

From: Lorna Jackson [mailto:]
Sent: 15 April 2011 15:44
To: Development Plans
Subject: Land Allocation DPD - Consultation responses

Please find below, written comments regarding the consultation on Land Allocation DPD. This response has been written by The Planning Bureau on behalf of our Client McCarthy and Stone Retirement Lifestyles Ltd.

After reviewing your Land Allocation DPD, McCarthy and Stone have particular concerns with Draft Policy KL4: Employment areas in Kirkby Lonsdale and the site indicated on land east of Dodgson Croft (R640), which has been indicated for B1a,b,c, B2 use. McCarthy and Stone would argue that this site should be left available for any type of development that is viable, and should not be targeted exclusively for employment use. This policy may prevent housing that may well be more viable on the site, rather than employment.

It should also be noted that the DPD stipulates a 'need' for housing, with sites indicated to provide 55 dwellings. However, the report highlights a need for 118 dwellings; consequently the report does not provide enough land. Therefore if a site is viable for housing, it should be encouraged.

In addition, no 'small' housing sites have been located within the Land Allocation DPD, therefore for smaller developments, like a McCarthy and Stone scheme where site size may need to be smaller, land has not been sufficiently catered for.

Thank you for the opportunity to comment.

Kind Regards

Lorna Jackson

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