

Seend Community Land & Asset Trust

MINUTES OF THE 10th SEEND COMMUNITY LAND & ASSET TRUST MEETING HELD ON TUESDAY 11th JUNE 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, Peter (PK) and Tom (TK) Kent, PKA Architects, Cllr J Seed (JS), Wiltshire Councillor, Victoria Bodman (VB), Community-Led Housing Project Manager and 50+ members and parishioners.

ITEM 1. **Apologies** – were received from, J Philips, N Riley, S McCulloch

ITEM 2. **Declarations of Board Member's interests** – There were no declarations of interest.

The Chair apologised for the cancellation of the last meeting and said the Board valued the time members gave to CLT meetings and he felt that time should be used productively. There had been very little to report in March, though preparatory project work had continued in the background.

ITEM 3. **Minutes of the last meeting** – had been circulated and were accepted, subject to a minor amendment to ITEM 6 concerning the wording of GA's comment on the Rural Housing Needs Survey. Amended minutes were accepted as a true record of that meeting. Minutes are available on the CLT web site, www.seendclt.org.

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

4.1 **Vacancy for an additional Board Member** - The Chair again appealed for an additional volunteer to fill the vacancy on the Board.

ITEM 5. **Re-Statement of the objectives of the CLT** – The Chair welcomed the many members present and then requested a show of hands from those attending for the first time, a significant number, and then a show of hands for those attending from Seend Cleeve. It was noted that a majority of the estimated 50 people attending were from Seend Cleeve.

For the benefit of those attending for the first time he then re-stated the objectives of the CLT, explained some of the community benefits and processes with choices of sites, and the expectation that the community would be involved in design choices. In response to a question from the floor, GC explained the nature of the land acquisition and that transfer of the land was in fact conditional upon planning being approved, the transaction being commonly referred to as a development option.

VB went on to explain to the meeting the requirements of a rural exception site and that the affordable housing mix could be allocated on differing tenures, such as shared ownership and affordable rental etc.

The Board was asked why there was a need for low-cost housing in Seend Cleeve and also if the site selection process could be inspected. The Chair explained that this was affordable housing to meet local need from the Rural Housing Needs Survey (RHNS), and that 5 sites had been considered across the parish. The Seend Cleeve site was available at a cost that provided financial viability and the altruistic landowner supported the ethos of providing homes affordable homes for local people. The CLT had been allocated a Senior Planner from Wiltshire Council and together, with him and the Community-Led Housing Project Manager, the site had been selected as available, obtainable and acceptable within the planning requirements and preferable to all other sites.

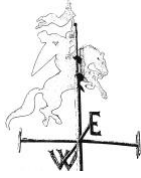
JS explained the relevance and importance of the emerging Seend Neighbourhood Plan in the context of the CLT's development proposal.

VB reported that Seend Parish Council had trialled the new RHNS, which had been newly designed to reveal the evolving community-led housing demand. Two workshops had been held in the Pavilion to provide assistance with advice and registration. Respondents had 6 weeks to reply and the response rate had been 31%. The RHNS showed that a need existed for 4 units for rental, 5 for shared ownership and 2 to meet the needs of people on the Homes4Wiltshire register, which covered market and affordable rent housing. VB said that parishioners, and those with a parish connection, still had time to register with www.homes4wiltshire.co.uk.

ITEM 6. Announcement of potential development site – The Chair apologised to the meeting for not being able to reveal the full details of the site. He explained that at a very late point in the day the landowner had requested that some details associated with the Seend Cleeve site be withheld. As the purchase option had not been fully transacted there was a moral obligation to oblige the parties to the land transaction. The Chair said he understood that the situation must be frustrating, but he was bound by the request to delay the announcement. Solicitors were still working on the detail and the Chair hoped to expand information at the AGM.

ITEM 7. Update on membership drive – NK said the CLT had mounted with the help of others a significant recruitment effort in Seend Cleeve. To the best of our knowledge every property in Seend Cleeve had had an invitation to this evening's meeting hand delivered and membership was in excess of 220. NK encouraged more people to join and have a voice in how our parish developed. It was noted that there were in addition a number of new applications for membership received at the door this evening.

ITEM 8. Update on financial situation – GC thanked SV for his work in obtaining funding. For the benefit of new attendees, SV explained the various sources of funding that had enabled the setting up of the CLT and the major Homes England Community Housing Fund (HECHF) revenue grant, which had recently been approved, subject to the Board signing the contract. SV said that the HECHF grant of some £70,877 would enable the project work, surveys and design to proceed to a planning application.



Seend Community Land & Asset Trust

ITEM 9. **Introduction to and presentation by PKA Architects** – The Chair introduced Peter and Tom Kent and explained that PKA had generously accepted the financial risk of undertaking some preliminary work in order to appraise the parish of some of the design possibilities. TK explained the basic design and construction methods of passive housing. PK showed some examples of work his practice had undertaken as a social housing project in the Cotswolds. PK offered various views of barn-style construction and suggested this approach might be acceptable for the Seend Cleeve setting. An example of the relationship of the proposed housing in orientation to the site was shown in plan, which was followed, after questions from the floor, by an open discussion on the amount of parking and the arrangements for access and sight lines to the road. PK said the site design and orientation shown obtained the best from passive house designs. He went on to explain the need to limit the number of walls in the units to achieve best heat loss and solar gain values. Using design criteria along these lines, it might be possible to obtain annual energy costs as low as £200 per unit.

There followed a brief discussion on how the necessary build costs could be achieved. PK explained that, for example, as there were no wet heating systems, build and maintenance costs could be minimised, particularly if designs limited external wall exposure.

The Chair said he cared less about the mechanics but felt strongly about how the houses would look in their setting as he felt it was very important to produce visually acceptable designs for the community.

It was noted that detailed planning had not commenced at this stage and that all drawings shown were merely illustrative and intended to stimulate discussion. No surveys had been conducted on the site and the results of the Housing Needs Survey, which had only just been received, needed to be fully digested.

Mr. James, a resident of Seend Cleeve, expressed his concern about the amount of parking spaces provided on the illustrative drawing. PK explained that parking spaces had been drawn in accordance with Wiltshire Council's policy on the matter. Mr. James pointed out that some existing houses nearby had up to three cars parked on their drive. Mr. James expressed concern that access from the parking shown exited onto a bend. It was however commented that as it exited on the outside of the bend there would be good visibility from both directions on the road and for those exiting. The Chairman noted Mr. James comments regarding parking and that the matter would be considered in more detail in due course.

ITEM 10. **AOB** – There was then a short discussion on the relationship of housing need to housing numbers and styles, developing into questions on local allocations policy. VB reminded the meeting that the length of time on the Homes4Wiltshire register was an important consideration in allocation. JS described the social and open market aspects of the register.

There was a question from the floor regarding the possibility of negotiating with Aster Homes re another site. The chair briefly explained why this would be unlikely.

There was a request that future meeting agendas be posted on parish notice boards and Sue Bond (SB), Parish Clerk, kindly offered to do this. SV said that notice might be short as agendas often had late additions and changes. SV agreed he would forward agendas to SB in future.

(Action: SV)

Date of next meeting - GC said the next meeting would be the AGM, on Tuesday 9th July 019 and that arrangements would be published shortly.

The meeting closed at about 8:38 pm.