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LOCAL DEVELOPMENT FRAMEWORK RESPONSE.

Here are the concerns which Shebbear Parish Council, together with those of local residents, wish to bring to the attention of the Community Planning Manager.

- It is impossible to plan for 20 years ahead when circumstances can change almost overnight. This is illustrated by the fact that Government makes decisions based on recommendations of panels of experts and enquiries, and frequently has to backtrack or modify their intentions, it is thus deemed to be unfair to expect ordinary people to be tied to decisions for 20 years ahead.
- It is the popular view that things should remain much as they are, the village having had to cope with large increases in new housing over the last few years, some of which, having been given planning permission, are yet to be built, and there having been no increase in facilities or infrastructure. This, as a result of Shebbear being in the current Development Area.
- In 1999, when the present Plan was drawn up, we were assured that places like Shebbear would only have new developments if the existing infrastructure was capable of supporting it. This hasn't happened, we have, in fact, lost some facilities.
- It is appreciated that there will have to be some changes, for instance a new primary school or a new business startup. We also expect to move with the times and retain and improve the facilities which we are lucky enough to still have, but we don't want to have "developer led" projects with only profit in mind, imposed on us.
- Therefore there should be, no future development without comprehensive local consultation, enhancement of infrastructure and facilities in advance of any developments, and, in making any decisions careful consideration should be given as to the impact of that development.
- There should be no more housing allowed unless employment opportunities are created locally. It is no good building industrial estates in Bideford & Barnstaple and houses in Shebbear, especially now that "carbon footprints" are taken so seriously, the roads are disintegrating, and the cost of fuel soaring.

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- High on any agenda should be the need to address the affordable housing issue which has been passed over in favour of too many of the wrong sort of houses for the area. There should be incentives for "self build" projects which would be more in line with the financial constraints of local earners, particularly the young.

- The Document was heavily criticised for being too full of professional type jargon, which, as well as being hard for most people to cope with, would have the effect of putting people off and thereby negating the intention of a democratic consultation. There is even a suspicion that this is a deliberate tactic merely paying lip service to public participation.

- It was noted that emphasis was placed on urban centres, the outlying areas only being considered when necessary. This was considered to be worryingly vague.

- In summary, what we will be looking for is natural moderate growth, based on sound commercial demand, with sensible pre-planning.

Yours Sincerely.

David Walker

Clerk to the Parish Council.