

Seend Community Land & Asset Trust

MINUTES OF THE 11th SEEND COMMUNITY LAND & ASSET TRUST MEETING HELD ON TUESDAY 10th SEPTEMBER 2019 AT 7:30 PM IN THE IRENE USHER MEMORIAL PAVILION, RUSTY LANE, SEEND

Present: George Clarke (GC), Chairman and Director CIC, Steven Vaux (SV), Secretary and Director CIC, Dr Nigel Knott (NK), Director CIC, Kath Steggall (KS), Director CIC, John Williams (JW), Seend Parish Council, Georgina A'Bear (GA) Chair Seend Neighbourhood Plan Steering Group, Rebecca Lockwood Norris (RLN), Wiltshire Council Community-Led Housing, Belinda Eastland (BE), White Horse Housing Association and 28 CLT members, plus parishioners.

ITEM 1. **Apologies** – were received from four members and Wiltshire Councillor J Seed.

ITEM 2. **Declarations of Board Member's interests** – The Chairman asked each board member to make a specific declaration as to whether they had any interest in the matters to be discussed, they and the Chairman declared that they did not have any such interest.

ITEM 3. **Minutes of the last meeting** – SV pointed out that one amendment was needed to the minutes of 11th June 2019 at Item 8. The correct Homes England revenue grant figure was £70,877. Subject to this amendment the minutes were accepted as a true record of the proceedings and are available on the CLT web site, www.seendclt.org.

ITEM 4. **Matters arising from the last minutes** –

4.1 **WHHA site option** - The Chair explained the reasons for the postponement of monthly meetings for July, when the AGM was held, and August, there being very little progress to report as the legal details were negotiated and the necessary documents amended and agreed. GC said that the WHHA site option on Park Farm was expected to be signed by the parties on Thursday 12th September 2019. BE provided an explanation for the delay saying that the process had started in January 2019 and taken 7 months to negotiate the site option. BE went on to explain to the audience the nature of rural exception sites and why the Park Farm site was favoured following joint assessment of the range of sites within the parish. BE said the main points were:

- The site was at the Seend Cleeve settlement edge.
- Located next to existing social housing.
- Site was not on the flood plain.
- The self-build plot required and included as part of the agreement was for a Parish connected family in housing need.
- Land was available at a price which made project viable as an CLT

affordable housing development, which would ensure homes would be high quality and remained affordable in perpetuity.

The Chair explained that the PKA Architect's illustrative plan shown at the last meeting and the architect's opinions were points for consideration and discussion. The Chair quoted the previous discussion on site orientation as an example, and explained the reason these options were being offered for consideration, solar gain etc, was simply to explore options and to generate discussion as part of the consultation process.

BE explained that WHHA would wish to have the planning application submitted by the end of the year. In response to a question, BE replied that it would be a full planning application and not an outline application.

The Chair briefly explained the land sale and lease-back process that would be implemented only on the granting of full planning permission.

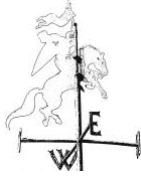
Members present questioned the Board, WHHA and RLN about the lack of supporting infrastructure for 11 new homes, citing school transport and additional traffic. The Chair replied that this number on top of the current 160, or so would not generate significant additional traffic, as some of the people in need of these homes were already living in the parish. Going further, the Chair said the CLT had already been consulting on sites for 18 months and the chosen site was considered the best to meet current housing need.

When questioned further, on why 10 homes plus one "sweetener" was the chosen option the Chair went on to explain how CLT discounted land options worked and that the cross-subsidy, or trade-off, site was an accepted condition common to CLT development on rural exception sites.

There were further questions for BE as to the price the land had changed hands at. BE explained that the question was not one she was prepared to answer as it was a commercial matter between the WHHA and the landowner and that she had to respect that confidence.

There was a further question on the point at which Seend Cleeve was going to be told that development would take place. The Chair said that there had been open discussion and public communication since the CLT had been incorporated. SV added that the CLT worked for the benefit of all in the parish and not just the members.

ITEM 5. Seend Rural Housing Needs Survey (RHNS) – As the RHNS results and report had not been discussed in the CLT forum RLN briefly explained the survey process, the outcome and the recommendations. RLN then went on to talk about housing affordability. KS asked a question on rent levels. BE responded by saying social rent was set at approximately £100 per week and that an affordable 2-bed home would be around £120 per week. In response to a question about tenant rising incomes and the outcomes if people achieved higher disposable incomes whilst continuing to occupy discounted housing, BE explained fixed term tenancies and the expectation of a home for life. BE added that people tended to want to stay in one place and WHHA would expect to be able to provide the home for as long as people needed one, though she acknowledged that some housing associations provided short tenancies.



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The board was asked who designed the questions within the RHNS. RLN said that the RHNS was a standard methodology that had been redesigned for Seend to use as a pilot. NK elaborated by explaining the parish hidden housing need had become apparent whilst door-stepping across the parish. The RHNS had been useful in quantifying that hidden need.

ITEM 6. **Update on membership** – NK said the CLT had deliberately moved to increase membership in Seend Cleeve and that membership stood at 240.

ITEM 7. **Update on funding** – SV said that CLT cash at Triodos Bank was £587.82. The £70,877 Homes England Community Housing Fund grant was ready to call on once the land option was secured. Once the agreement had been signed the CLT would engage the necessary surveys required of the planning application process.

ITEM 8. **AOB**

8.1 There was a question as to whether a vote would be taken on the development proposal. SV said he was unsure of the requirements of the CLT Articles of Association and would check the position. The Chairman expressed his reservations about the desirability of such a vote.

(Action – SV)

8.2 SV said that the CLT “soft power” came from the Localism Act 2011 and the Housing and Regeneration Act 2008. The CLT was a recognised community forum and there would be authority in the Seend Parish Neighbourhood Plan (NP) when it had been made. The CLT and NP should speak for the parish on development matters. The current Housing DPD was effective until 2026 and did not call for any strategic housing development in the Parish of Seend, although, there were currently 2 market housing sites identified for 130 homes and approximately 35 homes in Seend. SV said that Seend would be in need of a strong CLT when the next revision of the Housing DPD was consulted on.

ITEM 9. **Date of next meeting** – The Chair said the date of the next meeting would be on Tuesday 8th October 2019 at 7:30 pm in the Pavilion. It was unlikely this meeting would be deferred as there would be much to consult on.

The meeting closed at about 8:25 pm.