

TOWN COUNCIL OF GRANGE-OVER-SANDS

Town Clerk:
R.N. Cass

Mayor:
Cllr. Tom Harvey

Open to public:

Tuesday - 10 am – 12 noon
Mon, Wed & Thu. 10am–12 noon & 1–3 pm



Council Offices
Main Street
Grange-over-Sands
Cumbria, LA11 6DP

Tel/Fax: (015395) 32375

Website: www.grangeoversands.net

e.mail: council@grangeoversands.net

V.A.T. Reg.No: 155 9214 57

17 June 2010

Jenna Rayner
Programme Officer
South Lakeland House
Lowther Street
Kendal
Cumbria LA9 4DL

Dear Ms Rayner

Consultation re: Inspector's possible changes to Core Strategy

I am writing in response to your letter of 12 May outlining possible changes to the Core Strategy.

This issue was discussed at the Grange Town Council meeting on 14 June. The draft minutes will be posted on the Grange Town Council website within the next few days. In line with the minutes, the Town Council would like to comment on a number of the proposed changes, as outlined below.

IPC1 - Change target of development on PDL from 50% to 'at least 28%'

Grange Town Council does not support the proposed reduction to the 50% target for development on Previously Developed Land. Grange relies on tourism, and development of green field sites is likely to have an adverse effect on the town's attractiveness as a tourist destination. Specific targets for development on Previously Developed Land for each settlement should be considered, to ensure essential tourism is not damaged. Given that there is likely to be an increased need in future for productive land for food and crops in the area (see 'Low Carbon Lake District', Rebecca Willis of the Sustainable Development Commission 2008) Grange Town Council believes that greenfield sites should be safeguarded.

IPC3 – Concern by Barrow Borough Council re impact on Barrow Regeneration and deliverability of its housing led Barrow Port AAP

Grange Town Council does not support a reduction in proposed dwelling numbers for the Ulverston sub-area if this leads to an increase in proposed dwellings at key and local service centre level. The Town Council considers it inappropriate to increase dwelling targets for key and local service centres, as this would be unsustainable, and would be detrimental to the character of smaller towns and villages.

IPC4 – Concerns re indicative housing numbers in Key and Local service centre settlements in advance of detailed work on environmental capacity

Given the acknowledged lack of detailed work on environmental capacity, Grange Town Council supports the removal of indicative numbers for specific key and local service centres. The Town Council maintains that development should only be considered in areas where there is sufficient capacity, or where detailed, fully costed plans for extension capacity have been agreed.

IPC5 – Concern from development industry re impact of local occupancy conditions (LOCs) on new housing delivery outside Principal and Key Service Centres

Grange Town Council does not support the proposal to replace the local occupancy condition in the Core Strategy with either of the proposed alternatives. Neither of the proposals is considered sufficient to meet the housing need in the local service centres surrounding Grange. The draft Core Strategy already contains provision in exceptional circumstances for a lower requirement for affordable housing/local occupancy where there is clear evidence that a development would otherwise be unviable. It is therefore considered that replacing the local occupancy condition with a sole or main occupancy condition is unjustified.

Yours sincerely

Alix Jagger
Deputy Town Clerk