RICHMONDSHIRE DISTRICT COUNCIL
REC'D 26 SEP 2013

# LEYBURN TOWN COUNCIL
## Market and Burial Authority

Mrs J Forrest
Clerk to the Council

Thornborough Hall
Leyburn
North Yorkshire
DL8 5AB

Telephone / Fax (01969) 622561
Email: contact@leyburntowncouncil.co.uk

24th September, 2013.

FAO Mr J Hiles
Planning Policy Officer
Richmondshire District Council
Swale House
Frenchgate
RICHMOND
North Yorks, DL10 4JE

Dear Mr Hiles

**Richmondshire Local Plan Core Strategy – Development Target Review**

All Town Councillors have now seen the above document and this was discussed at our September meeting. Councillors would make the following comments:-

It is very difficult to predict housing needs, but it is good to see that the number predicted for the area has been reduced. The type of accommodation is as important as the numbers built, affordable housing is essential in an area of high house prices. The "grey area" of Army housing confuses the statistics.

The building of additional houses is welcome but not a good idea in isolation. What will be done to create affordable business units as private landlords and large companies have increasingly to face less affordable rents. These businesses create local jobs and the economics speak for themselves. Build new houses with no employment and you fail to meet local needs.

Transport is also key, cutting bus services makes it difficult to access jobs and high petrol prices make it counter productive to drive a long way to work.

New houses will be sold on the open market. Young people are not likely to earn the £58k PA required to buy, so like previous development these houses will in the main go to the retiring population. Diminishing services and an increase in the number of older people do not bode well for the area.

Yours sincerely

Julie Forrest(Mrs)
Clerk