



Broadwindsor Group Parish
Community Land Trust

Application No.: WD/D/19/001343

Proposal: Erect 15 affordable dwellings and formation of anew vehicular access (amended scheme)

Location: Land North of 6 Netherhay Lane, Drimpton

Broadwindsor Group Parish CLT is a Community Benefit Society established in May 2016, a direct result of recognition by the Parish Council of huge concern about lack of affordable housing within the community. This was highlighted in a community survey as part of the development of the Broadwindsor Group Parish Plan in 2012.

The CLT's project to develop 15 affordable homes for rent responds to the housing needs of the Parish area, which have increased from 19 to 26 households between 2016-2020. Criteria required for a home will be a local connection as well as registration with Dorset Home Choice.

As part of the CLT's agreement with its development partner (Yarlington Housing Group), BGP CLT will retain ownership of the land, ensuring that these homes will remain affordable to people with a local connection in perpetuity. A modest ground rent will be received by the CLT to support community projects across the Group Parish area. This is the same model being pioneered with Dorset Council's support by Dorchester Area CLT, Sixpenny Handley CLT, Lyme Regis CLT and Powerstock CLT, recently visited by Prince Charles.

In 2016 the CLT reviewed 10 sites in Broadwindsor and Drimpton, assisted by WDDC Planning Department Officers. This process was presented to a public meeting in Drimpton in September, when the selection of the 1.5ha on Netherhay Lane was strongly endorsed.



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A 2017 community survey (for the Broadwindsor Group Parish Neighbourhood Plan) again emphasised community concerns about the lack of available affordable housing for rent within the Parish. Many of the objections to this planning application were also made against the inclusion of the site as an affordable housing allocation within the Neighbourhood Plan. These objections were considered by the Neighbourhood Plan Examiner who concluded that any adverse impacts of developing the site for affordable housing were outweighed by the advantages. Following a vote of 75% in favour, the Neighbourhood Plan – including this site - was adopted by Dorset Council in October 2019 and now forms part of the Council's Development Plan.

Throughout the project development the CLT has been sensitive to local community issues, insisting from the outset that an on-site sewerage system would be required to avoid exacerbating problems with Drimpton's existing system. A footpath to join the public right of way leading towards the Village Hall has also been included to satisfy Highways Department requirements with regard to pedestrian safety.

All homes will be stone-faced and brick with slate roofs. Sustainability will be above standard: the Energy Statement commissioned by the CLT indicates that carbon output of these homes will be 20% below building regulation requirements and will therefore support the Council's declaration of Climate and Ecological Emergency.

David Leader
Chair, BGP CLT