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**What area does your submission relate to?**

Housing Strategy

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# Wicklow County Development Plan

## Submission – Andrew Doyle TD

-How do you think the County Development Plan can address the housing strategy?

The settlement strategy as structured is the basis upon which housing construction operates. It has provided for large scale housing projects in our major urban areas and allowed one off housing for a limited number of people who qualify under settlement strategy rules.

However it needs to be reviewed and revamped in part, in particular the link between large and small villages and the ability of residents in these villages to secure a home in their own area.

In many cases limitations are placed on expansion with villages due to infrastructural constraints, the unavailability of building land or the prohibitively high cost of land.

With this in mind there is real merit in reviewing the Level 9 Rural Clusters and their role in the settlement strategy. They have the potential to alleviate pressure on both small and large villages and reduce the need/demand for one off housing in the rural areas, Level 10. In reviewing the Rural Clusters consideration should be given to expanding or redrawing existing Clusters and to adding additional areas to this category, areas of existing clustered rural settlement, that are closely linked with larger villages.

Examples include Ballylusk, adjacent to both Glenealy village and Ashford town, previously the location of a primary school and shop and Crone, Redcross, a settlement of almost 20 homes and fully intertwined with the village of Redcross. Killiskey( already designated Level 9) needs to be reviewed, again an area where there was both a school and a shop, but the initial boundaries within the cluster were inadequate and failed to provide the number of affordable sites anticipated.

In conclusion, the settlement strategy, once reviewed and made fit for purpose can be of great assistance to towns and villages across Wicklow, however a review is essential to ensure that the strategy meets the current housing need.