
CAIRNGORMS NATIONAL PARK AUTHORITY

FOR DECISION

Title: APPROVAL FOR CONSULTATION: SUPPLEMENTARY
PLANNING GUIDANCE

1. CARBON EMISSIONS FROM NEW DEVELOPMENTS
2. HOUSING DEVELOPMENT IN RURAL BUILDING GROUPS

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Purpose

This report asks the Committee to note and approve for consultation draft Supplementary Planning Guidance (SPG) associated with the Deposit Local Plan; Carbon Emissions from New Developments and Housing Development in Rural Building Groups.

Recommendation

- (i) It is recommended that the Committee note and approve the draft SPG for consultation for the following:
 1. Carbon Emissions from New Developments
 2. Housing Development in Rural Building Groups
- (ii) Agree that a further report is presented to Committee following conclusion of the consultation, providing results and recommendations as required.

Background

This paper seeks approval of two documents – draft SPG relating to Carbon Emissions from New Developments and Housing Development in Rural Building Groups; both of which will be subject to extensive stakeholder and public consultation following the receipt of the Reporters Recommendations to the Deposit Local Plan and further consideration by the Committee for final approval.

The Committee approved a programme of SPG in October 2008. This suite of SPG will aid implementation of the Cairngorms National Park Local Plan by providing amplification and a further layer of detail greater than is possible in the Local Plan. On approval of the Committee, these SPG will be the subject of wide stakeholder and public consultation.

The committee are asked to endorse the first two draft documents of SPG. Other guidance will follow in due course and more information on the programme of work ahead is outlined in a later section.

Carbon Emissions from New Development

1. This guidance (Appendix 1) has been prepared in support of policy 19 of the Local Plan - Reducing Carbon Emissions in Development. Planning Authorities are required to prepare detailed SPG for implementation of a national requirement for all new development (over 500sqm) to cut carbon emissions by 15% (on current 2007 Building regulations carbon dioxide emissions standards).
2. The policy recognises the energy consumption and carbon emissions attributable to buildings and realises that new development can bring about significant increases in energy efficiency and local energy generation. Policy 19 and its accompanying SPG reflect the requirement placed by Scottish Government established on planning authorities by SPP6: Renewable Energy and reiterated in PAN84: Reducing Carbon Emissions in New Development. The policy is considered central to sustainable development and contributes to Scottish Government targets for reducing greenhouse gases.
3. Applicants are expected to demonstrate how proposals will meet the 15% target, as a minimum, by ensuring that the design and management of new development includes energy efficient, micro-generation and decentralised renewable energy systems technologies such as combined heat and power (CHP) boilers to reduce carbon dioxide emissions. Good, careful design at the outset will minimise the total energy demand for the lifetime of the building. The guidance note provides examples of technology, general considerations and outlines the information required and the calculations to be compliant with the 15% carbon reduction targets: a step-by-step flow chart details the requirements.
4. Committee should note the proposed use of suspensive conditions (paragraph 21) which would allow applicants to submit outline statements demonstrating consideration of the equipment to be used; not requiring the full calculations and Energy Statement to be submitted until after the determination of the planning application – at the reserved matters or building warrant stage as required; this is included to allow flexibility and prevent delays in the determination of planning applications.

5. **Committee are asked to endorse this draft for consultation.**

Housing Development in Rural Building Groups

1. This guidance supplements Local Plan Policy 23: Housing Development in Rural Building Groups. The policy allows for development of new housing within existing rural building groups in appropriate locations of the National Park. The opportunity for additional housing in these small cohesive groups is recognised as an important means of reinforcing and sustaining rural communities.

2. The draft guidance note (Appendix 2) provides criteria, general principles and good practice advice, clearly recognising the need to safeguard the character and amenity of rural building groups, their landscape setting and ensure the highest standards of siting and design. This document provides concise and flexible guiding principles to allow applicants to make informed considerations about additional housing units in rural building groups of three or more residential dwellings.

3. The policy and accompanying SPG will be used to allow for the development of new housing within existing rural building groups where the proposal is an appropriate contribution to the nature, character and amenity of the group. Proposals would be expected to effectively demonstrate fulfilment of the housing group's criteria, in that it is connected to the existing group through integration with existing built form, settlement pattern and landscape features.

4. **Committee are asked to endorse this draft for consultation.**

Next stages to follow: Consultation

It is proposed to have a consultation period of 8 weeks following receipt of the Reporters Report to the Local Plan. The Draft Guidance will be sent to all key stakeholders and be made available to the wider public. The documents will be made available at CNPA offices, libraries and other accessible points as required, and be included on the CNPA website. The consultation will be launched with a press release. A summary of the comments and proposed CNPA response will be submitted to a future meeting of the committee, proposing changes as appropriate and seeking approval of the finalised guidance. Once approved, the Guidance will be a material consideration in the determination of planning applications.

Recommendation

That the Planning Committee (i) formally note and approve for consultation the draft guidance on Carbon Emissions from New Developments and Housing Development in Rural Building Groups respectively, and (ii) agree that a further report is presented to Committee following conclusion of the consultation, providing results and recommendations as required.

Update on SPG

1. The SPG covered by this paper will be ready for consultation following receipt of the Reporters Report to the Deposit Local Plan expected later towards the end of the year.
2. Two further draft SPG on Affordable Housing and Developer Contributions respectively are at an advanced stage of preparation.
3. Susan Dean has been recruited part time for six months to focus on the Sustainable Design Guide.
4. A number of further items of SPG will be ready for consultation by the end of September with another tranche ready for consultation by Christmas. Each of these items of SPG will come to Planning Committee prior to consultation.

Financial Implications for the Park Authority

The budget for publication and consultation on the SPG is accounted for in the operational plan.

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