supporting Economic Growth

Planning Guidance

Policy Requirements	Information Required
Retail development	<ul style="list-style-type: none"> • Demonstrate a sequential approach to site selection • Detailed explanation of the impact on neighbours and affected settlement/centre • In exceptional circumstances, demonstrate social or community need for the proposal – include any cumulative impact in this case
Tourism and leisure development	<ul style="list-style-type: none"> • Demonstrate the physical impact of the proposal including the impact on the surrounding area • Detailed explanation of the positive contribution which will occur as a result of the proposal • Information on any seasonal elements of the proposal
Other economic development	<ul style="list-style-type: none"> • Demonstrate compatibility with the surrounding businesses • Detail on how your proposal will support local and broader economic vitality and viability
Reduction of economic opportunity	<ul style="list-style-type: none"> • Justification that there will be no adverse impact on the local economy or visitor experience based on economic viability and lack of need for the existing business or facility

Meeting the requirements of the policy

Retail development

1. Retail development will normally be expected to locate in identified settlements. In the first instance you should consider locating your proposal within the settlement core. If this is not appropriate for your business needs, you must demonstrate why this is the case. You should then consider looking for a suitable site elsewhere within the settlement boundary. Outside settlements you must explain why you have selected your site, and demonstrate how your proposal supports the wider economy of the local community. A retail impact assessment may be required depending on the scale of the development.
 2. Your application must include a statement explaining the sequential approach to site selection which you have followed. You must also demonstrate that your proposal will have no adverse impacts on neighbours or the economic success of local settlements.
- ### Tourism and leisure development
3. The tourism and leisure sector is vital to the wider economy of the National Park, with both direct and indirect benefits. The impact of your proposal on these benefits is a key factor in the consideration of the acceptability of adding to or changing the range of facilities. Your proposal must therefore add to the range and quality of facilities and opportunities which exist.
 4. Your proposal must demonstrate how it achieves best practice in terms of facility development and future management. It must have no adverse impact on the environment, both on site and on the neighbouring area.
 5. In the case of large developments, a future management plan may be required to clarify the sustainable credentials of the proposal into the future. A visitor management plan may also be required. The level of detail provided in the Visitor Management Plan should be appropriate to the scale of the proposed development. As a minimum, where relevant, it should include the following:
 - how the proposal has been designed to extend the tourist season;
 - how the proposal will improve the availability of facilities for local communities; and
 - what arrangements have been put in place for the long-term maintenance of the completed development.

6. It may also include the following:
- access arrangements to/from/within the proposed development site, including non-car modes;
 - proposed parking arrangements;
 - signage to and within the proposed development site;
 - additional facilities such as toilets, reception and storage facilities; and
 - the impact of the development on adjacent sites and/or facilities, and any management requirements required to mitigate any negative impacts.

Other economic development

7. For other forms of economic development your proposal must, primarily, support the economy. This can be achieved by:
- adding to or extending the range of economic opportunities or facilities in a community;
 - by improving the quality of existing facilities; or
 - extending the range of facilities including extending the time frame over which the facilities are popular (non seasonal).
8. Your proposal must be compatible or complementary to existing businesses in the area. You must demonstrate how your proposal achieves this. It must support the vitality and viability of the local and wider economy. It may also help broaden diversification of the economy in a way which meets all previous criteria.
9. The impact of your development on the wider economy is an important consideration. Permission will only be

granted where you can demonstrate that your proposal supports and promotes sustainable economic development. The level of information required should be proportionate and relevant to the scale and nature of the business development. It may include information on matters such as the number of jobs to be created, hours of working, transport requirements, environmental effects, noise levels and the layout and design of buildings. For example, a Retail Impact Assessment may be required to support a new retail business proposal or a business plan for an economic development proposal.

Reduction of economic opportunity

10. Supporting local communities is also key to the economic sustainability of the National Park as a whole.
11. Over time it is inevitable that circumstances may change and lead to applications to change the use of existing economic developments. In considering the closure of an economic enterprise, the impact this will have on local people and the need to protect the local centres which service their needs will be a primary consideration. Where possible these centres will be protected to ensure a viable hierarchy of settlements is maintained.
12. The loss of an existing business or tourism facility will only be considered acceptable where it is no longer needed, where it is not economically viable and where the loss will have no adverse impact on the local economy. You must explain how your proposal to reduce existing economic opportunity meets these criteria.