



# Pre Draft Bray LAP Submission - Report

Who are you:	Private Individual
Name:	John Henry Prosser
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## Topic

Compact Growth - Housing – Population Growth

## Submission

Please see file attached which summarises the matters related to Rural Clusters. I have already made a submission [REDACTED] but pressed submit before adding this file.

Please give this further consideration.

## File

Extract from National Planning Framework.pdf, 0.08MB

## SUBMISSION TO BRAY LOCAL AREA re RURAL DWELLINGS:

### SUMMARY DRAWN FROM Updated Draft Revised National Planning Framework

The key points advocating for limiting new rural housing to 20%, particularly with an emphasis on small community clusters, focus on sustainable development and preserving rural communities. Here's a summary:

1. **Sustainable Development:**
  - Limiting new housing to 20% outside urban areas ensures that rural housing does not overshadow the capacity of larger towns and cities to deliver homes more sustainably.
  - Small clusters align with national and local policies promoting a balanced and planned approach to rural development.
2. **Preservation of Rural Character:**
  - Concentrating housing in small clusters helps maintain the rural identity and avoids scattered development, which can strain local infrastructure like roads and services.
3. **Supporting Fragile Communities:**
  - Small rural clusters are better suited for structurally weaker rural areas, where population decline is a concern. Focused development helps sustain these communities without overwhelming them.
4. **Addressing Commuter Housing Pressure:**
  - In areas under urban influence, like counties close to Dublin, limiting housing prevents excessive commuter-generated development that can harm local cohesion.
5. **Infrastructure and Resource Efficiency:**
  - Clustering housing allows for more efficient provision of services like water, electricity, and amenities compared to dispersed single dwellings.
6. **Policy Alignment:**
  - The approach is consistent with frameworks like the *National Planning Framework* and *Our Rural Future*, which emphasize revitalizing rural towns and villages at appropriate scales.

This strategic approach ensures the preservation of rural character, supports sustainable growth, and addresses existing infrastructure challenges.