



Eastington Community Land Trust Limited AGM (2021-2022)

Thursday 2 February 2023



Summary



- Eastington Community Land Trust Limited (“ECLT”) has now been operating as a Community Benefit Society for 6+ years
- Increase in board membership/representation (incl. tenant representative from Fullers Close)
- Fullers Close development of 23 affordable homes fully let and occupied since December 2020
- Public drop-in on 24 March 2022
 - well attended and very informative
 - supported by Two Rivers



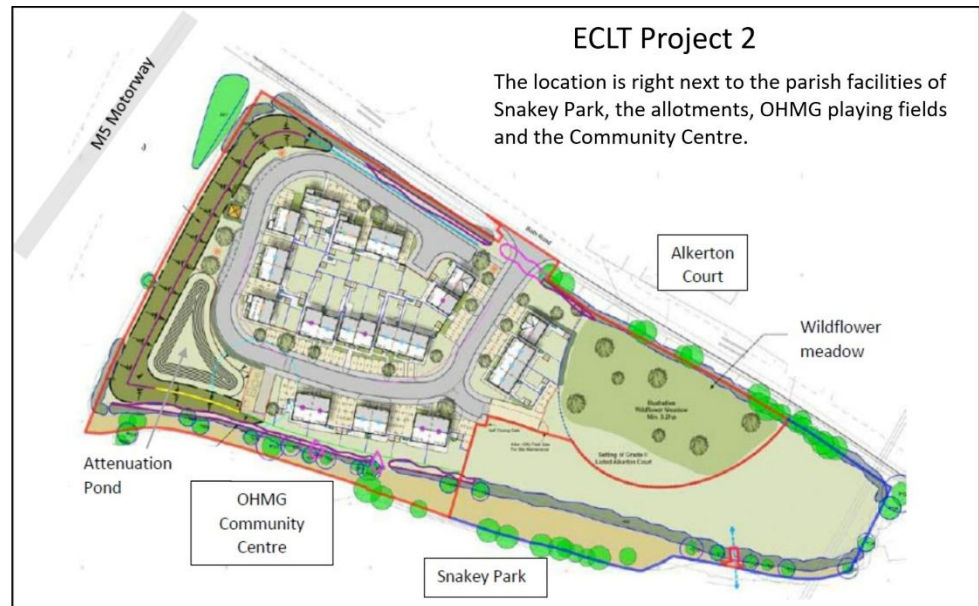
Fullers Close

- ECLT continues to receive annual ground rent from Aster Housing Association (index linked review in October 2024)
- Ownership of Pumping Station land to be transferred to Severn Trent Water in preparation for adoption.



Homeground – Planning Application

- Planning Application (S.21/3014/FUL) for 21 Homes for Affordable Rent and 10 Homes for Affordable Shared Ownership



Homeground - Planning Application (cont.)

- Draft Section 106 Agreement in an approved form between ECLT and Two Rivers and sent to SDC for comment.
- National Highways
 - No objection in principle and planning permission recommended with conditions (e.g. traffic management plan/drainage report/landscape plan)



- Awaiting issue of draft Planning Permission from SDC.



Looking Forward

- Stroud District Local Plan Examination 2023
- Review of Neighbourhood Development Plan
- GRCC Housing Needs Survey 2024



Stroud District Local Plan Review – Examination 2023

- Examination Process – 7 March 2023 to 25 May 2023
 - Virtual hearing sessions
 - External assessment of the Stroud District Local Plan Review by Government Inspectors
 - Assess whether Plan is:
 - sound; or
 - not sound but could be sound with modifications;
 - not sound and could not be made sound.
 - Likely to result in Adoption of Local Plan to 2040 at the end of 2023

Neighbourhood Development Plan (Review)

- NDP policy needs to complement the Local Plan policy
 - Exceptions policy based on Local Plan Policy HC4
 - Exception sites located within easy walking distance of the facilities of Alkerton, preferably within 800 metres of both Alkerton Cross and the OHMG Community Centre.

POLICY EP5: EXCEPTION SITES

Planning applications for small scale affordable housing sites adjoining the settlement of Alkerton will be supported, providing the criteria of Local Plan Policy HC4 are met.

- ECLT will support Parish Council in preparation of NDP

GRCC Housing Needs Survey 2024

- Housing Needs Survey conducted every 5 years to maintain relevance
 - Administered by Parish Council
 - Conducted by GRCC as independent body, recognised by Stroud DC
- Housing Needs Survey will feed into later stages of NDP Review

Summary

- ECLT in sound financial condition
- Increase in membership and board representation
- Planning Permission within reach for Project 2
- Able to act upon outcome of Local Plan Review, NDP Review & Housing Needs Survey 2024



Questions

