

National Planning Framework 4

Cairngorms National Park

Minimum All-Tenure Housing Land Requirement

ASSESSMENT REPORT

Scottish Government

Planning & Architecture Division and Housing & Social Justice

September 2021

CORE OUTPUTS ASSESSMENT

1 Locally Adjusted Estimate

	Initial Default Estimate	Locally Adjusted Estimate
Cairngorms	850	850

The Cairngorms National Park Authority (CNPA) estimate is primarily driven by the household projections. The CNPA are comfortable with the initial default estimate of 850 because the number is broadly the same as the 10-year housing land requirement calculated for the Cairngorms National Park in the National Park Local Development Plan (LDP) that was adopted in May 2021.

2 Household Projections (Newly-Forming Households)

The National Records of Scotland (NRS) 2018-based principal migration variant has been used by the authority, with the deduction of newly-forming households for certain Local Authority data zones which split across the park boundary.

CNPA are comfortable with this figure because it is in line with the housing land figures as set out in their LDP (2021).

The household projection is 600.

Housing Projection: Default Compared to Adjusted Estimates

	Default	Adjusted
Cairngorms	600	600

3 Existing Housing Need

Existing Housing Need: Default Compared to Adjusted Estimates

	Default	Adjusted
Cairngorms	50	50

CNPA are comfortable with this figure because it is in line with the housing land figures as set out in their LDP (2021).

4 Flexibility Allowance

Whilst using the rural 30% flexibility allowance, the CNPA indicate they would instead prefer a 10% flexibility allowance to mirror that used in the LDP adopted May 2021.

	<p>The CNPA state that much of the land in the park is designated of European or national importance for nature conservation and that housing developments have the potential to have a significant impact on the qualifying interests.</p> <p>The authority argue that whilst the 30% flexibility allowance used in the initial default estimate provides a total number that is comparable with the current adopted LDP, a recalculation on the basis of other projections in the future could very significantly increase the housing land requirement (due to the 30% flexibility) and create a conflict with other policy and legislation, therefore, the CNPA state that they consider a reduced and more tailored flexibility allowance should be applied.</p> <p>A reduction from 30% flexibility to 10% flexibility would result in an estimate of 150 fewer units.</p>
--	--

CORE PROCESSES ASSESSMENT	
1	<p>Using the Response Template and Excel Calculator</p> <p>CNPA have used the Response Template, however they have only filled in two sections leaving most of the other sections blank. Nevertheless, the content itself and the case can be understood. CNPA do not have a Housing Market Partnership and so this section of the template is blank. The stakeholder section of the template is also blank. No Excel Calculator has been submitted.</p>
2	<p>Housing Market Partnership (HMP) and Stakeholders Involvement</p> <p>There is no HMP for CNPA. No consultation was undertaken.</p>
3	<p>Joint Housing and Planning Senior Official Sign-Off</p> <p>Sign-off from the Head of Strategic Planning is included.</p>
4	<p>Statistical Evidence</p> <p>Robust sources of data have been used to support its case including:</p> <ul style="list-style-type: none"> • NRS 2018-based principle household projection • Scottish Government estimate of existing housing need <p>The use of the default sources is explained clearly.</p>

5 Policy Evidence

Reference is made to the recently adopted LDP.

MINIMUM ALL-TENURE HOUSING LAND REQUIREMENT (MATHLR)

For the reasons specified above, the proposed MATHLR is:

	MATHLR
Cairngorms NP	850