

PLANNING

Cairngorms National Park
Local Development Plan

POLICY 11 - DEVELOPER CONTRIBUTIONS
Supplementary Guidance

**Cairngorms National Park Local Development Plan
Supplementary Guidance
Policy 11 – Developer Contributions**

This Supplementary Guidance provides further information and detail on how to comply with **Policy 11 – Developer Contributions** in the Cairngorms National Park Local Development Plan 2015. It forms part of the Local Development Plan and carries that weight in decision making. This Supplementary Guidance should be read alongside the Local Development Plan.

This document is available in large print on request. Please contact the Cairngorms National Park Authority on 01479 873535. It is also available to view at **www.cairngorms.co.uk**

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Policy 11 Developer Contributions

Supplementary Guidance

Considering Developer contributions as part of your proposal				
	Small scale housing (Less than 4 units)	Medium scale housing (4-49 units)	Major housing Application (50+ units or 2 Ha)	Commercial development (Tourism, business & mixed-use)
Education	✓	✓✓	✓✓	
Libraries		✓	✓	
Healthcare		✓	✓	
Recycling & Waste		✓	✓	✓
Sustainable Travel		✓✓	✓✓	✓
Community facilities		✓✓	✓✓	✓
Landscaping & Open Space		✓	✓	✓
Natural Heritage	✓	✓	✓	✓
Affordable Housing	Refer to New Housing Development policy & Supplementary Guidance			

KEY

✓✓	Likely to be required if not directly addressed by planning application or consents.	✓	May be required subject to assessment of the individual proposal.
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1. It is important that new development does not have an adverse impact on the local community by increasing pressure on local services or facilities.
2. The planning authority may seek a contribution from developers towards mitigating the impacts of the development. It can take the form of additional pieces of development or a cash payment. Cash payment is normally used only if a physical contribution is not possible. The contributions must be linked to the original development proposal.
3. There are differences in the types, methods of calculation and delivery of contributions in the five council areas. The contributions sought from development in different areas will therefore reflect local circumstances.
4. The Cairngorms National Park Authority set out the required contributions for affordable housing and guidance for Natural Heritage and Core Paths. Applicants should refer to the relevant local authority (and health board where applicable) for current contribution rates for:
 - education
 - libraries
 - healthcare
 - recycling & waste
 - sustainable travel
 - community facilities
5. The aim however always remains to deliver economic growth in a way which supports local communities and natural heritage whilst ensuring that planned development is economically viable and has been fairly considered for developer contributions.
6. As set out in the Scottish Government Circular 3/2012, contributions will be required to meet the following tests:
 - necessary to make the proposed development acceptable in planning terms;
 - serve a planning purpose and, where it is possible to identify infrastructure provision requirements in advance, should relate to development plans;
 - relate to the proposed development either as a direct consequence of the development or arising from the cumulative impact of the development in the area;
 - fairly and reasonable relate in scale and kind to the proposed development;
 - be reasonable in all other respects.

The forms of contribution

Education

7. Residential developments will be required to make a contribution towards education where the school roll is expected to reach or exceed capacity as a result of the proposal.
8. The contribution will be based on the likely proportion of additional school children over the schools capacity. The local authority in which the school lies will determine how the contribution will be calculated.
9. If required, the contribution may be required to:
 - provide temporary teaching accommodation where the school roll is expected to temporarily exceed capacity; or
 - provide new built accommodation where a school may already be over capacity and the development will significantly exacerbate this.

10. School roll forecasts are published annually by each local authority and will be used to determine whether a contribution is required.

Libraries

11. Contributions towards libraries will be required where it is considered that the scale of the proposal could have a detrimental impact on the function and service of an existing library facility.

Healthcare

12. A contribution may be required towards the provision of primary healthcare (including GP surgeries, dental facilities and community pharmacies) where development will result in the capacity of existing healthcare facilities being met or exceeded.
13. The level of contribution required will depend on what is needed to reasonably and proportionately mitigate the shortfall in healthcare provision. Contributions may be sought for;
 - new permanent accommodation;
 - a permanent extension; or
 - an internal re-organisation to provide additional capacity.
14. Smaller residential developments are less likely to create the need for new permanent accommodation. The contribution per housing unit will vary depending on the scale and impact of the proposal.
15. Contributions will be determined through direct negotiations with the relevant health board, the Council, planning authority and applicant.

Recycling and waste

16. Development may create the need for additional recycling and waste facilities to accommodate new households.
17. Contributions may be required towards the provision of:
 - waste recycling facilities;
 - bins for recycling; or
 - household recycling centres
18. Contributions may be required to upgrade or expand an existing waste facility where the development will cause the facility to meet or exceed capacity.
19. Each local authority within the Cairngorms National Park identifies priorities for waste management through their respective strategies. The contributions required will be assessed in accordance with these on a case by case basis.

Sustainable Travel

20. Contributions towards strategic and local transport networks will be required where a development is likely to impact on existing routes, road infrastructure or transport services.

Road infrastructure

21. The access to a development site and its connection to the local road network is the responsibility of the developer. Consultation with the relevant local authorities transport team may be undertaken as part of the application process.
22. Where a development proposal on its own or cumulatively, is likely to result in a more significant impact on a road

network, contributions will be required towards the cost of the infrastructure needed to address and mitigate the impacts.

23. The Trunk Roads Authority will determine any contributions required in relation to trunk roads or works to be undertaken by the developer, dependent on the scale and nature of interventions identified as necessary within the Transport Assessment.
24. The relevant regional transport partnership (HITRAN, NESTRAN and TACTRAN) and the local authority planning and roads departments may also be involved in identifying the contribution required.
25. The required contribution will take into account the impact of the development on the priorities detailed in the respective regional transport partnership strategies and local transport strategies.

Travel improvements

26. Opportunities to enhance the provision of sustainable travel options may be requested depending on the scale of the development and its location. These may include:
 - bus shelters, stopping lay-bys, turning areas or operating subsidies;
 - car parking/cycle parking at bus stops /rail stations serving the development;
 - secure cycle parking;
 - cycle ways or signs to rail stations;
 - travel plans for larger developments;
 - a contribution towards established community transport solutions that would experience increased use.

Connection to the path network

27. Policy 3: Sustainable Design and the Scottish Government's 'Designing Streets' standards require developers to provide safe walking and cycling routes and maximise opportunities to provide links with existing path networks as part of their development.
28. Contributions may be required to establish or improve links to the core paths network where a development may have an impact or part of the network requires upgrading to accommodate the development. Improving links in, through, around and between communities may be required to improve accessibility and promote sustainable travel through walking and cycling. Access opportunities should cater for the needs of people of all abilities.
29. Developments should have regard for the Core Paths Plan Supplementary Guidance.

Community facilities

30. Community facilities include town and village halls as well as recreational and sports facilities. A contribution may be required where a proposed development will increase pressure on a facility and it requires to be upgraded or a new facility is required to accommodate the increase in use.
31. The contribution will be determined taking into account the capacity of the existing facilities along with the expected increase in population as a result of the development. This will be assessed on a case by case basis by the relevant planning authority.

Landscaping & Open Space

32. Strategic landscaping and open space should be delivered on-site where possible and should form an integral part of the design of the development. It is the responsibility of the developer to deliver this and make provision for on-going management.
33. If it is not possible to provide these within the application site, either wholly or partially, it may be acceptable to provide it on other suitable land. This will only be acceptable if the effects can be adequately mitigated off-site on land that is within the applicant's control.
34. The type and quantity of open space will depend on the nature and scale of the proposal and could include one or more of the following:
 - formal informal play space
 - amenity open space
 - natural/semi-natural spaces including green corridors
 - planted areas of trees/hedges to provide natural screening
 - paths
 - woodlands
 - allotments
 - public parks and gardens
35. Landscaping should be delivered as part of the development itself and contributions will only be expected if the relevant local authority is required to undertake the work. This will only be in exceptional circumstances and the developer will be required to pay an appropriate contribution to deliver the landscaping.

Natural Heritage

36. A contribution towards compensating or mitigating the impacts of a development on an element of natural heritage will only ever be acceptable where it is determined that mitigation out-with the site is acceptable in accordance with the Natural Heritage Policy and Supplementary Guidance. The Natural Heritage Supplementary Guidance establishes when mitigation measures would be acceptable and requires them to reflect the quality of the habitat being compensated for and the length of time it will take to re-instate a habitat of equal quality on an alternative site.