

# Chanctonbury Community Land Trust Limited

Introduction

# What is a Community Land Trust?

- Community Land Trusts – or CLTs – give ordinary people the means to steward land for local wellbeing
- CLTs are organised around a location, and anyone who lives or works there can join and participate, **democratically**
- CLTs prioritise the interests of the local community
  - Securing green prosperity
  - Attracting investment & nurturing business development
  - Creating & curating sustainable quality places for local people to live in
  - Enhancing the skill base
- There are more than 550 CLTs in England & Wales
- For more information visit [communitylandtrusts.org.uk](https://communitylandtrusts.org.uk)

# What prompted development of Chanctonbury CLT Limited?

- Learned about CLTs at a WSALC conference – from a presentation by Tom Warder from Action in Rural Sussex (AirS)
- The initial motivation was to consider a community led, rather than a developer, profit-driven re-development of the Thakeham Mushrooms farm site. We thought Monaghans were the sellers
- Discovered late 2023 Bellway had already bought the site (£16.4 million) and planned to build more than 600 homes
  - planning application for 247 homes on half the site was submitted in December 2023 deliberately timed to wrong foot community objection

# Why Chanctonbury rather than Thakeham CLT Limited?

- Significant work and resources needed to set up a CLT
- Thakeham is a small village so opportunities to develop community assets in Thakeham alone may be limited
- Due to the nature of the local area and lack of infrastructure, Thakeham and our neighbouring Parishes are equally impacted by the same factors
  - Dealing with the problems of over-development
  - Lack of affordable housing especially for our young people
  - Lack of local employment opportunities
  - Lack of facilities – education; health; transport; leisure
- Chanctonbury CLT Limited has been established as a Registered Society under the Co-operative & Community Benefit Societies Act 2014

# Chanctonbury CLT Limited Achievements

- Development of the Chanctonbury CLT website - openness
- Growing Membership
- Involvement in some planning applications and the Bellway appeal
- Developing a relationship with HDC
- Had Pre-App discussions with HDC regarding an alternative vision for ex-mushroom farm
- Conducted a survey (c120 respondents) on alternative uses of Thakeham Pre-school building – put in a considered bid

# Method of working

- Keep an eye open for smaller sites that might present realistic community development opportunities
- Explore becoming the social housing partner for small developments that receive planning approval
- Make connections – work in partnership
- Always consult the community

# Pipeline Projects

- Thakeham Parish Council (TPC) have asked us to take over the unfulfilled development of Workshops on Abingworth site
- Working with AirS (and Reside) in partnership on Rushfields site
- Talking to Bellway about alternatives to their development of ex-mushroom farm (exploring nature recovery aspects and use of existing buildings)
- Taking forward the Football pitch/Youth club proposals from our proposal for the pre-school building at request of TPC
- Supporting a Storrington-based “action group” considering purchase of land where they are resisting development







# Next Steps

- Increase range of grant applications – need funds to develop projects
- Consider obtaining charitable status
- Expand membership base
- Get one of “pipeline” projects to the “visibility” stage – use as a recruitment opportunity
- Continue to explore all potential options of support to the wider community
- Develop our profile within the local community

# To sum up

We exist to help our rural community thrive.

We will forge alliances to

- provide affordable, carbon-neutral homes for local workers
- protect and enhance nature in our living environment
- create spaces and facilities that enrich lives and support local employment