



SUBMISSION

Ribbon Development and Infill

The Council, in accordance with the guidance given in the DEHLG Sustainable Rural Housing Guidelines for Planning Authorities, will resist ribbon development, primarily on grounds of visual amenity, reinforced on occasions by road safety reasons . Where a proposed development would create or extend ribbon development, planning permission will be refused.

The Sustainable Rural Housing Guidelines define ribbon development as five or more houses on any one side of a given 250 metres of road frontage. The ribbon may not have a uniform building line, and buildings set back from the road, staggered or an angle to the road will also be considered as ribbon development, where they are visually linked.

Any dwellings that fulfils the criteria laid out in policy NRP2 for a replacement dwelling shall be considered as a 'house' in the definition of ribbon development as laid out in the Sustainable Rural Housing Guidelines

Policies for Ribbon Development and Infill

RDP17The council will resist development that would create or extend ribbon development.

RDP18 A relaxation of ribbon development policy on regional and local roads will be considered where planning permission is sought on the grounds of meeting the housing needs of a landowner (21) or a member of his/her immediate family(22) where no other suitable site is available on the entire landholding(23).The Planning Authority will apply an occupancy for a period of seven years in such cases.

RDP19Where four or more houses plus a derelict dwelling or a derelict non-domestic building(that is mushrooms, poultry, and agricultural buildings) exist within a 250m frontage on one side of a public road, and have done for a period of at least 10 years, a dwelling house on the site of the derelict building will be permitted for a family member, subject to the entire derelict building being demolished. The Planning Authority will apply an occupancy condition for a period of seven years in such cases.

RDP20The infilling of gaps between houses will not normally be permitted. Exceptionally however, where there is a small gap, sufficient to accommodate a single dwelling only, in an otherwise substantially and continuously built up frontage, planning permission may be granted.

(21)For the purpose of this policy, a landowner is defined as an individual with a minimum landholding in the local rural area of 4 hectares, which he or she has owned for a maximum period of 5 years prior to the date of submission of a planning application.Or in exceptional circumstances were an individual with a landholding in the local area of less than 4 hectares and a min of 0.2ha which he or she has owned for a minimum period of 5 years prior to the date of submission of a planning application. Reason: So as not to discriminate against a landowner of less than 4 hectares (10 acres)ie THE RELAXATION SHOULD BENEFIT ALL LANDOWNERS NOT JUST THOSE WITH THE MOST LAND.

Signed

John O'Rourke
John O'Rourke

CREEM SWINSON
CAROLYN SWINSON

