

BGP CLT Update – Full Planning Permission achieved!

On behalf of Broadwindsor Group Parish CLT I am very pleased to inform you of the latest progress on our proposed development at Netherhay Lane, Drimpton. The S.106 Agreement has now been signed by all parties and was sealed by Dorset Council on 19 March 2021. This completes the planning process and gives BGP CLT full planning permission for our development site, after a long and exacting 1 year and 10 months through the planning system.

Within the next few weeks, the 1.5 hectare site will be transferred to CLT ownership and immediately leased to the CLT's development partner, Yarlinton Housing Group (YHG). The BGP CLT Board has been closely involved with the planning and development process at all stages and will continue to take an active role throughout the construction stage. Our development partners are currently undertaking the tender process to select a construction company. BGP CLT is managing a project of community involvement throughout the construction stage, being led by Lesley Tibballs. We will be keeping the communities within Broadwindsor Group Parish area well informed about progress through local Newsletters, websites and Facebook.

Through the initial stages of the design process, 2 shared ownership units were included as part of the project. Problems have arisen recently, however, concerning this type of property: YHG has merged with Abri, and their latest business plan means that they will no longer buy back a share of these properties when they come on the market. This makes it very difficult for the owner/lessee, without the help of the housing association, to find another buyer who can access the required mortgage funding and also matches the local connection criteria required on this development. In addition, there are very few mortgage lenders willing to finance shared ownership properties. Because of these difficulties, the BGP CLT Board, which has always wished to support people on to the first step of property ownership, very reluctantly agreed to withdraw the shared ownership option. All 15 housing units will now be offered for affordable rent.

I and all members of BGP CLT Board, are greatly cheered at our achievement of full planning permission, and we look forward with great enthusiasm to participating in the next stages of this long-term project in Drimpton.

David Leader
Chair, BGP CLT

30 March 2021