

National Park Authority Planning and Access Committee

Agenda Item 7



Affordable Housing: Investment and Commuted Sums

Paper for Information

SUBMITTED BY:	Head of Planning and Rural Development
SUBJECT:	Affordable Housing: Reinvestment of Commuted Sums

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1. Summary and Reason for Presentation

- 1.1 This report details investment in affordable housing delivery within the National Park arising from the four Local Authority Strategic Housing Investment Plans and also from commuted sums generated within the National Park as requested by the Committee. An updated position on housing approvals and completions monitoring is also provided for information.

2. Recommendation

- 2.1 That Members note the content of this Report and that future updates are reported bi-annually to the Planning and Access Committee.

3. Background

- 3.1 The delivery of affordable housing is a key priority for the National Park Authority. The Proposed Local Development Plan identifies new land for housing and provides an updated planning policy framework to guide investment in future provision. The focus is within the towns and villages with support for more affordable housing opportunities within the countryside.
- 3.2 Whilst still to progress through examination, the Proposed Local Development Plan is at an advanced stage in its development. With regards to affordable housing delivery, it contains several new approaches towards securing housing delivery, including the two pilot Rural Development Framework areas of West [Loch Lomondside](#) and [Buchanan \(South\)](#) on the eastern side of Loch Lomond, revised affordable housing percentage requirements on sites of four or more units and the introduction of new policy guidance for sites of up to three units in the more

National Park Authority

Planning and Access Committee

Agenda Item 7

Affordable Housing: Investment and Commuted Sums

pressurised Loch Lomondside villages and accessible rural Stirling area comprising Callander, Aberfoyle and Gartmore. Within the Loch Lomondside villages this replaces the current Loch Lomondside Local Needs housing policy which restricts the occupancy of new dwellings.

3.3 Whilst on site provision of affordable housing is sought in the first instance, there are occasions where a commuted sum may be more appropriate. Commuted sums can be accepted from developers in lieu of provision of the affordable housing contribution on or off site. Guidance on this is set out in the [Housing Supplementary Guidance](#). Staff are currently liaising with local authority colleagues to progress working protocols for the receipt and redistribution of monies raised from commuted sums, as set out in the previous July 2015 planning committee paper [Item 6: Affordable Housing: Reinvestment of Commuted Sums](#). There is already a legal protocol in place with Stirling Council.

3.4 The success of affordable housing delivery does not rest entirely on the Proposed Local Development Plan. Of key significance is the amount of funding available to support development. This comes from various sources with the main one being grant provision directly from the Scottish Government Affordable Housing Supply Programme (AHSP) and local authorities own Strategic Housing Funds. Other sources can include commuted sums and revenue generated from Council Tax on second and/or local term empty homes.

4. **Strategic Housing Investment**

4.1 Table 1 provides a summary of the current position reflected in the Local Authority Strategic Housing Investment Plans (SHIPs). These plans set out the strategic investment priorities for affordable housing over a 5 year period and inform Scottish Government and Local Authority investment decisions. They are prepared by each local authority with input from partners, including the National Park Authority. Investment is mainly targeted at communities showing the greatest affordable housing pressures.

Table 1: National Park Sites identified in Local Authority Strategic Investment Plans

Local Authority	Settlement	Site	Number of Units	2015/16	2016/17	2017/18	2018/19	2019/20
				Number of units				
Argyll and Bute	Kilmun	Finnartmore	8	8				
	Succoth	Forestry Commission site	26	26				

National Park Authority

Planning and Access Committee

Agenda Item 7

Affordable Housing: Investment and Commuted Sums

	Luss*	North of Lomond Arms	5		5			
	Arrochar *	Cobblers Rest	12					12
	Lochgoilhead*	Forestry Commission site	6				6	
Sub Total			57	34	5	0	6	12
Stirling	Balmaha	Forestry Commission	10	5	5			
	Callander	Old Post Office	11	5	6			
	Drymen*	Laurelfields	10		10			
	Callander*	Fire Station	5		5			
	Croftamie*	Buchanan Crescent	4	Programming unconfirmed				
	Milton of Buchanan*	Crietyhall Road	8	Programming unconfirmed				
	Gartmore*	Gartmore House	8	Programming unconfirmed				
Sub Total			56	10	26	0	0	12
West Dunbartonshire	No sites identified in the SHIP. Officers are continuing to liaise with DWC to seek inclusion of Burnbrae Farm site in Gartocharn in SHIP. This will be dependent on slippage of schemes elsewhere.							
Perth and Kinross	No sites identified in the SHIP.							
TOTAL			113	44	31	0	6	24

**Shadow Programme, not confirmed however these sites are included to allow for take up should there be any delays progressing other sites or additional resources secured.*

5. **Commuted Sums**

5.1 Table 2 shows where commuted sums have been agreed so far within the National Park area.

- 2008 - Fairview Leny Road, Callander £62,500
- 2010 - Killin Youth Hostel £140,000
- 2011 - Callander Supermarket £200,000

6. **Housing Approvals and Completions**

6.1 During the timespan of the current local plan 47 new affordable housing units have been delivered on the following sites:-

- 22 units at Tannochbrae, Callander
- 18 units at Donich View, Lochgoilhead
- 12 units on the former garage/Costcutter site, Killin
- 7 units at Mansfield, Tyndrum
- 5 units at former garage, Balloch

National Park Authority

Planning and Access Committee

Agenda Item 7

Affordable Housing: Investment and Commuted Sums

6.2 The Monitoring Statement (January 2015) which accompanies the Proposed Local Development Plan provides further context on recent housing delivery within the National Park :

- 36 affordable homes were granted planning permission in 2014, more than any other in the last 5 years (50% of housing applications in 2014).
- An average of 49 homes have been granted permission per year over the last five years.
- 74 units (28% of all units) granted between 2010 and 2014 were classed as affordable.

The building rate of new homes has still been low with an average of 20 homes built each year.

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