

# Developer Contributions and Affordable Housing Supplementary Guidance (2023)

Further information note: Holiday Accommodation

August 2024

## Introduction

1.1 Policy 5 (Infrastructure Contributions) and Policy 20 (Affordable Housing) of the adopted Local Development Plan 2 (2019) are supported by the Developer Contributions and Affordable Housing Supplementary Guidance.

1.2 The Supplementary Guidance was approved by the Council's Environment, Infrastructure, and Economic Development Committee on 20 September 2023, following a period of public consultation, and submitted to Scottish Ministers in line with the necessary adoption procedure. The Guidance was effective from 18 December 2023.

1.3 Accommodation types offered by the domestic tourism sector continues to evolve. Changes in the sector are evidenced in the planning applications made to Perth and Kinross Council.

1.4 This note has been prepared to offer further information on **Supplementary Guidance Part 1 – Developer Contributions, paragraph 6.10:**

*Holiday accommodation including static caravan pitches and chalets will be calculated against the Residential – Affordable contribution rate. Temporary structures such as camping pods or touring caravan pitches will not be required to make a contribution.*

1.5 This note does not discuss what development proposals would or would not require planning permission. The Council's Pre-application advice service is available and recommended for applicants prior to the submission of their planning application. This note does not prejudice or supersede advice provided on such a case-by-case basis.

1.6 This note is specific to the Developer Contribution and Affordable Housing Supplementary Guidance. It intends to clarify the holiday accommodation development contribution criteria in relation to paragraph 6.10. It does not change the content, or the implementation of, the adopted Guidance.

## Requirement for Developer Contributions

2.1 Holiday accommodation development may only be required to make a developer contribution for **Transport Infrastructure**, in terms of the Developer Contributions and Affordable Housing Supplementary Guidance. This requirement only applies to application sites located within the Transport Infrastructure zone (Appendix 3 of the Supplementary Guidance). Holiday accommodation proposals located outside of that zone are not assessed for such contributions.

2.2 Please note that other site-specific infrastructure/ mitigation may be required and will be advised separately by the relevant planning consultee(s) during the development management process, including (but not limited to): roads infrastructure and safety, open space and landscaping, and drainage and other utilities infrastructure. These requirements will depend on the nature and scale of the proposed development and seeking pre-application advice is recommended to understand potential requirements.

2.3 Paragraph 6.10 of the Supplementary Guidance finds that 'holiday accommodation' will be assessed for a contribution. Temporary structures such as 'camping pods or touring caravan pitches' will not be required to make a contribution.

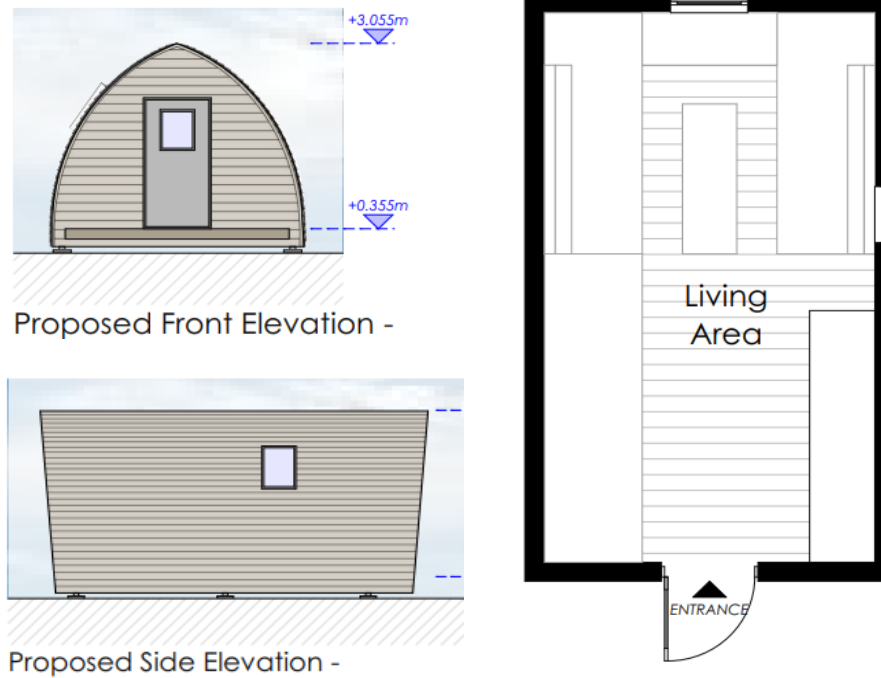
2.4 Holiday accommodation that is temporary in nature would not normally require a developer contribution. Such types include pitches (for tents and touring caravans) as well as shed-type pods.

2.5 Holiday accommodation structures that are serviced by utilities such as electricity, heating, and plumbing, are not considered to be temporary in this context and will therefore require a developer contribution.

2.6 A proposal is not presumed exempt simply due to the description of development including the phrase 'camping pod'. The proposal itself will be assessed against the Guidance.

2.7 The following images are included to demonstrate different types of holiday accommodation that may be assessed for a contribution.

Fig 1: 20/01275/FLL – Basic pod example



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Fig 2: 19/02068/FLL – Camping pod example

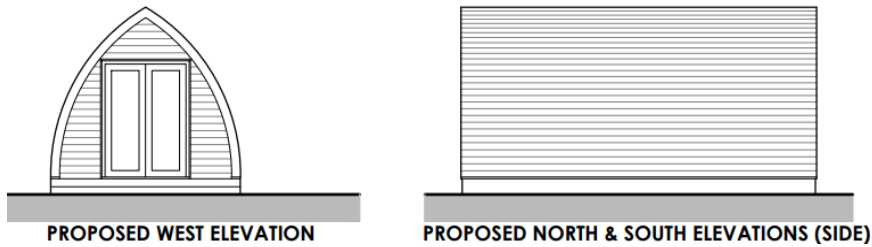
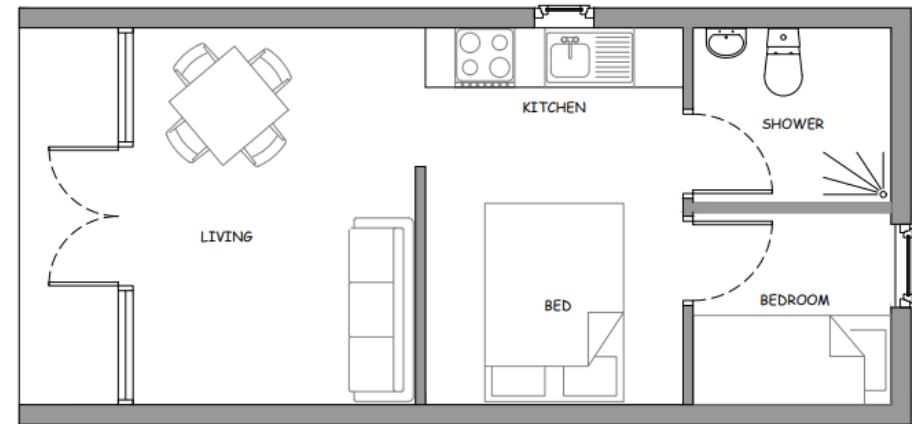
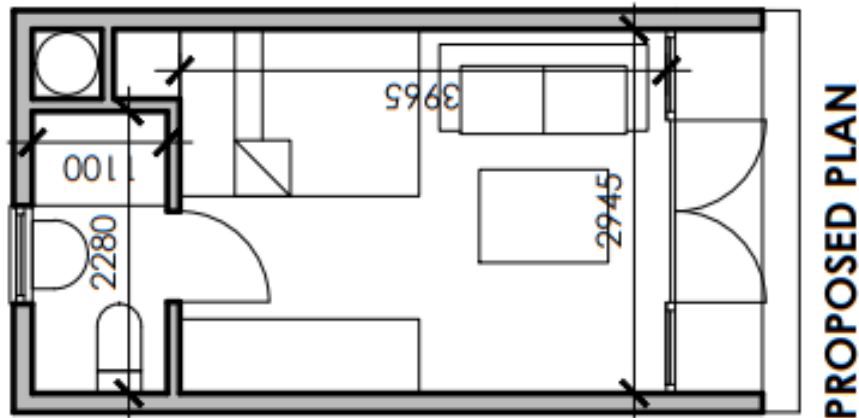
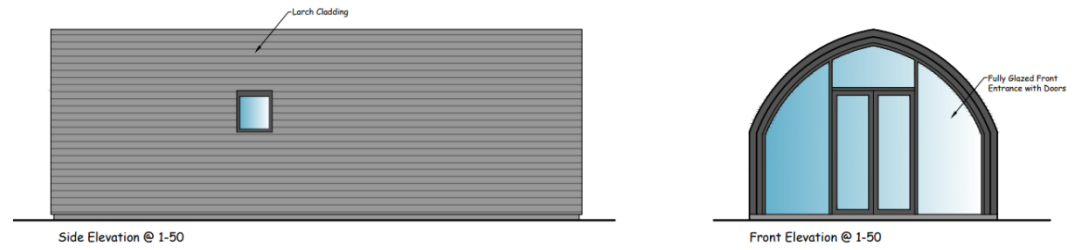


Fig 3: 23/01011/FLL – Glamping pod example

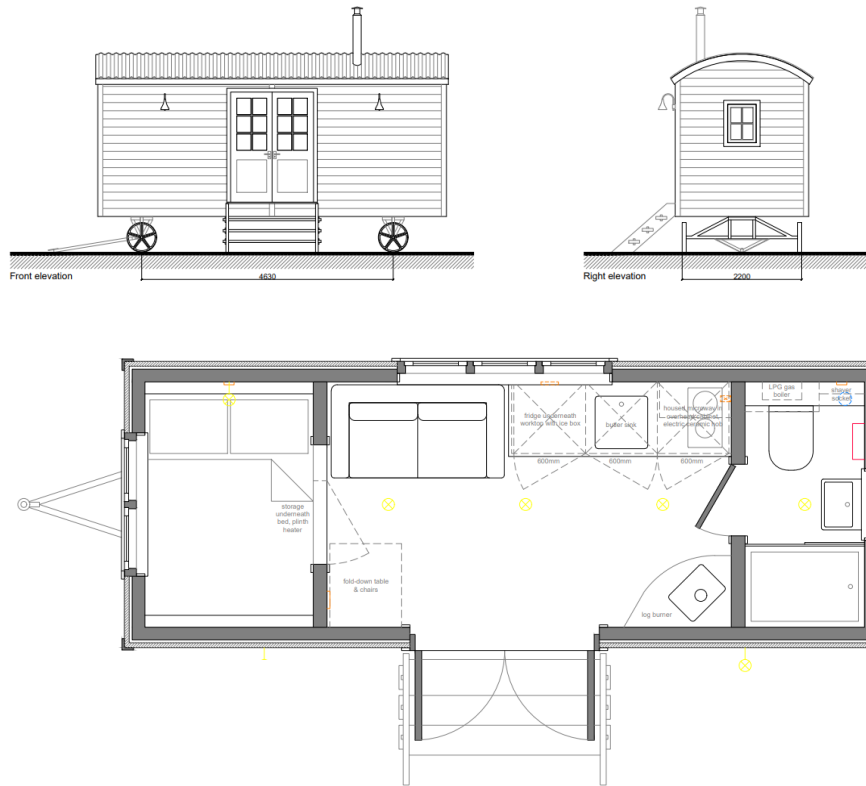


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Pod Floor Plan @ 1-50

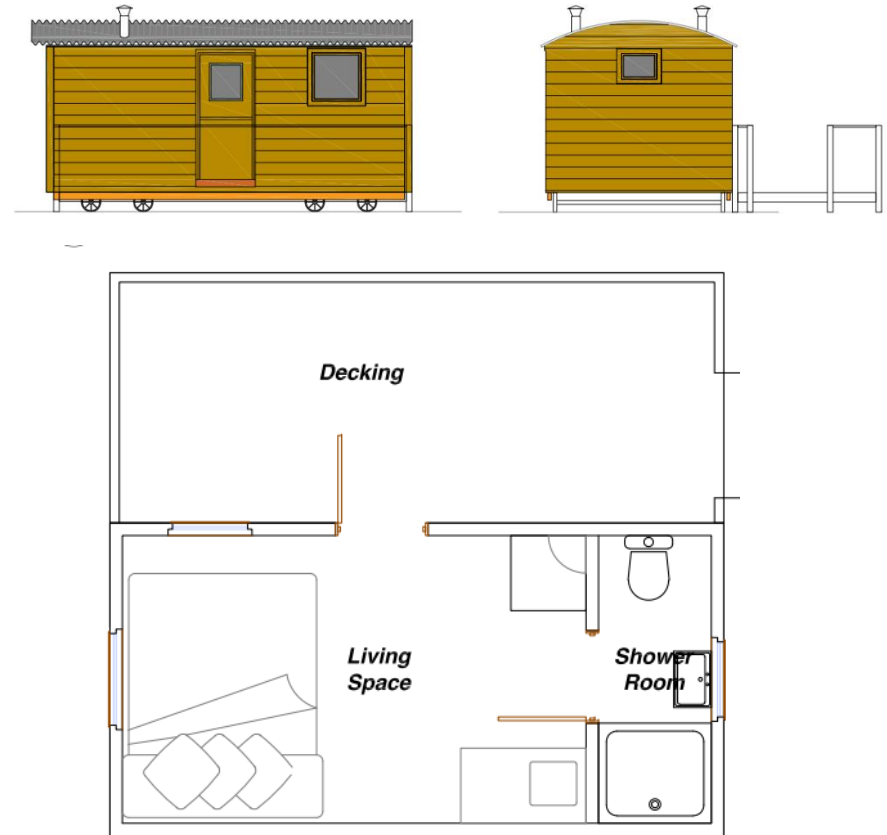
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Fig 4: 21/00132/FLL – Shepherd hut example



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Fig 5: 24/00664/FLL – Shepherd hut example



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## Useful Contacts:

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