

Proposed changes to Draft CDP 2023-2028 Section 3.14 and associated Appendix 11 to allow higher Single Rural Dwelling Density per km.sq. for 4 types of exceptions

Insert the following tables and Notes, and delete any existing text which conflicts or duplicates

Standard limits for Single Rural Dwelling Density (SRDD)		
	Generally acceptable SRDD	Max. SRDD for very enclosed landscapes with well-defined hedgerows and/or mature trees, which would partly screen or enclose one-off houses
Rural areas other than as set out below	15 units per sq. km. in the Relevant Area	25 units per sq. km. in the Relevant Area

The term “**Relevant Area**” is defined to mean a circle of 564m radius and 1sq. km. area as set out in Appendix 11, or such smaller area as set out in clauses XX and XX (last 2 paragraphs on p.3 of App11 – these should be numbered for ease of reference)

Exception A- Nodes
Where the site is in a designated Rural Node and within 564m radius of the focal point of the Node (crossroads, church, school etc) then no SRDD applies.

Exception B- Peri-urban
Where the site is within 5km of the limit of a town as defined in the LAP for that town
Exception C- Crossroads/junctions
Where the Relevant Area includes one or more road junctions and more than 1.75 km of public road
Exception D- Long established settlements
Where the site is in a long established cluster, that is where at least 50% of the houses within the Relevant Area are pre-1980

Amended SRDD limits for Exceptions B,C,D		
	Generally acceptable SRDD	Max. SRDD for very enclosed landscapes with well-defined hedgerows and/or mature trees, which would partly screen or enclose one-off houses
Where any 1 of exceptions B,C,D applies	19 units per sq. km. in the Relevant Area	29 units per sq. km. in the Relevant Area
Where any 2 or 3 of exceptions B,C,D applies	24 units per sq. km. in the Relevant Area	35 units per sq. km. in the Relevant Area

Note 1; Exception A – Nodes; is intended to allow the continuation of the established practice whereby applications for dwellings in Nodes are considered more favourably than in open country.

Note 2; Exception B – Peri-urban; is intended to recognise the fact that in most potential site areas near towns the SRDD already exceeds 15/km²; it is recognised that higher densities near towns are more acceptable since environmental impact is less than in open country, journey times and therefore CO₂ generation by car usage will be lower, and infrastructure networks such as water, electricity and communications are stronger and more capable of catering for additional housing units at less cost.

Note 3; Exception C – Crossroads/junctions; is intended to allow some additional housing to be added to existing cluster settlements based around crossroads and junctions, where the application of the standard SRDD criteria would be too restrictive and would tend to force new housing towards remote sites. A 1km² circle with a crossroads in the centre would include 2.5km of roadway, which under Ribbon Development guidelines in App.11 could accommodate up to 50 houses. Exception C recognises that longer road frontage can accommodate more houses, while ensuring the maximum number of houses allowed is less than the Ribbon Development guideline.

Note 4; Exceptions D – long established settlements; is intended to allow some additional housing to be added to existing long established settlements, e.g. on the outer limits of Nodes, where the application of the standard SRDD criteria would be too restrictive and would tend to force new housing towards remote sites.

Changes required to remove ambiguities and inconsistencies

1. On p.45 (in PDF) of 3.14 there is the following-

“Generally, such one-off housing would be facilitated only in very exceptional circumstances, where there is a significant need demonstrated, **for example,** those actively engaged in agricultural or in an occupation heavily dependent on the land.”
The terms “generally” and “for example” suggest that there is a degree of flexibility. However, on the following page, Objective HO O56 does not include these words, implying no flexibility. **HO O56 should be re-worded to be consistent with the previous page.**

2. Appendix 11 on p.3 (in PDF) states “Ribbon development **was generally classed as...**” the word “was” implying that this has changed. But Objective HO P13 defines Ribbon Development. Accordingly the above sentence in App.11 should be amended to read “Ribbon development **is** defined by Objective HO P13 as ...”

3. Paragraphs in App 11 should be numbered so that they can be referenced in section 3.14.

4. Remove the note below Objective HO O56 because this note duplicates **part of** the wording in App.11, but omits the following paragraph in App.11 with further instructions on defining Relevant Area. It would avoid confusion to have the notes on defining Relevant Area only in App.11, and refer to them by paragraph number in the main text.

5. The last sentence on p.3 (in PDF) of App.11 reads – “If the circle/area passes through the curtilage of a residential site, then it is included within the calculation.”
This sentence should be removed. It is unnecessary and conflicts with the text above which refers to counting dwelling units rather than sites. The term “curtilage” is not well understood, and it is impossible to tell from a map or aerial photo whether a garden or

paddock is part of the “curtilage” of a particular house. (in the case of protected structures, “curtilage” can include distant associated buildings)

6. Amend App. 11 by including the following sentence after the 3 bullet-point paragraphs on p.2 (in PDF). “The above limits on SRDD may be exceeded subject to the Exceptions stated in section 3.14”.