



AGM report

2026

What is a Community Land Trust?



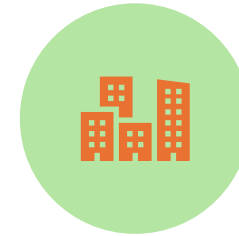
DEMOCRATIC, COMMUNITY-
LED ORGANISATION



OWNS AND MANAGES
ASSETS FOR LOCAL BENEFIT



REGULATED (FCA
REGISTERED SOCIETY OR
CHARITY)



CLTS ARE NORMALLY
ORGANISED AROUND A
LOCATION (CAN BE AS
SMALL AS A VILLAGE OR AS
LARGE AS A COUNTY)



OPEN TO ANYONE WHO
LIVES OR WORKS LOCALLY
TO JOIN AS MEMBERS (£1)
AND SUPPORTS THE CLT'S
OBJECTIVES

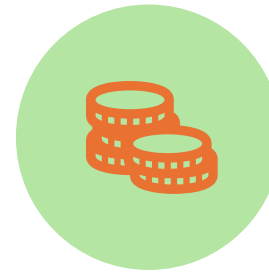
Typical Community Land Trust activities



GENUINELY AFFORDABLE
HOMES TO RENT (NO
RIGHT TO BUY)



ENVIRONMENTAL
STEWARDSHIP



LOCAL ECONOMIC
DEVELOPMENT



SKILLS AND VOCATIONAL
OPPORTUNITIES

Well-established across the country

There are approximately 350 CLTs in England & Wales – over 20 in Sussex!

We share experiences and learning across the network

Support for CLTs now being shown by Central Government and especially Horsham DC

For more information visit www.communitylandtrusts.org.uk or www.sussexcommunityhousinghub.org



Why Chanctonbury rather than Thakeham CLT Limited?

The Steering Group acknowledged Thakeham alone too small to have impact

Our surrounding parishes share common concerns

- Over-development
- Lack of affordable housing especially for our young people
- Few local jobs
- Strain on infrastructure

Ashington; Shipley; Storrington & Sullington; Thakeham; Washington and West Chiltington. Being asked to consider adding Amberley and Billingshurst to area of activity

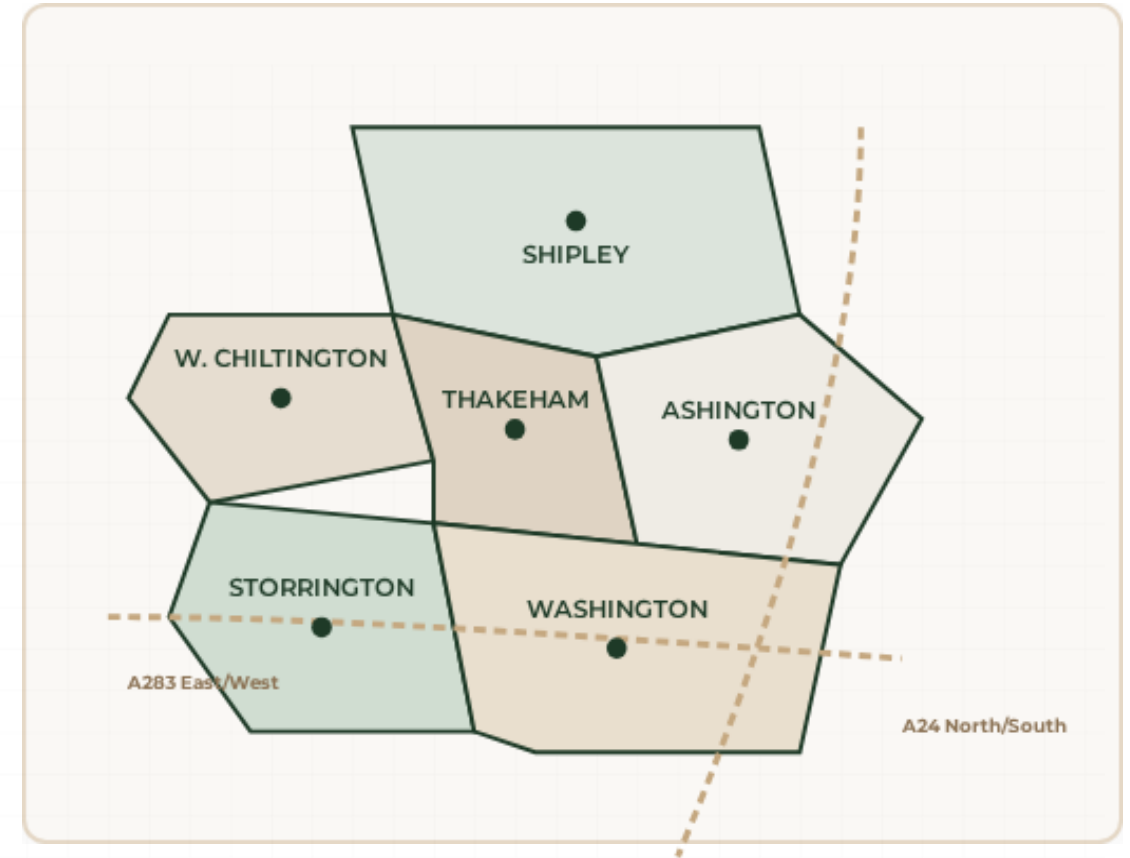


Regional Parish Mapping

The Horsham District Borderlands

The six parishes form an exceptionally interesting contiguous group on the transition zone between the Low Weald and the stark chalk landscape of the South Downs.

- Ashington population 2,800 covering an area of 8 sq kms
- Shipley population 1,250 31 sq kms
- Thakeham population 2,500, 12 sq kms
- Storrington and Sullington population 7,500, 21 sq kms
- Washington population 1,900, 13 sq kms
- West Chiltington population 3,500, 17 sq kms



Governance and Status



REGISTERED SOCIETY
(CO-OPERATIVE &
COMMUNITY BENEFIT
SOCIETIES ACT 2014)



REGISTERED WITH THE
FINANCIAL CONDUCT
AUTHORITY



INCORPORATED AT THE
END OF AUGUST 2024



MEMBERSHIP SHARE
MODEL



EXPLORING CHARITABLE
STATUS



ELECTED BOARD AND A
BROADER STEERING
GROUP

What does Chanctonbury CLT want to achieve?



Environmental sustainability



Nature recovery and biodiversity



Current environment means more development is inevitable, but CCLT wants these to be sustainable and to feature homes that local people can afford to rent



CCLT wants to be involved in projects with broad benefits across all parts of the community

What we will not do!



Be a protest group

Individual members are always free to speak against a particular development



Say we support a development if we don't

But constructive engagement is best

Chanctonbury CLT Achievements



Building profile, new logo, on-line presence, given talks, appeared at fairs



Met HDC Officers and District Councillors to discuss environmental, economic and residential opportunities, involved in HDC housing related summits



HDC Planning and Housing Officers have recommended CCLT as a potential partner for consented sites – working with Action in Rural Sussex



HDC are exploring transferring responsibility for land assets to us, i.e. Monkmead Woods in West Chiltington



Bellway recognise the value of having CLT involvement for HDC, hence their “gift” to CCLT in their revised Mushroom Farm planning application

So, what is the possible Bellway deal?



- Sell on a Freehold basis for £1 a small part of the site, conditional upon them getting Planning Permission
- Build “at cost” for us to their standard design
- 4 x 2 bedroom properties and 2x 3 bedroom semi detached houses
- Work with Action for Rural Sussex as Registered Provider

What Chanctonbury CLT had proposed

- Bellway lease to us the ‘derelict’ area to the west of the PROW where the compost production shed was located that passes North/South through the site
 - to deliver nature recovery and significant biodiversity net gain for site as whole (with a partnership with Sussex Wildlife Trust)
 - limit western expansion and coalescence with West Chiltington
- Instead, Bellway offered a large ransom strip to Thakeham Parish Council conditional on them making no objection to the current plan for 150 homes plus a further 85 more houses on the wider site.

What can you do to help Chanctonbury CLT?



Suggest opportunities for our involvement



Offer to help on steering group or other support activities – like social media



Encourage your neighbours and friends to join to build our membership



www.chanctonburyclt.org.uk

Email: chanctonburyclt@outlook.com

Thakeham Village Hall, 1 Abingworth Crescent, Thakeham, Pulborough, RH20 3GW

