
CAIRNGORMS NATIONAL PARK AUTHORITY

FOR DECISION

Title: Approval of Supplementary Planning Guidance
for Public Consultation

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Purpose

This paper seeks the approval of Planning Committee to consult on the second batch of Supplementary Planning Guidance to support the adopted Cairngorms National Park Local Plan.

Recommendation

That Planning Committee;

- a) Approve the following draft Supplementary Planning Guidance for consultation:
 - Wildness
 - Carbon Emissions
 - Developer Contributions
 - Aviemore Design Framework
- b) Approve the consultation on the Supplementary Planning Guidance from 21 February to 1 April 2011.

Executive Summary

The Cairngorms National Park Authority has a duty to prepare a Local Plan for the Park and to support and add further detail to that Plan. A suite of Supplementary Planning Guidance has been drafted covering a variety of topics. This Supplementary Planning Guidance is intended to assist applicants in understanding the requirements for their planning applications, and adds a level of detail which is inappropriate for the Local Plan. The guidance will support the adopted Local Plan and will form a material consideration in the determination of planning applications and appeals.

A number of pieces of Supplementary Planning Guidance have already been developed, have been through public consultation, and were adopted in October 2010. This paper brings forward the second batch of draft guidance and seeks approval to undertake a period of public consultation on them.

The supplementary planning guidance topics being considered at this time are on Wildness, Carbon Emissions, Developer Contributions and the Aviemore Design Framework.

Supplementary Planning Guidance – Approval for Public Consultation

Members will be aware of the first batch of Supplementary Planning Guidance that was adopted in October 2010. This paper brings forward the second batch of draft supplementary planning guidance for consultation. The topics being addressed at this time are:

Wildness

The Wildness guidance supplements the Local Plan policies landscape, and sets out guidance to underpin the specific issues relating to wildness. The need for its production was raised by the reporters' following the Local Plan Inquiry in 2009. It is underpinned by a study by the University of Leeds which looks at relative wildness across the Park. This work considered four key attributes of the experience of Wildness, and this guidance seeks to provide more information as to how this work relates to planning applications for various types of development.

Carbon Emissions

The Carbon Emissions guidance provides additional information to help applicants consider how to minimise carbon emissions from their developments. It specifically looks at development located within carbon sinks, development that may potentially have an impact on carbon emissions, for example, development affecting peatland and moorland, soil conservation and the potential for off setting carbon emissions elsewhere.

Developer Contributions

The Developer Contributions guidance sets out the types of contributions that will be sought in association with development proposals and why these will be expected, how payments will be sought, what developers can expect to see for their contributions and what happens if the money is not spent.

Aviemore Design Framework

The design framework for Aviemore sets out a series of proposals for all future development in Aviemore. It sets out a vision for the town, setting it within the wider context, and then makes specific recommendations for different types of development and various specific sites.

Recommendation

It is recommended that Planning Committee;
Approve the following draft Supplementary Planning Guidance for consultation:

- Wildness
- Carbon Emissions
- Developer Contributions
- Aviemore Design Framework

Next Stages – Consultation

It is proposed to commence a period of consultation on the 21 February 2011, closing on 1 April 2011. The documents for consultation will be sent to all key stakeholders, community groups and will be available to the wider public. The documents will be made available at CNPA offices, libraries and other accessible points as required, and will also be available on the CNPA website.

A summary of the comments received, and proposed CNPA response will be submitted to a future meeting, with any proposed changes as appropriate, in order to seek approval of the final versions of the guidance. It is hoped this will take place in April / May 2011. Once adopted, the guidance will be a material consideration in the determination of planning applications.

Recommendation

It is recommended that Planning Committee:

Approve the commencement of the consultation on this batch of supplementary planning guidance, starting on 21 February 2011 and running for six weeks until 1 April 2011.

Policy Context

The CNPA is responsible for the production of a Local Plan for the Park and to support this any necessary supplementary planning guidance. The National Park Plan provides the strategic context for this Local Plan, its policies and proposals, and any supplementary planning guidance. These must accord with the objectives of the National Park Plan. The adopted Local Plan and its supporting guidance, and development management procedures must ensure all developments protect the Park's special habitat and special qualities, and site design plans for developments make a positive contribution to biodiversity as appropriate to their location is a priority for Action in the National Park Plan. In addition the National Park Plan includes as a further Priority for Action to make provision for effective land and policies for housing in the Local Plan. Adopting and implementing the Local Plan and its supporting supplementary planning guidance will therefore significantly assist in the delivery of these priorities. In addition the adoption of the Local Plan and its supplementary planning guidance will achieve one of the strategic objectives set out in the Corporate Plan. It will ensure the Park is a well designed, sustainable area of high environmental quality which provides affordable places for people to live, work and actively enjoy.

Implications

Financial Implications

The budget for publication, consultation and adoption of the Local Plan and its supporting supplementary planning guidance is planned for in the agreed Operational Plan. The staff resources required to undertake this work will fit within existing work programmes.

Implications for Stakeholders

The constituent Local Authorities will use the adopted Local Plan and its supporting supplementary planning guidance in determining those applications submitted in the Park but not called in by CNPA. Developers, key agencies, infrastructure undertakers, community groups and residents will also use the Local Plan and the supplementary planning guidance to guide and inform further development work in the Park. It will be a necessity to continue to work closely with all involved to ensure a clear and widespread understanding of the Local Plan and the supplementary planning guidance and how it is to be used once adopted.

Next steps

Following the close of the period for consultation, CNPA must consider all of the submissions received and decide whether to make any changes to the supplementary guidance. The results of the consultation and the further changes proposed will be reported to a future committee. It is hoped this will be in April / May 2011.

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25 January 2011

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Appendices

1. Wildness
2. Carbon Emissions
3. Developer Contributions (To follow)
4. Aviemore Design Framework (To follow)