

## Plan Mid Devon

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**From:** Jane Hole [REDACTED]  
**Sent:** 22 March 2022 09:51  
**To:** Plan Mid Devon  
**Subject:** Consultation response to Plan Mid Devon

Shobrooke Parish Council would like to make the following comments with regard to Plan Mid Devon

Rural parishes such as Shobrooke require support in order to build and maintain sustainable communities. Our communities are ageing because younger people with children and ordinary incomes can no longer afford to live in Shobrooke village or in the surrounding hamlets. We have long since lost our village school and local shops.

An important part of building and maintaining a thriving community is affordable housing. We feel that current MDDC planning policies that severely limit housing development in smaller villages are leading to the gradual death of those communities especially those where rents and house prices are high. We are looking for the new Local Plan to allow for greater flexibility in permitting development especially in encouraging the building of community led affordable housing. This flexibility must include a clear recognition that the motor car will remain the principal mode of transport to and from our villages.

We would welcome an opportunity to discuss these issues with MDDC and will be inviting its Housing Enabling Officer to our next Annual Parish Council meeting in May to understand how he may be able to help us

Our second concern is the need for a districtwide approach to planning for developments in and around Crediton. Given our location very near to the town its development is our business. We are concerned about large new housing schemes locally that will impact directly on traffic and pollution in the main village here. We are also concerned about the provision of local primary schools and the upgrading of Queen Elizabeth school which is well overdue. We want to see a joined-up approach to local planning involving the County Council as well as Mid Devon to help prevent piecemeal development and allow proper consideration to be given to infrastructure including important issues such as cycle paths and transport links.

Regards  
Jane Hole  
Clerk to Shobrooke Parish Council

