

S E P T E M B E R 2 0 1 9



Seend CLT News

Issue No 2. 22nd September 2019



Canal Boat at Seend Cleeve - Alex Booth

Not a Newsflash

Our parish is going to expand residentially, that is certain. Wiltshire Council is the authority which grants or declines development applications made by individuals, businesses and the large local housing companies, to develop land in our parish. Whilst the Council have a process to weigh up the opportunity and risk presented by each application; the interests of these applicants may not necessarily be in keeping with your wishes for the future of our parish and the lovely landscape around our settlements.

Good News

The great news is that our parish now has opportunity to organise its own affordable housing solutions through the Seend Community Land Trust. The CLT facilitates the building of a small number of homes in the parish to meet the hidden rural housing needs of people, young and old, who already live or work in that community or who have relatives living here.

Decisions about housing numbers and density, about who will live here, about the visual impact on the village, our green spaces and wildlife or about the future of such developments are all things CLT members believe they should have a right to express their views on. Seeking to influence such important planning and development decisions, Seend CLT aims to help preserve and shape our parish and its thriving communities.

Housing needs are ascertained as part of the Neighbourhood Plan process. Find out about ours at: <https://www.seendparishplan.org>. The made plan subsequently helps inform our parish housing need. The process is a 'bottom-up' one, rather than a process imposed on the settlements according to how much profit can be made from the landscape. If a CLT can meet the housing needs of its area, then it can more effectively challenge applications made by 'strategic housing' applicants, including those all-for-shareholder-profit housing 'giants', whose motivations for development may differ from the wishes of the collective community.

Our CLT is about localism and can be your voice, holding significant influence within our local council, it enables land to be bought and kept in community ownership in perpetuity, to be entrusted to the next generations. Seend CLT strives for social justice, recognising that Seend's residents wish to preserve and nurture the concept of a 'Village Community' and 'Green Space', which appear in fast decline in the United Kingdom and we are witnessing this at east Melksham.

The Seend Community Land and Asset Trust is part of a network of over 300 CLTs in the country, emerging in response to a desire to gain some autonomy in the way that our communities evolve. With some 240 members and counting, we have the potential to do good things for the parish of Seend. If you're not already a member, find out at the bottom of the next page how you can join and have your views heard.

Partners in achieving success

The Seend Community Land Trust is partnered with White Horse Housing Association, a small-area rural housing association whose ethos is to build homes to high environmental and space standards; *'House prices and private rents in rural villages are out of the reach of many on low incomes and White Horse Housing strives to provide much needed affordable homes and keep villages sustainable'*.

Seend CLT in partnership with White Horse Housing is passionate about meeting a genuine housing need, and the preservation of Seend as a special, productive, rural place to live.

Our members will know that work on launching our first affordable housing project of 10 homes is already underway. Homes England has provided an initial grant from the Community Housing Fund of £70,877 which will assist with developing a planning application to meet the already identified housing needs of our community. White Horse Housing Association completed the legal process of securing a development option on the Park Farm rural exception site on 16th September 2019.

Want to find out more?

You can learn more about Seend CLT by attending a meeting or visiting; <https://www.seendclt.org>
You can learn more about White Horse Housing by visiting; <http://www.whitehorsehousing.co.uk>

It is not just about homes!

Seend Community Land and Asset Trust is a local initiative, supported by national and local government, that not only enables Seend Parish residents to access affordable housing but to preserve, develop and enhance local assets! If you'd like to see what other Community Land Trusts are achieving for communities across the country visit <http://www.communitylandtrusts.org.uk> and click on the 'success stories' icon.

An interesting article on the National CLT Network website regarding the 'Creating a Space for Beauty' report commissioned by the government can be accessed via:

<http://www.communitylandtrusts.org.uk/article/2019/7/11/clts-building-beautifully>

A short video extract from BBC's 'Countryfile' can be viewed via this link: <https://wessexca.co.uk/2017/11/toller-porcorum-clt>. See what the village of Toller Porcorum in neighbouring county Dorset have been able to achieve via 'people power' in their community.

Social

A big thank you to everyone who attended our AGM in July and stayed for drinks and nibbles afterwards. It was great to see the community coming together and hearing your views.

The National CLT AGM and Awards ceremony is being held at The Studio 7 Cannon St, Birmingham, on Saturday 5 October. All members are welcome. For more information or to register, go the National CLT website and click on 'News and Events' (<http://www.communitylandtrusts.org.uk/event/agm-and-clt-awards-2019-1?eid=101>)

Want to join Seend CLT?

All residents of the parish are welcome to become members of the Seend Community Land Trust. The lifetime membership fee is just £1. The Seend CLT meets on the second Tuesday of the month in the Irene Usher Memorial Hall at 7.30pm. You are welcome to come along; meet the Board and ask any questions you may have. Diary Date! The next CLT meeting is on 8th October. The next 3 meetings will be important consultation discussions concerning design. Our meetings usually take no more than an hour.

Finally, don't forget the Seend Neighbourhood Plan consultation Coffee Morning on Saturday 26th January from 10:30 am to 12:30 pm in the Pavilion, Rusty Lane. Your continuing engagement with the Neighbourhood Plan is valued and will allow you to vote with confidence at the plan referendum.

The Seend Community Land & Asset Trust is powered by the people of Seend for the people of Seend, where every voice is heard!