

**Taken from the Themes discussion paper (SEP, Sept 2023)**

**The Growth Framework was published in 2021 and featured details on capacity, aspiration, areas for priority and measures that would help Sedbergh to meet its vision as a prosperous and sustainable market town. The Framework is due to be updated together with actions needed to help deliver change. Below are updates and key points covering a variety of priority areas.**

**This note provides a brief overview of the current situation and will help SEP to formulate ideas/ targets/ milestones for the months ahead.**

---

## **1. Build More Houses**

### Key issues:

House prices are above average, lack of rented accommodation, few houses on the market, limited first time buyer options, no single occupancy solutions. Housing market stifles employment market as workers cannot move to the town; growing families cannot move out to larger units and free up existing, lack of young families moving in doesn't help roll numbers. Growth Framework Target = 10%, approx. 130 new homes.

### Latest:

Station Road development is underway with first occupiers due in October. Demand of the homes has been high. Development provides 49 houses in a mix of open market, social rented, affordable homes and shared ownership options. Broadacre Homes keen to deliver elsewhere in town if an appropriate site available. Kings Yard site waiting on a developer to start the build. The site will deliver 7 houses inc. 2 local occupancy.

Baliol development stalled awaiting resubmission of the planning application. The development hopes to offer a viable mix of open market homes, commercial space (inc. new nursery site), affordable homes and rentals. Baliol site has been submitted to YDNP for consideration for purely residential use in the next Local Plan. Several other sites across Sedbergh being considered by YDNP for housing allocation.

### Lead person:

Peter Stockton, YDNP