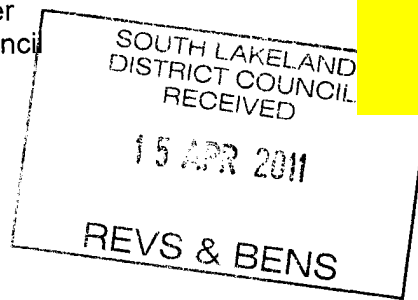


Development Plans Manager
 South Lakeland District Council
 South Lakeland House
 Lowther Street
 Kendal
 LA9 4DL



13 April 2011

Dear Development Plans Manager

Suggested development for the Kents Bank area of Grange-over-Sands

We have recently moved to Grange-over-Sands having spent sometime living in the surrounding areas of Kendal, Windermere and Staveley but originating from Bristol.

We have decided to make Grange-over-Sands our permanent home for a number of reasons. We enjoy the peace and tranquilly that the Kents Bank area has to offer, the village like feel, the surrounding green fields (adjacent to Greaves Wood, the bridleway) and the local all be it limited services, for example, the Post Office and train station.

We believe this area to be unique. The suggested development proposals have the potential to destroy this value, make the area less attractive to tourists (particularly those walking the Coastal Way on Kirkhead Road) and, at worse, in this economic climate leave newly built homes standing empty.

We are not NIMBYs (Not in my back yard), we understand the need for an increased housing stock and the provision of employment but we would challenge the suggested site(s) on a number of issues.

Housing

Do people really want to live in this area of Grange-over-Sands? Yes, housing stock is need²⁴ across South Lakeland but you only have to look in the streets of Granby Road, Kirkhead Road, Priory Lane, Kentsford Road and this list goes on to find many houses for sale that are not selling (and some standing empty).

There is mention of 35% of the proposed build to be affordable homes, but for who will these be affordable? Where will the homeowners find work in this area? How will they travel to work?

Employment

There are few quality employment opportunities in Grange-over-Sands. A lot of the work in this area is seasonal and dependent on the tourist trade. It is also poorly paid, meeting the minimum wage. How do you plan on attracting employers to this area that can provide year round, well paid jobs for people? Can you assure them of the skilled workers they may be looking for? What would these employers impact be on the local environment?

If people are to travel into the area to work, or live here and travel outside of the area to work, what provision has been made to improve the infrastructure? Many of the roads are in poor repair and already well used by locals and tourists.

Transport

An increase in people to this area through new homes and/or employment opportunities means an increase in traffic. Many people will need to travel through Grange-over-Sands itself to reach Kents Bank. This will result in more cars on the road, increasing the time of journeys, adding more 'wear and tear' to the already poorly maintained roads and most likely deter tourists from visiting the area.

This will also result in increase parking difficulties which is already a problem in the town centre of Grange-over-Sands. There is also likely to be grid lock at certain times of the day.

Whilst Kents Bank has a train station services are limited. The amount of trains stopping at the station would need to be greatly improved to form any sort of viable service to commuters.

Population Demographic

The area that has been proposed for development is largely populated by older and/or retired persons. The residents of Kents Bank will most likely not be part of the workforce taken on by employers on the proposed development site. Therefore, are you certain that employers will want to set their businesses up in this area? An area that at present cannot provide a work force and thus as previously stated will result in increased traffic congestion with employees travelling from out of the area.

Tourism

As previously mentioned Grange-over-Sands is very dependent on tourism. In the Kents Bank area there is access to the Promenade, access onto the salt flats at Kents Bank Station, the Beach Hut Gallery, the Coastal Way which runs up Kirkhead Road and tourist accommodation, for example the Abbots Hall Hotel. Any houses built would need to be in keeping with the local area but our greater concern would be industry. What industry is proposed for this site? There is mention of offices and industry. The area is a haven for birds and a favourite with walkers the peace and tranquilly will be at risk.

We hope you will give consideration to our comments. We are not against development, indeed we are of working age and would welcome the opportunity to work locally in well paid jobs, but have plenty of concerns about the suggested plans.

We are happy to be contacted, via letter, should you require any further information.

With best wishes

Yours faithfully



Lynn Henderson & Gary Everatt