



Housing Development in Rural Building Groups



Supplementary Planning Guidance
Consultation May 2010

Supplementary Planning Guidance Public Consultation Monday 24 May to Friday 24 September 2010

Supplementary Planning Guidance (SPG) sets out detailed advice to help people meet the requirements of the policies in the Cairngorms National Park Local Plan and the Cairngorms National Park Authority (CNPA) is presently developing a number of SPG documents. These will go out for a four month public consultation before publication – from Monday 24 May to Friday 24 September 2010.

How to Comment

- A form is available on the following page. Comments *, which must include your name and address, should be returned to the CNPA by **Friday 24 September**, to the following address:

**FREEPOST (RSHS-BHKL-KXHS)
Cairngorms National Park Authority
Albert Memorial Hall, Station Square
Ballater AB35 5QB**

- You can download, or complete this form online, at www.cairngorms.co.uk/planning/localplan
- To discuss any aspect of the Supplementary Planning Guidance documents, or to arrange a meeting, please contact the CNPA's Ballater office.

- All documents are available to view at the CNPA offices in Ballater and Grantown-on-Spey (see addresses below) and at a number of council offices within the Park. Comment forms will also be available at all these locations.

Albert Memorial Hall
Station Square
Ballater
Aberdeenshire AB35 5QB
Tel: 013397 53601
Fax: 013397 55334
Email: spg@cairngorms.co.uk

14 The Square
Grantown-on-Spey
Moray PH26 3HG
Tel: 01479 873535
Fax: 01479 873527
Email: spg@cairngorms.co.uk

Next Steps

The Cairngorms National Park Authority will consider all the comments made on the supplementary planning guidance and will make appropriate changes. The final versions of the SPG will be prepared for formal approval at the end of 2010.

*Please note that all responses will be made public but will not be attributed to any named individual/organisation.

Data protection: These details will only be used for purposes associated with the Supplementary Planning Guidance consultation. You may request to see personal information held by the CNPA at any time.

For a large print version of this publication, please contact the Cairngorms National Park Authority on 01479 873535.

Cairngorms National Park Local Plan

Consultation on Supplementary Planning Guidance documents Monday 24 May – Friday 24 September 2010

Comments form

How to make a comment

- Please use a separate form for each of your comments.
- You must state which Supplementary Planning Guidance document, and which part of it, your comment relates to.
- You must indicate clearly your proposed changes, for example deletion of a proposal, deletion of a paragraph, amended wording, amendments to diagram/photograph.
- This form can be photocopied or further copies obtained from the CNPA offices.
- You can also complete the form online at www.cairngorms.co.uk/planning/localplan
- The deadline for submitting completed forms is **Friday 24 September 2010**.

1.

Name _____

Address _____

Telephone _____ Email _____

2.

If you are appointing someone to act as your agent, please give their details.

Name _____

Address _____

Telephone _____ Email _____

To which address should correspondence to be sent? Own

Agent

3. Which Supplementary Planning Guidance document does your comment relate to? You must include the document title, the page number and the paragraph number where relevant.

4. Please state clearly and fully your comment(s), continuing on additional sheets if necessary.

5. If you are suggesting a specific change to the Supplementary Planning Guidance, please explain clearly what this is.

6. Signature _____ Date _____

Please return completed forms, by **Friday 24 September 2010**, to:

FREEPOST (RSHS-BHKL-KXHS)
Cairngorms National Park Authority
Albert Memorial Hall, Station Square
Ballater AB35 5QB

Tel: 013397 53601
Fax: 013397 55334
Email: spg@cairngorms.co.uk

www.cairngorms.co.uk



Planning in the Cairngorms National Park

The Cairngorms National Park is the largest National Park in the UK, encompassing areas of Highland, Aberdeenshire, Moray and Angus. A Scottish Government consultation is taking place to extend the boundary into Perthshire, towards the end of 2010.

Planning in the Cairngorms National Park is unique. It involves the Cairngorms National Park Authority (CNPA) working alongside the Local Authorities, who continue to deal with many of the planning applications within their respective areas. All planning applications submitted must comply with all the policies in the Cairngorms National Park Local Plan (once adopted) and any relevant Supplementary Guidance.

Any planning application should be submitted to the relevant Local Authority in the normal manner. The Local Authority checks to ensure all the necessary information is supplied and registers receipt of the application. The CNPA is informed by the Local Authority and then 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. Thereafter the CNPA determines the application. In instances when planning applications are not called-in, the Local Authority continues to act as the planning authority.

This supplementary guidance 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 other relevant guidance, such as the Sustainable Design Guide.

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. The opportunity for additional housing in these small cohesive groups is recognised as an important means of sustaining and reinforcing rural communities.

2.0 Introduction

- 2.1 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.
- 2.2 The policy 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. Any new development proposed must demonstrate that it is connected to the existing group through integration with existing built form, settlement pattern and landscape features.

- 2.3 This guidance 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. 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.

3.0 What is an existing Rural Building Group?

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

4.0 General site principles

- 4.1 Any proposal must demonstrate satisfactory integration into the existing building group in terms of pattern and layout within appropriate and clearly definable sites (see Figure 1). They must:
- 4.1.1 Not add more than a third to both the cumulative area and number of dwellinghouses within the group over the Local Plan period. (extant permissions must be included in this calculation);
 - 4.1.2 Positively contribute, reinforce and enhance the layout and pattern of the existing rural building group. They are expected to be well-connected and cohesive;
 - 4.1.3 Be an appropriate addition to the building group, not detract from any landscape setting or features and the general character and amenity;

4.1.4 Recognise and respond to the existing nature, siting and design of the group including traditional features, the scale and proportions of neighbouring plots and buildings;

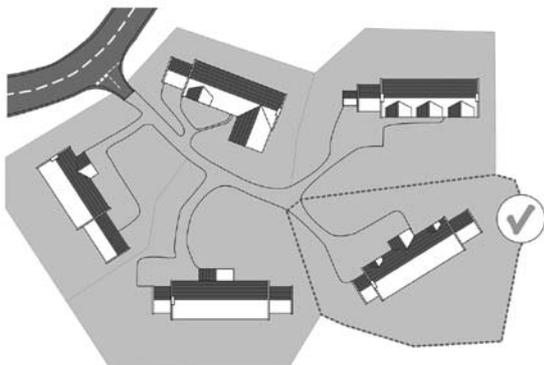


Figure 1: Example of cohesive, well-connected building group

4.2 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 (see Figure 2 below). Appropriate infill development between existing houses may be considered. Proposals to extend such groups beyond the limits of existing groups will generally be discouraged.

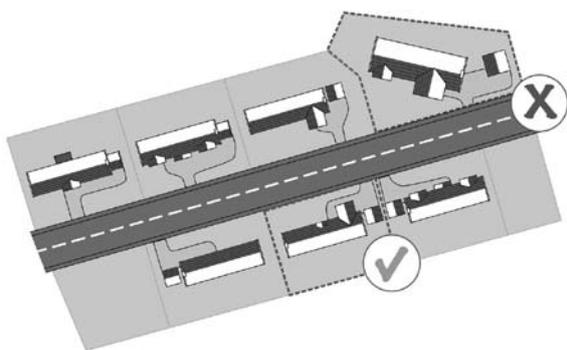


Figure 2: Example of inappropriate ribbon development

5.0 Other considerations

5.1 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.

5.2 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.

6.0 Further Information

6.1 It is recommended that the following other sources of planning advice are read in conjunction with this guidance.

Scottish Government

www.scotland.gov.uk

Scottish Planning Policy

PAN 72: Housing in the Countryside

PAN 44: Fitting Housing Development into the Landscape

Cairngorms National Park Authority

www.cairngorms.co.uk

Supplementary Planning Guidance

- Sustainable Design Guide