

### Policy HSG 5 - Groups of Houses in the Open Countryside

**IN THE OPEN COUNTRYSIDE OUTSIDE THE DEVELOPMENT BOUNDARIES OF MAIN CENTRES, MAIN VILLAGES AND VILLAGES, INFILL DEVELOPMENT OF ONE OR TWO HOUSING UNIT(S) ONLY MAY BE PERMITTED WITHIN SMALL GROUPS OF HOUSES WHICH COMPRISE A CLEARLY IDENTIFIABLE GROUP PROVIDED THAT THE PROPOSAL:**

- i) COMPRISES THE INFILLING OF A SMALL GAP BETWEEN BUILDINGS WITHIN A CONTINUOUSLY DEVELOPED FRONTAGE;**
- ii) DOES NOT RESULT IN RIBBON DEVELOPMENT OR THE PERPETUATION OF EXISTING RIBBON DEVELOPMENT;**
- iii) IS OF COMPARABLE SCALE AND SIZE TO, AND IS SITED SO AS TO, RESPECT ADJACENT PROPERTIES AND THE LOCALITY.**

National Planning Guidance identifies that the planning system has a role to play in integrating the development necessary to meet the needs of rural areas, to sustain the rural economy and also to protect the open countryside by reducing pressure for sporadic and isolated development. New development in rural areas should also be sensitively related to existing settlement patterns.

This policy provides limited and strictly controlled development opportunities in rural areas by restricting new housing to single unit infill development within small groups of houses in the open countryside. These groups have not been defined in the plan or allocated development boundaries due to the potentially large number of such cases within the plan area. Subsequently each case will be treated on its merits.

In order to meet the requirements of this policy, a group of houses must form:

- a continuous line of built up residential frontage and / or a focus of dwelling units on an identifiable cross-roads or cul-de-sac
- a group of houses must not be interspersed by individual field parcels
- a group must contain six or more dwellings

Similarly, an infill housing plot is classified as:

- a small gap capable of accommodating one dwelling unit
- the filling of a small gap of comparable scale, character and size to surrounding properties
- a small gap between a continuous line of built up frontages

In considering applications within the terms of this policy, regard will be paid to the cumulative effect of past or proposed single dwellings on the size, form and character of such groups of houses. Proposals must also satisfy the provisions of policies GEN 4 and 6. The policy therefore concentrates on land use / planning considerations and does not have regard to issues of affordability or local need.

Further guidance on infill development is available from the Council's Supplementary Planning

Guidance series.