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Message:

I wish to make a submission on Objective 18b as per attached.

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This e-mail was sent from a contact form on National Planning Framework (<http://npf.ie>)

Submission on National Planning Framework - Objective 18b: "in rural areas under urban influence to facilitate the development of single housing in the countryside on the core consideration of demonstrable economic need to live in a rural area".

I am concerned that if this objective is implemented into policy and therefore into Development Plans, the ability of rural people to remain living in their own rural area will become impossible.

If children of rural dwellers cannot build on land in their own parish then they will be forced to purchase houses instead, creating an even greater demand for existing houses and therefore pushing the average house price even higher and beyond their reach.

Living in the countryside will become a "trophy" attainable by only those with the resources to purchase an existing rural house. Eventually these existing houses will be bought by an older, wealthier demographic and therefore eliminating the young population from the countryside. The impact of this older demographic shift on rural villages will be huge – schools will close, sports clubs will cease to exist, communities will suffer. Concentration of the youth population into towns will increase anti-social behaviour.

I assume the aim is to protect a finite resource (rural land) from over development whilst not discriminating on the basis of personal circumstances of the applicants. Therefore, the solution is to **focus the planning decision process on the development rather than the developer**. Perhaps implement a density per square kilometre limit or designate a development area within a radius of the nearest village centre.

Rural housing does not burden public services such as water, sewerage, public lighting. There is no doubt that the Celtic Tiger caused harm to our country.

However, the associated expansion of rural housing has not left us with a harmful legacy – quite the opposite. We now have well-populated parishes, vibrant communities, improved sporting facilities, excellent primary schools.