

## **Dalston Parish Businesses - Comments Summary**

There was eighty business surveys returned from within the parish representing 80% of those contacted. These responses came from a wide range of businesses: for example

Schools, dental and doctor's surgeries,  
Manufacturing and engineering on the industrial estate and on Lingey Close

Many different types of shops including gift shops, cafes, co-op, butcher, baker, post office and chemist

Home based enterprises.

Service industries – garage, bus, public house

Garden centres and market gardens

Farms

There were a number of common views and concerns as well as some individual ones.

### **1. Communication Networks**

The state of many of the roads with frequent road closures is of concern. The Orton Grange roundabout is a big improvement but an improved road is requested from there to the village. Road closures badly affect passing trade and better signs are needed as well as roads and a speed limit on the Barras Lane industrial estate. There are requests for a roundabout at Peter Lane and a Southern Bypass. There is also a big parking problem outside the schools and drivers ignoring the speed limit and highway safety.

### **2. IT**

The use of satellite navigation is a problem especially for large vehicles as it does not coincide with the post codes. There is a need for good high speed broadband to improve the area for businesses

### **3. Sourcing materials**

Businesses support local people for sourcing their materials when it is possible but fifty one businesses require specialist materials unavailable in the area. Nine businesses base sourcing their stock on the cost.

### **4. Changes in the Economy and Demography**

The biggest factor for change over the plan period is supply and demand followed by new housing. The economy, the cost of rates, service charges and building tax, council tax, long term forecasting and the granting of planning permission can be difficult to predict. A new business getting established can be difficult, needing good personal attention and

obtaining favourable reputations. The additional space required for businesses depends on the economy, the government and European policies and the space available. The family plays a large part in a lot of businesses as well as pensions and retirement.

## **5. New Businesses**

The business survey showed support for additional businesses especially Cumbrian industry, alternative energy, e.g. wind power, schools and doctors' surgeries. There was general approval of more businesses opening, including local crafts whilst some thought growth is not always beneficial.

## **6. Use of Land**

There was a variety of suggestions where employment land should be located as follows; Low Mill to be built on stilts, Barras Lane, Cardewlees and Dobbies area, Bridge End, empty properties in the Square and employment sites within walking distance of the shops. Some feel better use could be made of the existing land and buildings whilst one says not in Dalston and one wants to keep Carlisle and Dalston separate. Consideration should be given to brownfield sites or existing buildings first but one wants to include an extension of their greenfield existing site to be considered

## **7. Education and Skills**

One business makes a point of always trying to help apprentices and another provides NVQ's and in-house training. In general skills and education are seen as very important

## **8. Advertising and Signage**

There is difficulty in obtaining business signage on the roads and there is a lack of tourist information. Local advertising and good signage generally needs improvement.

## **9. Rural Development Business Grants**

There is a request that Rural Development Business Grants should be available to rurally based businesses not just farmers.

## **10. General Comments**

General comments include:

Parking problems in the Square, at the Post Office and outside the schools;

The disappointment of some businesses having to close down: however one comment states that they had moved here to expand their business.

One business thinks a new car park would be a good idea, whilst there are comments about improving the roads and using the railway.

Dust is a big problem for one of the engineering firms.  
One business wants to be part of the local agricultural show

**There were two comments to say that Dalston was a good place in which to grow up.**