



Housing Development in Rural Building Groups

Supplementary Planning Guidance

Planning in the Cairngorms National Park

Planning in the Cairngorms National Park is unique. It involves the Cairngorms National Park Authority (CNPA) working alongside the five local authorities which operate in the Park – Aberdeenshire, Angus, Highland, Moray and Perth & Kinross.

Due to the expansion of the National Park in October 2010, to take in part of Perth & Kinross, different planning policies apply there.

The following paragraphs set out what planning policies apply in the National Park, and how planning applications will be dealt with.

Planning Policies

The Cairngorms National Park Local Plan, and this Supplementary Planning Guidance (SPG), covers the Aberdeenshire, Angus, Highland and Moray parts of the National Park only. This SPG sets out detailed advice to help you meet the requirements of the policies in the Cairngorms National Park Local Plan. It is recommended that it is read in conjunction with the policies in the Local Plan and other relevant SPG.

The Cairngorms National Park Local Plan and this SPG does not cover the Perth & Kinross area of the Park. The Perth & Kinross Highland Area Local Plan, or the Perth & Kinross Eastern Area Local Plan, and any associated SPG, apply. Please see www.pkc.gov.uk for further information.

Planning applications

All planning applications submitted within the Cairngorms National Park must comply with the relevant Local Plan and SPG (see paragraphs above on planning policies for details).

Planning applications should be submitted to the relevant local authority in the normal manner. The local authority ensures all the necessary information is supplied and registers receipt of the application. The CNPA is informed by the local authority and has 21 days to decide whether to call-in the application. Only applications which are of general significance to the aims of the Park are called-in. The CNPA determines called-in applications. In instances where planning applications are not called-in, the local authority will determine the application.

1.0 Background

- 1.1 This guidance provides additional information relating to Housing Development in Rural Building Groups, as outlined in Policy 21 in the Cairngorms National Park Local Plan.

Policy 21 Housing Development in Rural Building Groups

Proposals for new housing development as part of an existing rural building group which comprises three or more occupied dwellings will be permitted where the proposal reinforces and enhances the character of the group, does not detract from the landscape setting, and does not add more than one third to the existing size of the group within the plan period (based on the size of the group on the date the policy is implemented).

- 1.2 This policy allows for development of new housing within existing rural building groups in appropriate locations in the Cairngorms National Park.

2.0 Introduction

- 2.1 The opportunity for additional housing in these small cohesive groups is recognised as an important means of sustaining and reinforcing rural communities.
- 2.2 Policy 21 aims to support appropriate housing development in existing rural building groups, recognising the benefits of reinforcing and enhancing dispersed small settlements and housing groups in aiding sustainable and prosperous rural communities.
- 2.3 The policy supports 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. Any proposed development must demonstrate that it is connected to the existing group through integration with existing built form, settlement pattern and landscape features.

3.0 Purpose of this guidance

- 3.1 This guidance provides criteria, general principles and good practice advice, clearly recognising the need to protect the character and amenity of rural building groups, their landscape setting and ensure the highest standards of siting and design.
- 3.2 Please note: proposals which do not meet the specific criteria will be determined using other Local Plan policies. The conversion of any non residential building into a dwelling will be considered under Policy 22 of the Local Plan and not this policy. Early pre-application discussions are advised.

4.0 What is an existing rural building group?

- 4.1 An existing rural building group is a group of at least three dwellinghouses (other structures are not applicable) which are completed and occupied. It is demonstrable that a clear and recognised relationship exists between the dwellings. The group must be well-connected and cohesive, in its pattern of development through built form or landscape features. This may require a site inspection.

5.0 General site principles

- 5.1 Any proposal must demonstrate satisfactory integration into the existing building group in terms of pattern and layout within appropriate and clearly definable sites. They must:
- Not add more than a third to the number of dwellinghouses within the group over the Local Plan period (extant permissions granted during the Plan period are included in this calculation);
 - Positively contribute, reinforce and enhance the layout and pattern of the existing rural building group. They are expected to be well-connected and cohesive;

- Be an appropriate addition to the building group and not detract from any landscape setting or features and the general character and amenity;
- Recognise and respond to the existing character, siting and design of the group including traditional features, the scale and proportions of neighbouring plots and buildings;
- Linear or 'ribbon' development along a roadside or landscape feature will not be supported unless it clearly reflects the traditional building pattern of the area. Appropriate infill development between existing houses may be considered. Proposals to extend such groups beyond the limits of existing groups will generally be discouraged.

6.0 Infrastructure and service requirements


- 6.1 Any proposals must recognise local infrastructure and service requirements, including the provision of community open space, whilst also accounting for impacts on rural character, such as the requirement for access roads.

7.0 Supporting information

- 7.1 Any application or enquiry should be accompanied by a supporting statement and information including an Ordnance Survey based map highlighting the specific site, the existing and proposed grouping and any landscape features.

8.0 Further Guidance

- 8.1 It is recommended that the following sources of planning advice are read in conjunction with this guidance.
- Scottish Government
www.scotland.gov.uk
The consolidated Scottish Planning Policy, 2010
Planning Advice Note 72
Housing in the Countryside
Planning Advice Note 44
Fitting Housing Development into the Landscape
 - Cairngorms National Park
Supplementary Planning Guidance
- Sustainable Design Guide
www.cairngorms.co.uk



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