

# **Patterdale Parish Community Land Trust (PPCLT) Update**

Dear All

Following on from our drop in session at the Public Hall on the 25<sup>th</sup> May we are pleased to announce that the planning application for 10 new affordable local homes has now been submitted to the Lake District National Park. We would like to thank everyone who has helped to get us to this stage and provided feedback on the proposals, both positive and negative. We also thought it would be helpful to summarise how we have got to this stage, what exactly is being proposed, and to again answer some of the “frequently asked questions” about the plans.

## **Background**

There has long been a perception that there is not enough local affordable housing in the area, and the parish housing needs survey conducted in 2018 was the third survey to confirm this. 90% of respondents confirming the need for more local affordable dwellings and there was a high level of survey returns. Following this the PPCLT was set up with the aim of identifying potential sites for new housing. A range of sites were considered but were ruled out as being either unavailable, unaffordable, or both. The Glenridding Green one was clearly the best available option and work began to design a scheme that would ensure the optimal use of the space whilst “blending in” as much as possible with the existing environment. These are the plans that have now been submitted to the LDNPA for approval.

## **What will we get?**

The scheme will provide 10 dwellings, comprising 2 x 2 bedroom bungalows, 1 x 3 bedroom house, 5 x 2 bedroom houses and 2 x 1 bedroom flats. These will be built to the highest possible spec in terms of energy efficiency to ensure they are as cheap to live in as possible. The land will be bought by the PPCLT from the LDNPA and developed by Eden Housing Association (EHA), who will then manage the development going forward.

## **Why not build on the Recreation Ground rather than Glenridding Green or better still somewhere else?**

The recreation ground was considered as an option but it was felt, not least by the many families that currently use it, that it was far safer and better to keep it in its current location, specifically away from the main road, rather than switch it to the green. As stated above many other sites were looked at but none were as practical, affordable and available as the Glenridding Green one for this scale of development.

## **Why can't any of the houses be available to buy?**

We recognise that there is a need for truly affordable local homes to buy as well as to rent. The PPCLT is still actively looking at other potential sites for local self builds and for shared ownership housing. We are very happy to help in terms of planning and financing to anyone considering this route.

### **How do we know these homes will be truly “local” and “affordable”?**

The homes available to rent will be let according to the EHA lettings policy that the PPCLT has agreed and reviews on a regular basis. This ensures that when local housing becomes available it is always offered to locals first. In addition the PPCLT recently successfully lobbied the LDNPA to ensure that their local plan kept the right “local occupancy” definition, which for us means the area around Ullswater rather than diluting it to a Cumbrian wide range. In terms of rent levels these are again set at a local level and are as cheap as practically possible.

### **What Happens Next?**

We will hold another drop in session in July in the Glenridding Public Hall so that people can review the plans again and also feed back to us. They will also be able to comment to the LDNPA as part of the normal planning process. Assuming the plans are approved and the purchase of the land from the LDNP proceeds as expected, then it is hoped that work can begin as soon as possible hopefully early next year.

Thanks again to everyone for their support. This development is a crucial first step in addressing the critical need for affordable local housing. However it is only the first step and the PPCLT will continue to look at identifying other sites for development for homes to buy, self-build and rent.

Further information can be found on the PPCLT website (<https://patterdaleclt.org/>) and you can contact us via email - [patterdaleclt@gmail.com](mailto:patterdaleclt@gmail.com).