

## Response as to whether Maidenhill should be designated as a small village/hamlet



The map above shows a clear coherent group of 10 + dwellings situated at the centre of Maidenhill. However the area of Maidenhill expands further than this and are linked via the same postcode as shown in the list below. The layout is no different to Pallet Hill which is currently on the Small Villages and Hamlet list which consists of a central group of dwellings and further dwellings dotted outside the central group. Your criteria for establishing if a place was considered a Small Village/hamlet is that it has to be a coherent group of 10 or more dwellings and Maidenhill fulfils this. It is clear from the map that the coherent group is not a straddle of dwellings and therefore should be added to the small villages and hamlets list. I am proposing to build on the plot of land marked in red on the map, which is clearly classed as infill within the surrounding dwellings but currently I am unable to build a single 3 bedroom dwelling on this area as it is classed as open countryside and is bound by planning restrictions which only allow affordable housing, agricultural dwellings or the reuse of existing buildings. I am not employed in the agricultural sector and there are no existing buildings on this plot of land to redevelop, so i'm only left with the option of having to build an affordable dwelling which when sold could only be sold for 60% of the average house price in the area which is ludicrous. I

currently live in a 2 bedroom terraced house within the town and we need a larger house. My parents have offered me the land right next to their property so that I would be able to build a larger house for myself and my growing family far cheaper than buying a 3 bedroom house on the open market. It is clear we have a housing shortage in the area and for me to build my own home would allow my current 2 bedroom home to become an additional affordable house on the market for people trying to get on the property ladder. I think it is unfair that my new build should be restricted to being affordable as well in this instance. If Maidenhill was added to the list of small villages and hamlets the new planning restrictions would allow me to build my new home without an affordable restriction but it would be restricted to a certain size, I would have to prove that I have a local connection to the area, which I do as I was born and bred at Maidenhill and my parents and siblings currently live there and also it would have a local occupancy restriction attached to it which would make it affordable in its own right, but nowhere as low as 60% of the average house price in the area.

### **Dwellings within Maidenhill which are linked by same postcode**

1. The Bungalows (The Cottages)

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Brackenthwaite

Fell View

Four Acres

Greengill Head Villa

Heather Cottage (actually 2, 1 bedroom dwellings)

Long Bank

Maidenhill Inn

Pennine View

Quarry Bank

Quarry Cottage

The Studio Quarry Cottage

Maidenhill Lodge

Upton Bank

Greengill Head Farm

Greenways House

Greenways Lodge

Shanandoah

Beaver Lodge

Maidenhill Farm

Elm Cottage (Part of Maidenhill Farm Situated on Green Lane)

Penrith Golf Club (Is actually classed as Maidenhill on Royal Mail Postcode Checker)