



Chilbolton Community Land Trust – Sept Board Meeting minutes

Date: Tuesday September 8th 2026 Time: 7:30pm

Location: Chilbolton Village Hall

Attendees:

Martin Gossling, Maureen Treadwell, Sue Larcombe, David Hall, Andrew Bradley and Graeme Henry.

Apologies: Peter Collis, Neil Connor not present

Chair: Martin Gossling

1. **Welcome intro from the Chair and to any members present.** There was 1 member present. The Chair made an opening remark that the CPC had approved funding through to March 2027 to cover the monthly meeting costs at the CVH so until further notice the monthly meetings will be held at the CVH. The Chair thanked the CPC for their funding support.

2. **Approval of minutes of the July meeting to be noted along with consent for the meeting to be recorded as per the last meeting.**

3. **Declarations of Interest**

All trustees to declare any new potential conflicts of interest such as new membership of other committees. No changes cited.

4. **Planning engagements**

a) Updates from members of CDC and PC committees.

b) DH gave a summary on behalf of the CDC/CPC. The Village vote is happening this week re preferred location from a selection of 3 with one option being none. The outcome of this would be to guide the CPC around options. This is in relation around community led housing. A no vote could effect CCLT in terms of just what it should focus on. It is to steer behavior rather than make a defined decision.

The 3 options are 75 or 20 on Drove Road, 20 at Martins Lane (Gravel Hill) or no build.

The result is due to be announced at the November Parish Council meeting.

The local plan has been shelved, replaced in the form of a new 'Plan making process'.

The Chair confirmed a response to James Painter was done with approval of CPC & CDC Chairs.

○ Any feedback from SPP? None so far.



- Update on visit to Wickham CLT. The report done by DH which was circulated prior to the meeting. The visit was to look at different models that a CLT can manage. Mixed housing in small numbers are being managed by Wickham and work with a Housing Association on housing they do not manage. Shared ownership/discounted housing they do manage, under the banner of affordable. They are a Charity.

The Parish Housing list needs to be refreshed to get an updated view on needs from those with a local connection. The neighborhood plan will be updated to include an updated list/fresh view. A fresh view on shared ownership for the CCLT is now needed along with looking into the rules along with discounted homes along the guidelines issued by SL.

Action DH and AB to look into how best to update the community on different affordable housing types to ensure everyone is aware of what the CCLT can do going forward.

MT stated that Wickham are a registered housing supplier but that is an expensive route and would need additional support/Trustees to support it. MT stated she had some concerns around the level of compliance needed.

MT outlined another model around securing an option on land and teaming up with a local builder. This reduces planning costs. This could be an alternative method.

Agreed path for next steps. Feedback on vote, Parish needs survey and then investigation on just what is needed and what are the issues.

A request to evaluate the parish needs again was also supported by the Board. AB to look into just what is needed for this as stated in the above action.

- c) TVBC engagement. Invite to meet re grant funding has not progressed and now not worth meeting with them in the short term site is determined.
- d) No discussions with English Rural.

5. Finance update from Maureen

Documents circulated before the meeting. Closing bank balance is £558 but £250 due to go out to cover web site costs so we will be left with around £311. CPC has approved covering the cost of the room for the Board meetings until March 2027.

Financial plan needed to cover at least the new FY as from April 2027 to March 2028 but also next 6 months? MT to present a draft budget at the next meeting but only covering the basics until a strategic plan is done.



A CCLT strategic/financial plan is also needed. GH took this action so that the Board can see just what an initial model might start to look like.

6. Marketing update from Andrew

Request for a bio on Graeme, to drive a bit more engagement.

7. Review of any AGM actions

Proposal to limit Board to 3 members of any Parish committee rather than 3 CPC councilors in order to ensure the CCLT remains independent was agreed to be parked until a point where this may be needed if such issue around non-independence start to arise.

Another issue around TOR was addressed and the Board agreed to continue to adopt the published one on the Website.

8. Any Other Business (AOB)

Governance and Polices. Work needs to be done to ensure the Polices are reviewed and maintained. This will be addressed going forward once resources can be assigned.

a) Open floor for any other urgent or additional matters.

A member raised a question on AGM communications improvements to ensure attendance will be improved.

9. Schedule of Future Meetings

Agreed on 2nd Tuesday of each month at 7:30pm. Meetings held at the Village Hall until further notice unless otherwise informed.

Next meeting to be held on 13th October.

A handwritten signature in black ink, which appears to read "Martin Gossling". The signature is written in a cursive, flowing style.

Martin Gossling

Chairman CCLT