

## Development Plan Objection

daniel rice [ ]

Sent: 22 December 2020 16:15

To: LouthCDP

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To Whom it may concern,

I am writing to you in relation to the Draft Development Plan for 2021 – 2027. I have an objection to proposed rural policy zoning proposed around the county. I am 23 years old and have lived in Rockmarshall, Jenkinstown my whole life, as have my parents, grandparents, aunts and uncles. My mother is from Lordship and my father from Jenkintown so it is in no doubt that we are local to the area. At present the areas of Jenkinstown and Rockmarshall are zoned as Rural zone one, although we are local to the area we have never owned any land and are not farmers. For me and my Brother and sister the proposed plan will not allow us to build anywhere near our family or the area in which we grew up.

I understand the need for preserving natural beauty of the area which we live, however I don't see how it is fair that nobody in my family will be able to build a house in the area where we grew up but a neighbouring farmer will be allowed to build **2 Dwellings** for their children?? Can you explain how you think this is appropriate to planning in the area?? In addition to this there are numerous people in the area who own land but simply rent it out for farm purposes, do you have to be a registered farmer to apply or simply a land owner?? If it is the case that you must be a registered farmer can you determine for me what the difference is if:

Person A – A farmer in the area applies for planning permission in a field they own and farm, they will be granted permission.

Person B – A local who owned the same field as person A applied for planning permission, in this case no permission will be granted.

This is the a simplistic view on what is being proposed but outlines the flaw in it perfectly as local people are being shut out of their community for not part taking in farming activities.

If a farmer were to build on their land in the name of the Son or daughter is there anything in place which would stop the farmer from selling these 2 dwellings?? With the cost of houses in the area already very high the lack of new developments will cause an even greater inflation in the market which is extremely worrying for coming years.

I am 23 at present and currently saving for a house with my girlfriend who is also local to the area, so in order for us to build in the area it would require we buy land right now (if we could afford it) hold ownership of this land for 10 years (at which stage the proposed development plan will be out of date) making us 33 before we could even apply for permission. Never mind the additional 2 years it takes for Louth County Council to process the permission and have it just the way the planner likes it. That takes me to 35.

Map 3.2 of the development plans shows the areas of Lordship and Ravensdale as potential areas for development which you may say is an option for me, however if you even took one look at these areas you would understand that they are already very crowded areas with limited scope and land for building. A simple drive through these areas may help you notice this.

In theory the development plan is forcing young people and young families out of the area and forcing them to move to areas such as Dundalk, This will do nothing for rural development in the area, reduced business in shops, Bars and Local restaurants along with reduced numbers for sports clubs and schools in the area slowly rendering them useless.

I whole heartedly reject the proposal put forward by Louth County Council in relation to the proposed Rural Zoning. The plan is not what is required it is biased for farmers and will force good local people out

of their communities, it has the long term potential to cause business and schools to close. The effect it will have on me and my family, local people in the area, is unacceptable as we are the ones being affected by this in the long term.

Don't Ruin our community and our right to live in the area we grew up.

Regards,

Daniel Rice