

South Brent CLT Background

2011 Sustainable South Brent held a well attended public meeting with members of Transition Totnes to ascertain interest in the village for eco housing.

Spring 2013 South Brent Eco-Community Affordable Housing Project ran several meetings with the Land Society, South Hams District Council Housing team and the planning department of Dartmoor National Park (DNPA)

Summer 2013 When it became clear the allocated development land was not going to be open to Self Builders and had been snapped up by large Housing Developers we became aware of and met the Land Society.

Autumn 2013 With the help of the Land Society we held several public meetings and made representations to Sustainable South Brent and the Parish Council's planning team. Once the word was out, meetings became busier and the group grew in knowledge and numbers.

Feb 2014 The Housing Needs Survey identified a keen interest in the village for Eco Building and the need for over 50 affordable homes in South Brent. Cavanna were not going to let us work with them, along with Trand, plans were published for the development area with no more than 40 affordable houses. Cavanna have since put in for Planning Permission with only 14 affordable homes and are not aiming to build anything truly sustainable.

We met with Dartmoor National Park Authority (DNPA) Forward Planning department on several occasions to explore an Exception Site to fill the housing shortfall and started looking for landowners who would be willing to work with us.

March 2014 A core of 8-10 families decided we should form a Community Land Trust and go it alone after looking at the Land Society business model.

More meetings with the DNPA, the Parish Council, The Community Council Of Devon and Wessex Community Asset Support ensued.

April 2014 We had found a plot that the DNPA would consider suitable and a Landowner who understood the importance of the project and could see the fantastic community asset it would be to the village now and in the future. DNPA and Devon Highways consulted.

May 2014 A board of 7 Directors from the community (4 Non Builders and 3 Builders) and a CLT Steering Group appointed by the whole group. Several more families interested.

June 2014 Registered ourselves as a Community Interest Company Limited By Guarantee and registered our membership with the Nation CLT Network.

Summer 2014 Appointed LED Architects to draw site layouts, Tor Ecology to do a full Ecology Survey of the site to help steer us to minimise or even enhance the bio diversity of the site. We met the DNPA's Development Officer and Devon Highways again at the site to get further direction on the Pre Planning Application process.

Oct 2014 DNPA asked The Community Council of Devon to manage an independent Eligibility Survey of interested parties. The CLT publicised this around the village and in the local press. 18 forms were returned. SBCLT were awarded a grant and training from the National CLT Network as part of their Pre Development support program.

Nov 2014 Aspect Tree Consultancy offer to do a detailed Tree Survey of the site. The CLT visited the residents of Harwell Lane. Representatives from the CLT were invited to an evening meeting with all the residents to try and explain the project and listen to their initial concerns. The CLT also updated the Parish Council and proposed the setting up of a Village Stakeholder Group.

The Next Steps

Dec 2014 Initial Public Consultation

2015 Stakeholder Consultation Meetings start, more Public Exhibitions

