

For the Attention of:

Mr Peter Thornton, Cabinet Member; Housing and Development
South Lakeland District Council
South Lakeland House
Lowther Street
Kendal
Cumbria LA9 4UF

From: *BILL TOPSON*

Dear Mr Thornton

I am writing to you to express my objection to including the piece of land just off Grange Fell Road, labelled RN34, in the Allocations of Land Document in the Local Development Framework

This piece of land should not be included because:

Storm Water Run-off & Flooding: The area covered by area RN34 forms an important part of the Limestone Escarpment of Hampsfell. This area receives over 120cm of rainfall in an average year. RN34 consists of steep fields full of hidden water channels just under the surface and springs that flow during periods of heavy rain. This part of Grange Fell is known locally as 'Springbank', because springs pepper the whole hillside. There are two well known spring-fed wells in land bordering site RN34, which used to be the main source of water for local residents. These springs regularly overflow into basements and boundary walls during periods of heavy rain. Other springs would inevitably be disturbed when foundations for new housing were dug, leading to totally unpredictable spring diversions. Who knows where they would pop up if this land was built on. In the last four years there have been at least two occasions when so much water poured off the land at RN34 that water was knee deep in the lane next to Grange Fell B&B. This water rushed down Grange Fell Road causing thousands of pounds worth of damage as it went. Both the café and Spar at the bottom of that road have been seriously flooded in the recent past. Since flash summer storms are becoming the norm, covering these fields with tarmac and disrupting the underground water courses will have dire consequences for the whole of Grange. You only need to think of the effort and money spent on the Windermere Rd flooding to know it's not worth risking similar scenes on Kents Bank Rd in the main shopping area. This issue has been totally ignored by SLDC planners, which I cannot understand.

Quality of Life and our Open Space: SLDC planners have totally ignored our request to designate the fields covered by RN34 as protected 'Privately Owned Important Open Space'. This request was not just from two or three people, but from over 90 people in the very close area. This bit of Grange Fell is the most densely populated part of Grange, many people have almost no garden. If the land was built on, we would lose the only open space around. With the recent building of the houses at 'Higher Grange' we have lost the last bit of open space in Grange Fell that was within the town boundary. Surely building here would deprive residents of open space. Almost all of the other protected open land in Grange is along the bay side, or a long way from here: the ornamental gardens, Park Road gardens, the prom, the memorial field etc.

Traffic and distance from amenities: Grange Fell is a long way from amenities, very few of us walk into town to do our shopping and walk back. We have no local shop, local GP, or anything else. The only thing nearby is the Primary School. Let's face it, everyone living up here drives almost everywhere. Another 36 houses would add lots more traffic to an already congested road system. Grange Fell Road is not a major road, but it has to take major levels of traffic already. SLDC has made no plan to improve this road.

There is plenty of extra capacity in other identified pieces of land in Grange, and you have identified 8% more land than you say you need; do the right thing, listen to residents and Grange Town Council, and remove this small site from the plan.

I look forward to hearing from you in the near future regarding this matter. Please pass on a copy of my letter to the Development Plans Team,

Yours Sincerely