



Nadder Community Land Trust
 Development by the Community for the
 Community



Steering Group
18:00 Monday 19th February 2024
at Tisbury Council Offices, Tisbury

In attendance: Trudy Austreng, Gerry Murray, Ione Lacey, Jerry Mason, Sarah Cowell, Roger Jkinson, Paul Mansbridge .

Apologies: Clyde Whittaker

Item No	Subject																								
1.	Welcome new members / guests – None																								
2.	Meeting notes of last meeting 15th January 2024 Any comments picked up with the relevant item on the agenda.																								
3.	Treasurer’s Report – Inc Accountants and 200 Club Jerry reported that we have received £500 from a a benefactor who wishes their identity to remain private. Everybody requested Jerry to pass on our thanks. The 200 Club has continued to provide us with revenue, although during the winter months there has been a lack of events to attend to establish a membership drive. Hopefully this should pick up in the spring. The club is continuing to contribute to our funds and by July we will have accumulated enough for our 2024 commitments. Jerry has requested support at the events over the coming months. Confirmed we have engaged South West Co - operative Development to provide accountancy and tax return services.																								
4	National Planning Policy Framework (NPPF) Gerry led the discussion explaining the implications for Community Led Housing. There was also a seminar form Community Led Homes on the subject where the link had been previously circulated. We discussed s73 of the NPPF which supports the development of exception sites. Paul mentioned Wiltshire Councils Phosphate Neutrality Policy which now requires developers to purchase credits. This seems to apply to all applications from now on, and any cases where the decision notice had not been issued by 31 st December 2023. As requested the link is attached: https://cms.wiltshire.gov.uk/documents/s223131/Revised%20Nutrient%20Neutrality%20Strategy6Feb2024_003.pdf An update was provided on the number of tenants on the Homes for Wiltshire register <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>All households, bands 1-4</th> <th>1</th> <th>2</th> <th>3</th> <th>4</th> <th>Total</th> </tr> </thead> <tbody> <tr> <td>Tisbury</td> <td>11</td> <td>6</td> <td>6</td> <td>1</td> <td>24</td> </tr> <tr> <td>West Tisbury</td> <td></td> <td>1</td> <td></td> <td></td> <td>1</td> </tr> <tr> <td>Total</td> <td>11</td> <td>7</td> <td>6</td> <td>1</td> <td>25</td> </tr> </tbody> </table>	All households, bands 1-4	1	2	3	4	Total	Tisbury	11	6	6	1	24	West Tisbury		1			1	Total	11	7	6	1	25
All households, bands 1-4	1	2	3	4	Total																				
Tisbury	11	6	6	1	24																				
West Tisbury		1			1																				
Total	11	7	6	1	25																				

5.	<p>Business Planning :</p> <p>The business plan is to be completed following the discussion of item 4 above. There risks that have been identified and we discussed briefly. These will now be put into the plan and circulated prior to the next meeting for comment / discussion. The timescale is to bring to the April meeting for agreement and then taken to the AGM.</p>
6.	<p>Update Old Sports Centre:</p> <p>Since the last meeting Stone Circle have met with White Horse Housing. They have confirmed the Heads of Terms have been agreed and work is underway to look at house values and confirm the price agreed. White Horse want to make specification changes and as a result these will have to go back to Wiltshire Council as material amendments. These can be dealt with by Officers. Work has started on discharging to planning conditions. Architectural and Landscape have been signed off. Ecology, Drainage and Highways have yet to be discharged.</p> <p>The fencing quotes are in, but Stone Circle have delayed putting them up as no start is anticipated for some months. They have agreed this with Wiltshire Council.</p> <p>In terms of signage Stone Circle will probably have no signage promoting themselves. It will be ours, White Horse and whoever the sales agent is. It was mentioned Stone Circle had an agreement with Allen and Harris who have been providing them house values for these schemes and provided them with a good price for house sales. There is a need to ensure nearer the time local agents are raised again.</p>
7.	<p>AOB</p> <p>Trudy mentioned that she was still running through her test case, helping getting a resident on the Homes 4 Wiltshire list. lone meeting Network Rail Gerry asked to get Tisplan on our Website encouraging people to join in the consultation. Jerry to draft an item for Sarah.</p>
8.	<p>Date of Next Meeting 18th March 2024</p>