



# Christow Community Land Trust

## Members' Newsletter

It's almost time for our AGM. Do note the date and come along for updates on our work and to tell us your ideas for the year ahead, as well as voting in your new directors.

*Corony Edwards, Chair*

### Date for your diary

**Annual General Meeting, 7.30pm, Thursday 7 September, Teign Valley Community Hall.** There are rumours that this year there may be wine. And crisps.

### Annual General Meeting 2023

Another year has flown by which means that this year's AGM will shortly be upon us. It has been another busy year for the CCLT with a very successful Lottery funded environmental project completed, the Welcome Letter delivered to new residents and plans for Stage 2 of the housing at Stafford Close slowly evolving. By the time this newsletter has been circulated, we will have installed a simple push operated tap on the outside of the TVCH so that thirsty walkers, runners and passers-by can refill their water bottles and dogs' water bowls.

The AGM will present an opportunity for public discussion of alternative provision for the shop and post office that we have so recently lost. There is now a hole in village life that needs filling. The board – through its own discussions and through membership of the Parish Council's working group – is doing what it can address this issue and your views are important to us to hear and consider.

Are there any projects that **YOU** would like us to get our teeth into to raise awareness of matters of concern to local residents or environmental projects that would enhance our lives? Please come along to the AGM and share your thoughts with us. A glass of wine or a soft drink and some nibbles will be available for all to enjoy.



If you want to opt out of receiving this newsletter, please contact Corony Edwards (email and phone number are below). You can read our data protection and privacy policy on our web page <https://www.teignvalley.org/cclt>

### Climate change in Christow: part 1

Ashton village hall was packed to bursting on March 7<sup>th</sup>, and it wasn't just the free pasties (good as they were) that were the inducement. A room-full of farmers and smallholders had gathered to hear local conservationist (and lengthsman) Elliott Fairs give a very clear account of the potential benefits to their holdings that are now on offer from DEFRA's improved Countryside Stewardship and Environmental Land Management schemes.



The talk was followed by a short ramble around some of John May's farm in Lower Ashton so that we could see on the ground the good effects resulting from the state-aided environmental measures.

This event, one of the last in the CCLT's National Lottery fund-aided Climate Project, is giving rise to a flurry of activity in the Valley. At least a dozen land-holders are making commitments to a range of measures on the ground that – due to pressures of time and economics – would otherwise continue to be neglected. Key stats include just under 4km of hedge-laying over the next three years, 1.1km of hedge planting, stone wall and earth bank repairs, and lots of new fencing to go in to protect newly laid and planted hedges as well as existing ones. The fencing will also allow more cattle grazing, rather than relying on sheep, which will provide more diverse and nature-friendly pasture as well as better dung for the myriad of wildlife that it fosters. There are

*continued on page 2*

### The names, email addresses (and phone numbers) of the CCLT Directors and Board members are:

<b>Corony Edwards</b> (Chair)	coronyedwards@gmail.com (253059)	<b>Jo Twelvetrees</b>	Jo12trees@gmail.com (253373)
<b>Maggie Bonnell</b> (Secretary)	maggie_bonnell@hotmail.com (252802)	<b>Tim Deane</b>	tim@northwoodfarm.org.uk (252915)
<b>Penny Clapham</b> (Treasurer)	pentoos@hotmail.com (253066)	<b>Andy Cook</b>	andy@redlandbuilders.com (252405)
<b>Andy Wise</b>	andy.wise07@gmail.com	<b>Jude Jones</b>	judith_jones@hotmail.co.uk

*continued from page 1*

ponds being restored, neglected orchards being put back into pruned management and fields formerly cut multiple times for silage each year being cut just once for hay instead. All better for wildlife and all to run for the next five years. All of these are paid for with public money for public benefits in biodiversity, flood alleviation, carbon sequestering and a reduction in the use of chemicals and fertilisers across the land.

We are grateful to Betina Winkler (of Action on Climate in Teignbridge), Elliott Fairs and John May for making this event possible.

## Climate change in Christow: part 2

As we reported in our last newsletter, Christow Community Land Trust and Teign Climate Hub were awarded £7,200 of National Lottery 'Together for our planet' funding in November 2021 to get more people in the Teign Valley, doing more, to address the climate and natural environment emergencies in effective ways. The project is now complete so in addition to the activities we've previously reported on, we can now give you a full run-down of what we achieved.

The project took an 'emergent' approach with activity planning following on from initial expert input. What emerged was a mixed bag in terms of how explicitly the actions were connected to carbon cutting and climate change as well as varied levels of uptake and engagement. The local focus proved to be a key success factor, encouraging people to attend events that had real relevance to them. A total estimated 250 people were directly involved. Others were, or are, being reached indirectly, e.g. viewers of the local producers' video.

As well as the Countryside Stewardship event reported above, actions were:

- A talk and discussion 'Climate Change in the Teign Valley' by Prof. Nevil Quinn (University of West of England) attended by 80 people, August 2022.
- An ACT Energy Saving Roadshow attended by about 60 people in September 2022.
- A workshop on 'Climate communication' for 12 project and activity leaders, September 2022.
- A scheme with South West Water to provide free water butts to 50 households in the Teign Valley with a special offer purchase scheme for others. Over 200 people applied in autumn 2022 with water butts delivered after Christmas.
- A free screening of the Netflix film 'Breaking Boundaries' with an in-person introduction by the director, Jonathan Clay, February 2023. Twenty people attended.

- A talk on home retrofit for energy (and carbon) saving followed by subsidised on-site consultations for 14 homes and Ashton Parish Hall.
- A professionally made video on locally produced food and a web page with local producer information now available to watch at [teignvalley.org/shops-and-services/](https://teignvalley.org/shops-and-services/).

Thank you to all CCLT members who supported the project. With extreme climate events happening around the world with increasing frequency and severity, we have thus far got off lightly in our lovely valley. We all need to continue to do everything we can to help reduce our greenhouse gas emissions, protect the environment and prepare for the changes that are inevitably coming.



*Director Andy Cook installing a new CCLT sponsored drinking water tap at Teign Valley Community Hall.*

## Stafford Close extra homes

There is little new to report on progress towards the building of six to eight small residential units on the site below the Playpark. These were originally scheduled to be constructed by Teign Housing Association by the end of 2023. The necessary geotechnical and ecological surveys have been undertaken, however, along with an engineering report. A drainage survey will be completed soon. Once this is done Mitchell Architects will be able to carry out the detailed design work – at which point there will be something tangible for planners and the Christow public to appraise and comment on.

We hope that Teign Housing will be in receipt of sufficient funds that these units can be let at a social rent, rather than the "affordable" rent which is already proving beyond the means of some prospective Stafford Close tenants. To put the matter in a national context – according to Inside Housing almost 40,000 social homes were built in 2010. Last year the figure was 7,600. In the current housing crisis the needs of the least well-off are being almost entirely neglected.