



## **Burton Bradstock Community Land Trust AGM 18 August 2022**

### **Chair's Report**

A Community Land Trust is a great vehicle for delivering homes for local need. In setting up the Burton Bradstock CLT Board members have been clear that the urgency is to build a small number of high quality homes for people with a local connection who are unable to find suitable accommodation in the village.

2021/22 has been a frustrating year for Burton Bradstock CLT - we have the vehicle to build local need housing, we have grant aid to kick start design and planning process. We know the scale and depth of the housing issue facing residents with connections to Burton Bradstock - Our open event in the Village Hall was well attended and we met with and heard from people in need of local housing; families in difficult situations wanting to bring up the next generation in the village.

With the help of Dorset Council we understand the level of local housing need in our community and have put people in touch with help registering their need on the new Dorset Council system.

As a CLT we are dependent on working with a local land owner who understands the need for affordable housing and is willing to work with the CLT to bring about a small housing scheme. To date, despite many conversations, we have not been able to find a landowner willing to work on local needs housing.

As a CLT our ambitions are not helped by the policy uncertainties around the emerging Dorset Local Plan. With Burton Bradstock identified as a 'sustainable' village, capable of providing up to 50 housing units, landowners are reticent to release land for CLT use. I don't see this policy uncertainty going away quickly. The exception site policies, that should help CLTs secure housing sites, are less effective when landowners have 'hope' of securing market value prices for land release.

In 2022 the CLT approached the Parish Council to see what opportunities there might be to bring forward a small housing development on publicly owned land. Whilst the CLT Board understands that finding a suitable site on Parish Council land may well be too problematic we hope that the process of exploring options and design solutions might encourage better placed landowners to step forward to address the housing issues faced by local people.

My term as chair of Burton Bradstock CLT is over - I am pleased that we have established a mechanism to bring forward local needs housing and have secured grant support to enable site development to take place. I step down as Chair frustrated that we have not been able to find a housing site. However, I remain committed to delivering on the clear need for local needs housing. As a resident I want to live in a balanced community that offers places to live for everybody.

**David Dixon**