

Barn House Telephone: Home 01285 770133 Limes Road Kemble
Mobile:07594 695403 Cirencester Email:RogerPettit@hotmail.co.uk Glos GL7
6FS

8 Jan 2020

Lois Taylor Community-Led Housing
Enabler Planning and Strategic housing
Services Cotswold District Council

Dear Lois **Development Proposal at Kemble Community
Gardens**

Thanks for attending our meeting to discuss possible arrangements for progressing this scheme. Your contribution was both helpful and informative and much appreciated.

There are one or two points which we are particularly keen to record for consideration in future discussion at CDC. As you will appreciate our objective is to maximise the benefits to local residents from this development. It follows that the formation of a Community Land Trust is the ideal mechanism for taking the scheme forward both in terms of production of the detail of the scheme and in the subsequent management of the accommodation. We realise that this is a challenging prospect but consider this approach justified by the potential benefits and are willing to commit our support to achieving a Trust membership of local residents able to meet the responsibilities of the task.

In terms of the nature of the development, while we shall take account of the outcome of the proposed Housing Needs Survey, our existing knowledge of the needs and wishes of local residents would strongly suggest that the accommodation should be divided into two components probably on a numerically equal basis. The first is rental accommodation designed specifically for relocating older residents no longer able to manage their current housing arrangements. Single storey, one bedroom dwellings would go some way to satisfying a recurring need for downsizing which presently usually results in enforced, distressing and unwelcome relocation elsewhere. The second is shared ownership properties intended to provide an affordable means for young

residents to take a first step on the housing ladder while remaining members of their local community, Also helping to maintain social cohesion in the village by helping local families remain local through to the next generation. Again, these would need to be small dwellings and provision would need to be made for return of the properties to the scheme when the joint owners ultimately moved on.

The Local Plan provides for the construction of up to eight dwellings on the site. Should this prove achievable, then we would wish to see four in each of these categories. Should it be necessary to reduce the total number then our preference would be for the reduction to be accommodated in the latter category.

One final point concerns the allocation of rental properties and the application of local residency qualification. We have been involved in several cases over recent years where local rental properties have been allocated to tenants whose qualification in these terms have been weak or non-existent in preference to those with clear local connection. We suggest that the rules for this aspect of tenancy allocation should be generally reviewed and certainly more effective rules should be implemented in the case of this new development.

Yours Sincerely

Roger Pettit
Chairman