

CAIRNGORMS NATIONAL PARK AUTHORITY

FOR DECISION

Title: HOUSING SUPPLEMENTARY GUIDANCE

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Purpose of Report

To approve the proposed changes to the Housing Supplementary Guidance following the public consultation.

Recommendation:

That the Planning Committee agree and approve modifications to the Housing Supplementary Guidance for the Local Development Plan 2021 prior to approve submission to Scottish Ministers.

Background

1. The Cairngorms National Park Local Development Plan (LDP) was adopted on the 26th March 2021. The CNPA has prepared eight pieces of Non-statutory Guidance and two pieces of statutory Supplementary Guidance to support it.
2. Supplementary Guidance for Developer Obligations is currently awaiting a response from Scottish Ministers following its submission upon approval by the planning committee in March 2022, after which it can be formally adopted by the Planning Committee. Following the adoption of the Design and Placemaking Guidance in April 2022 eight pieces of guidance have now been adopted supporting the following policies:
 - a) Supporting Economic Growth Non-Statutory Guidance
 - b) Natural Heritage Non-Statutory Guidance
 - c) Landscape Non-Statutory Guidance
 - d) Renewable Non-Statutory Guidance
 - e) Open Space, Sport and Recreation Non-Statutory Guidance
 - f) Cultural Heritage Non-Statutory Guidance
 - g) Resources Non-Statutory Guidance
 - h) Design and Placemaking Non-Statutory Guidance
3. The purpose of both supplementary guidance and non-statutory guidance is to provide further information and clarification about how LDP policies should be interpreted and applied. However Supplementary Guidance can only be prepared where it has

been specifically identified in the LDP and is limited to providing further information or detail on the policies or proposals set out in the LDP and cannot introduce new policy requirements not already set out in the LDP. Once adopted by the planning authority, Supplementary Guidance has the same status as the Development Plan in decision making.

Housing Supplementary Guidance

4. The Housing Supplementary Guidance specifically provides supporting information on the implementation of LDP **Policy 1: New Housing Development**. The main focus of the guidance is to set out the affordable housing criteria and support its delivery.
5. The Housing Supplementary guidance defines affordable housing and explains where on-site delivery is required as well as where exceptions to this might be made. It also sets out the expected level of financial contribution that is required for smaller developments (of less than 4 dwellings) and situations where on-site delivery is not possible.
6. The guidance also covers; house building in settlements, in the countryside and in rural groups. It also provides guidance on alterations, conversions, replacement houses and housing provision for gypsies, travellers and travelling show people.
7. A summary of the responses received to the Supplementary Guidance consultation is set out in **Appendix 1** along with the changes that have been made to the Guidance. The final Supplementary Guidance incorporating these changes is contained in **Appendix 2**.

Next Steps

8. Following Planning Committee agreement, the CNPA will submit a formal submission of the final Housing Supplementary Guidance to Scottish Ministers seeking approval for adoption.
9. Following adoption, the Supplementary Guidance will support the implementation of the LDP and will be a material consideration for the future planning applications

Appendices

Appendix 1 - Table of Consultation Responses and Implemented Changes
Appendix 2 – Housing Supplementary Guidance

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