

**Stretham & Wilburton Community Land Trust**



**Charles Roberts**  
**Chair of Stretham & Wilburton**  
**CLT**

# Outline of today's event

- Introductions – Trustee board & others
- Background of Stretham & Wilburton CLT
- National CLT context
- Architects' feedback and site plans
- Conclusion and next steps
- Audience Q&A



# Stretham & Wilburton

- High levels of employment, lots in low-median paid local jobs
- Local workers displaced by commuters and the well off retired
- Breaks up community and removes the critical heart that keeps it vibrant
- Virtually no affordable homes built in recent years
- Currently 72 eligible local families on CLT Waiting List for a home



# Why Community Led Development?

- The village needs sustainable growth to support amenities
- Local families need affordable housing
- The village should decide how the village should grow - extensive engagement so far and in the future
- The CLT is the best way to deliver community-led development in a sustainable way that can deliver long-term benefits to the village as a whole



# Why Community Led Development?

- Benefits of CLD over traditional development
- Land value capture
- Long term income stream
- Social sustainability – health, school, workspaces, shops, pub
- Genuine community control, influence, benefit
- Provide a variety of tenures (e.g. affordable rent, shared ownership, starter homes)
- Provide a variety in sizes and types for all ages and family types, including self-build



We are proud of our  
achievements and  
others have noticed.....

## Awards winning scheme for SWCLT

‘This is a partnership which without a trace of complacency is driving a very clever, very well consulted development. The way they have worked together to design the CLT scheme has recognised everyone’s role in setting a vision for the CLT – not just the partners themselves, but also local people and the local authority – and has created a robust, well-grounded plan that really reflects the wishes of local people’.

Judges comments on National CLT Award panel







**Community Land Trust in  
Stretham and Wilburton gets  
thumbs up**

**Community Land Trusts:  
Affordable homes for  
young people  
(Article about SWCLT)  
Daily Express 2016**

**Cambridgeshire village  
one step closer to  
community heat  
scheme  
(Swaffham Prior)  
Cambs County Council**

**Breaking new ground in Stretham  
and Wilburton: CLT gets  
permission for fifty new homes**

Villages in the  
Ely area are  
joining the  
housing  
revolution  
Ely Standard

**Mayor James Palmer  
believes land trust loan  
offers solution to providing  
Cambridgeshire with  
affordable homes  
Ely Standard 2018**

**Local homes for local people –  
and the crucial role of  
Community Land Trusts  
Tom Hunt – Conservative Home**

**Shot in the arms for  
villagers looking for  
somewhere to live as  
East Cambs back  
Community Land Trust  
deal for Haddenham  
John Elsworthy – Cambs Times**

# Government Support

- Brandon Lewis as Housing Minister committed to come and 'open' the Manor Farm development.
- Gavin Barwell as Housing Minister at a housing conference in Cambridge 2017 mentioned Stretham & Wilburton CLT by name as a great example of a community working together to achieve an excellent scheme.
- Kit Malthouse, current Housing Minister visits scheme in 2018 and recognises it as an exemplar development with understandable community support.



# 2011 - 2012

- Parish Councils unite & commit £6000 budget to explore CLT
- Set up joint Parish Council working party
- Councillors made decision to proceed in early 2012
- £5000 of grants received from National CLT fund to top up £6000 Parish budget
- SWCLT formally incorporated 15<sup>th</sup> October 2012



# 2012 – 2013

- Call for land
- Several potential sites explored
- Unfortunately some opportunities lost
- Managed to secure Manor Farm site



# Manor Farm

Stretham & Wilburton Community Land Trust



# Real People...what some of our CLT residents say:

"Without the help and support of the SWCLT I wouldn't have been given the opportunity to have my own independence. The best thing to happen in this village is the help provided to those people who are in work and have local connections. The continued support from family and friends is invaluable"

"The best thing, I believe about the CLT is that they are there to help people who are working but perhaps don't fit the criteria for help elsewhere. Sometimes we can all be prisoners of our own circumstances"

"It's so refreshing to have something in place to support working people and families who are on a low income. Often, we can get overlooked."

"The SWCLT has enabled me to be independent in terms of my living circumstances but it also allows me to be close enough to my friends, family and work for any support, be it emotional or financial. I also have the security that I wouldn't get in a privately rented property"

"The SWCLT has enabled us to stay close to our family and remain part of the community. Each year we are involved in the feast and I (Sophie) am part of the pre-school committee. Without the help of the SWCLT we may have had to move out of the area to find suitable, affordable housing"

"I have lived locally all my life and I have family members in the village. The support isn't often available for working people so it is good to find something out there for us"

# East Cambs: leading the sector

- 10 CLTs in East Cambs
- National CLT events are held at Manor Farm
- Cambridge Property Awards Winner
- National CLT Network Awards Winner
- East Cambs Community Housing advises 9 Local Authorities and over 30 community-led housing groups



A large group of people, mostly men in business attire, are seated at round tables covered with white tablecloths. They are in a room with stone walls and several small, dark arched windows. The scene is a conference or meeting.

## **Regional CLT Conference Ely 2013**

More than 100 delegates heard keynote speeches from Government advisors, local authorities and representatives from villages which had developed their own trusts.

## **Community-Led Housing Event Wed 8th August 2018**

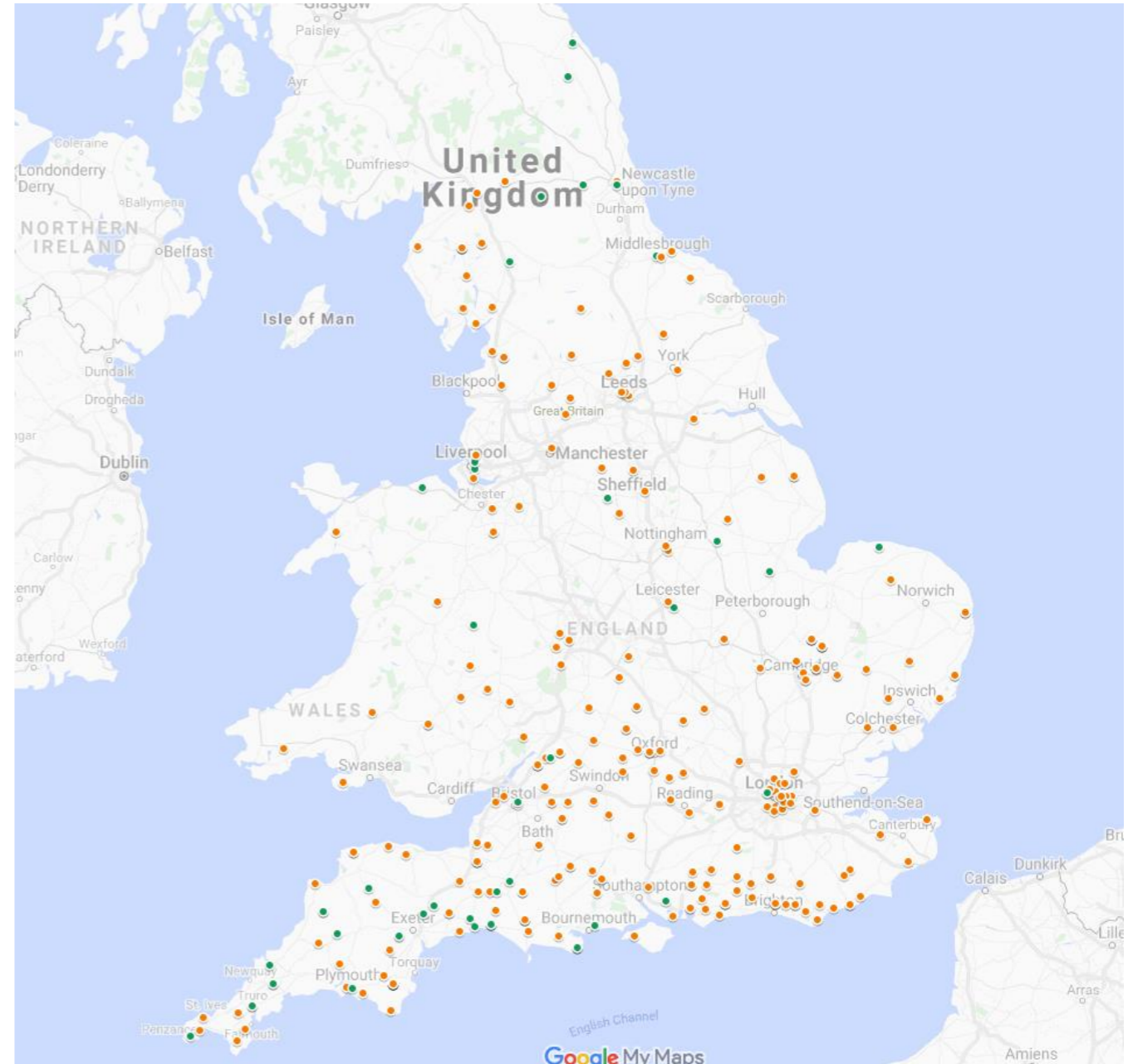
Funded by the Nationwide Foundation

Find out how local people can play a positive role in solving housing problems , creating genuinely affordable homes and stronger, fairer communities.



# CLTs across the country

- Nearly 300 in the country
- Rapidly growing sector
- Already provided over 800 affordable homes for local people
- East Cambs is leading the sector



# Proposed Development at Camps Field, Wilburton

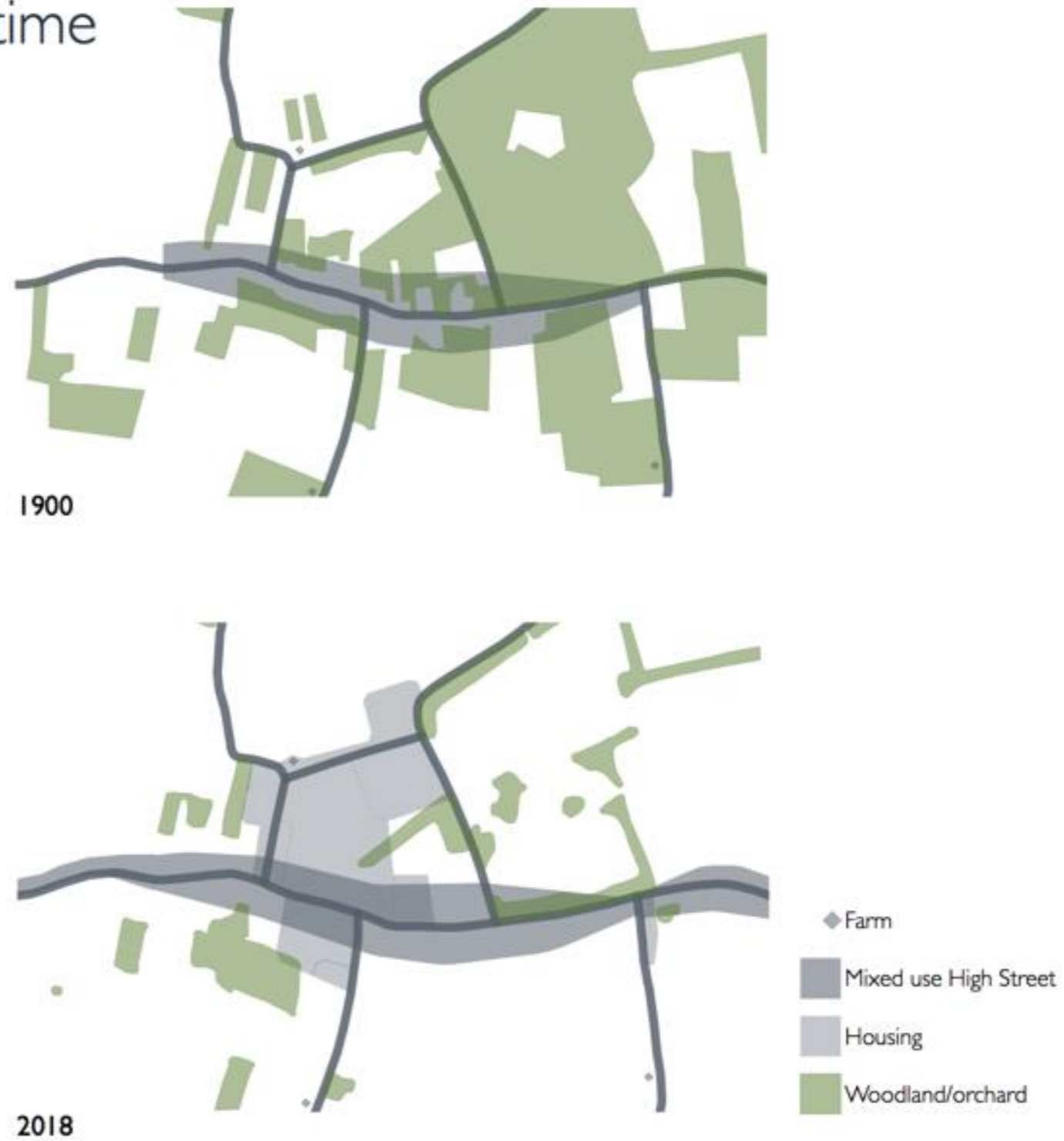
Stretham & Wilburton Community Land Trust

Haysom Ward Miller Architects



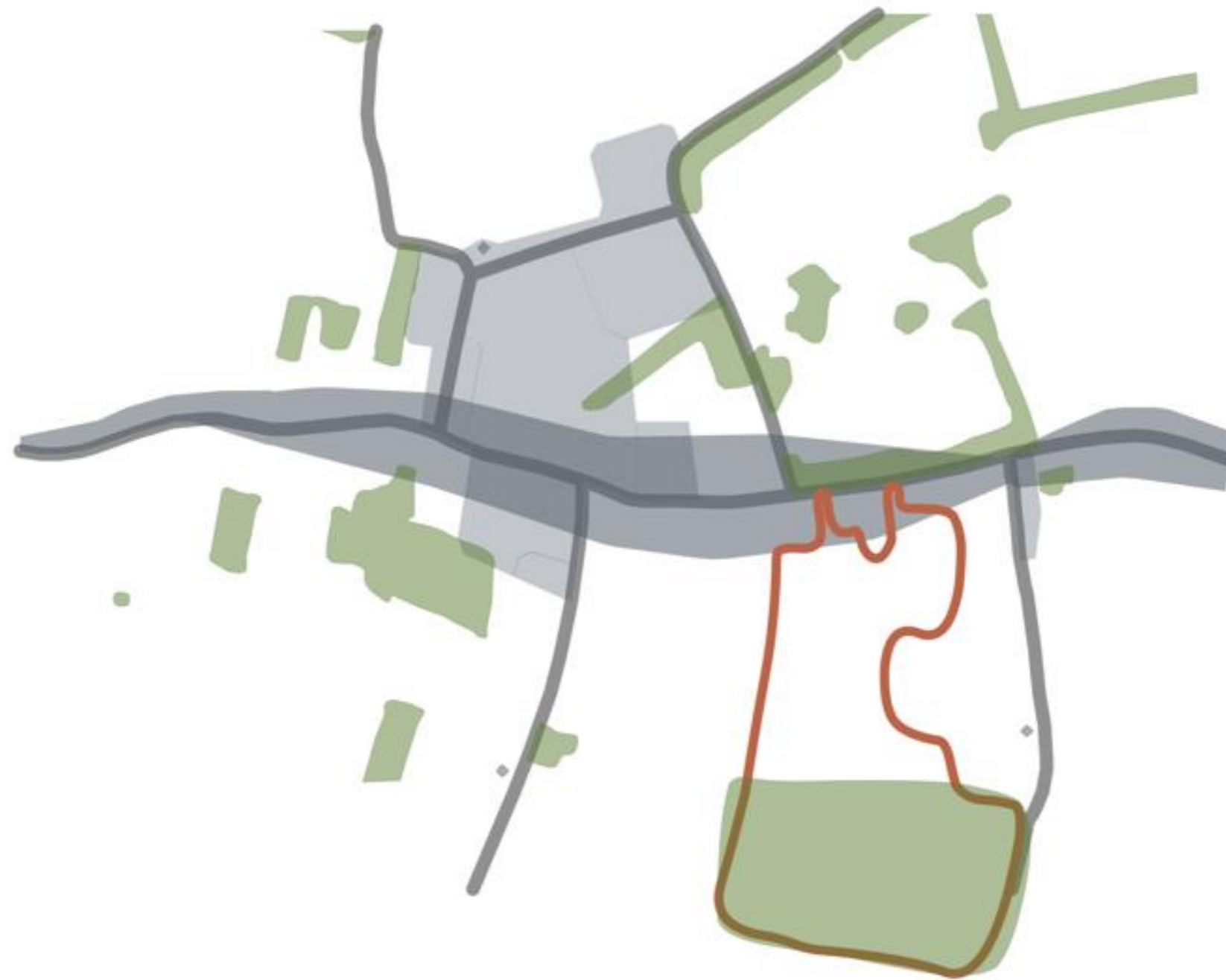
# CONTEXTUAL ANALYSIS

Loss of woodland over time



# CONTEXTUAL ANALYSIS

Enhance rural character of village



# CONTEXTUAL ANALYSIS

Lack of public/open space



# CONTEXTUAL ANALYSIS

New village green



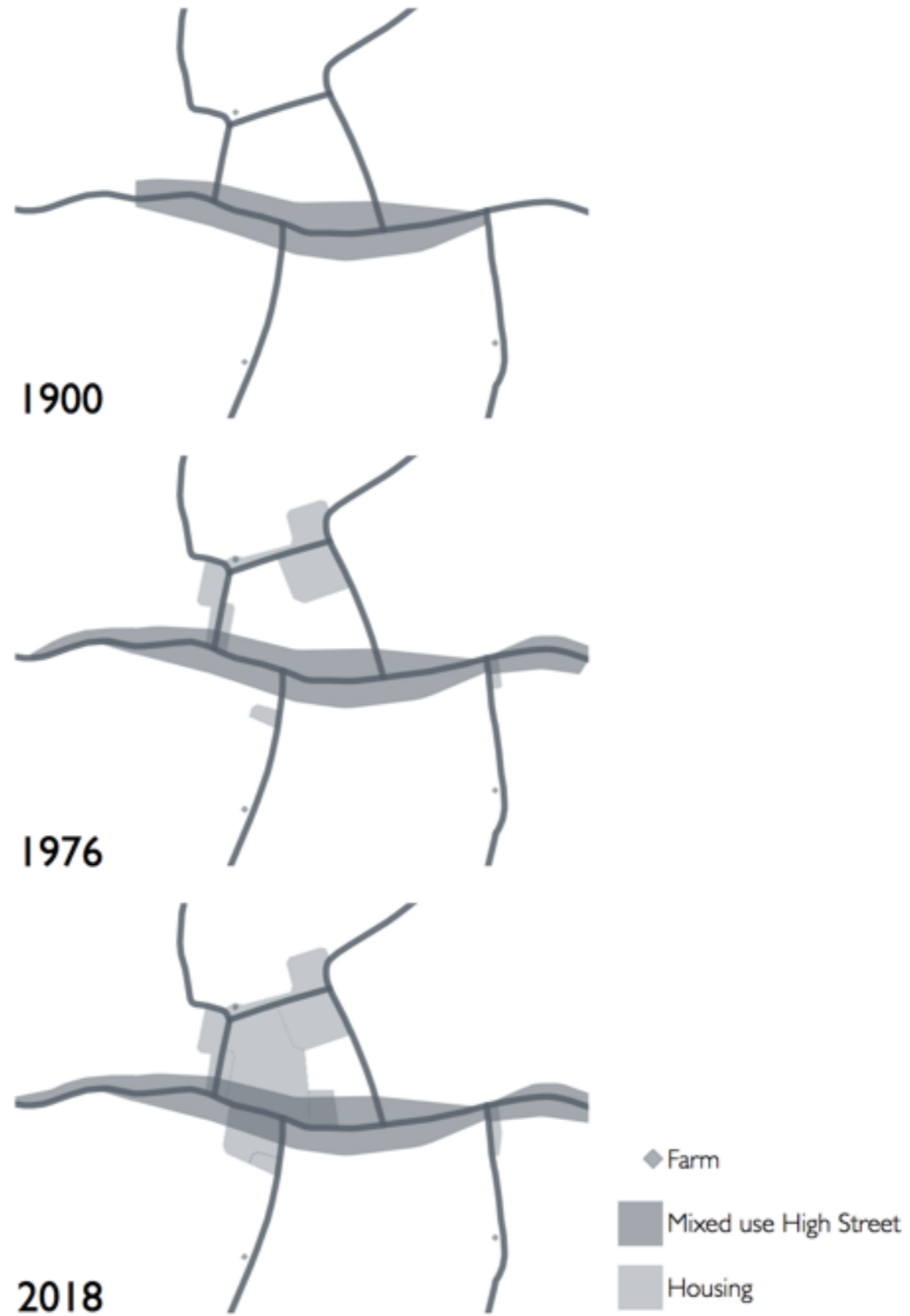
# CONTEXTUAL ANALYSIS

Historical development



# CONTEXTUAL ANALYSIS

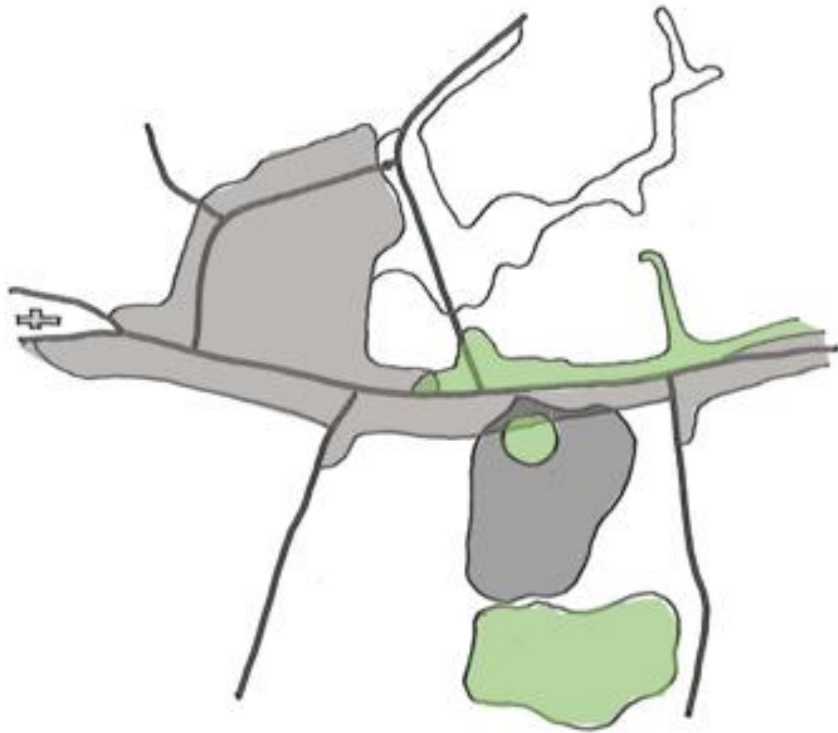
Historical development



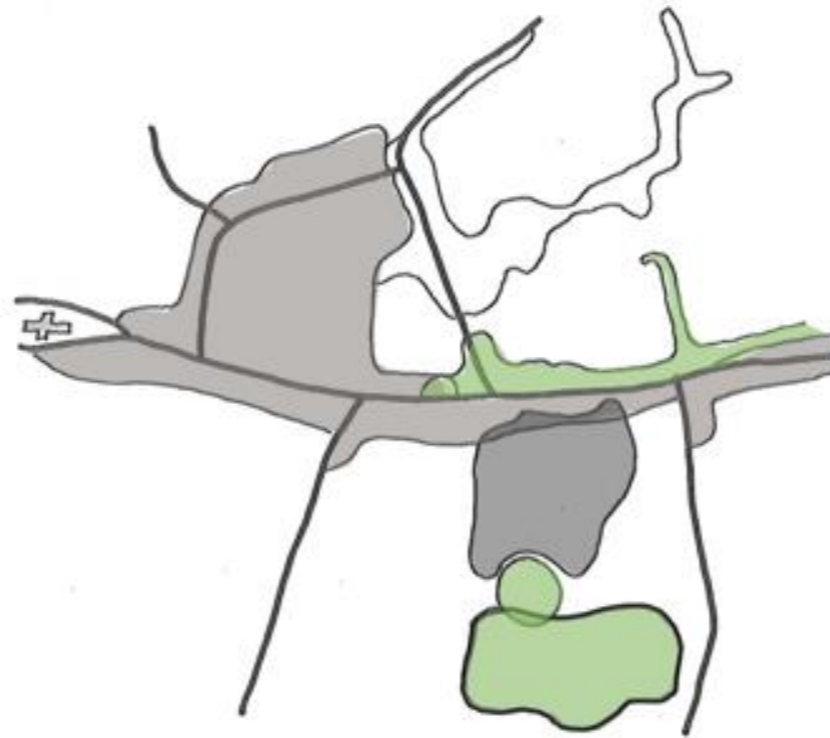


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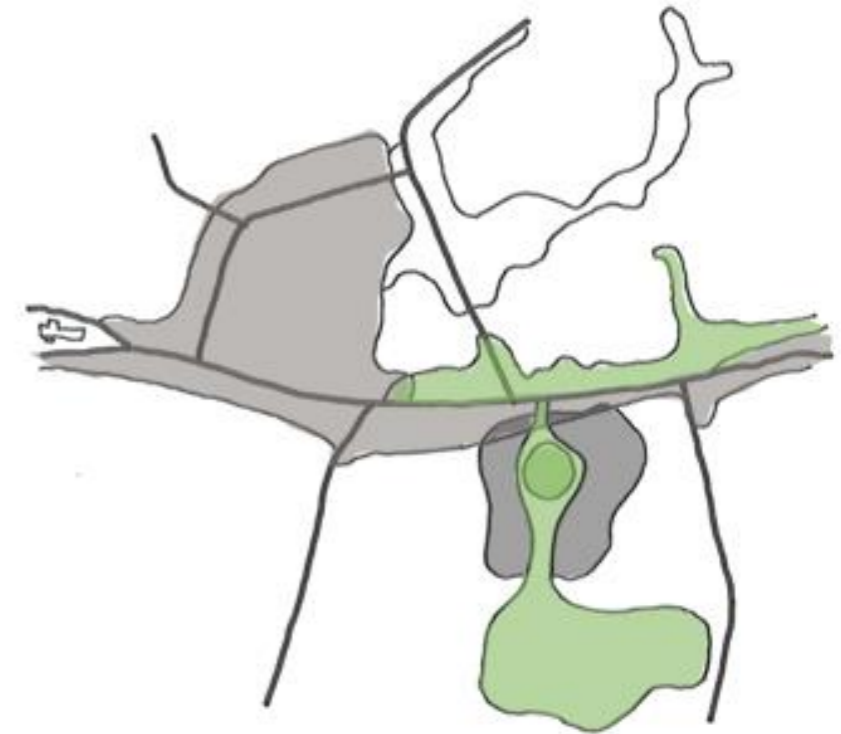
## Connections



The housing attached  
The green below



The green attached  
The housing below



The housing attached  
The green attached  
Nature and people corridor

# CONCEPTUAL DEVELOPMENT

## Precedents



Burnham Market, Norfolk

# CONCEPTUAL DEVELOPMENT

## Precedents



Barrington, Cambridgeshire

# DESIGN DEVELOPMENT



# DESIGN DEVELOPMENT



# DESIGN DEVELOPMENT



# DESIGN DEVELOPMENT



# DESIGN DEVELOPMENT





# SKETCH PROPOSALS

## Option 1



# SKETCH PROPOSALS

Option 2



# SKETCH PROPOSALS



# SKETCH PROPOSALS



Linear development along green creates public open space through the heart of the development

Houses define and frame space

Courtyard enclosures hierarchy of streets various house types

Pathways connect to courtyards, avoiding dead-ends



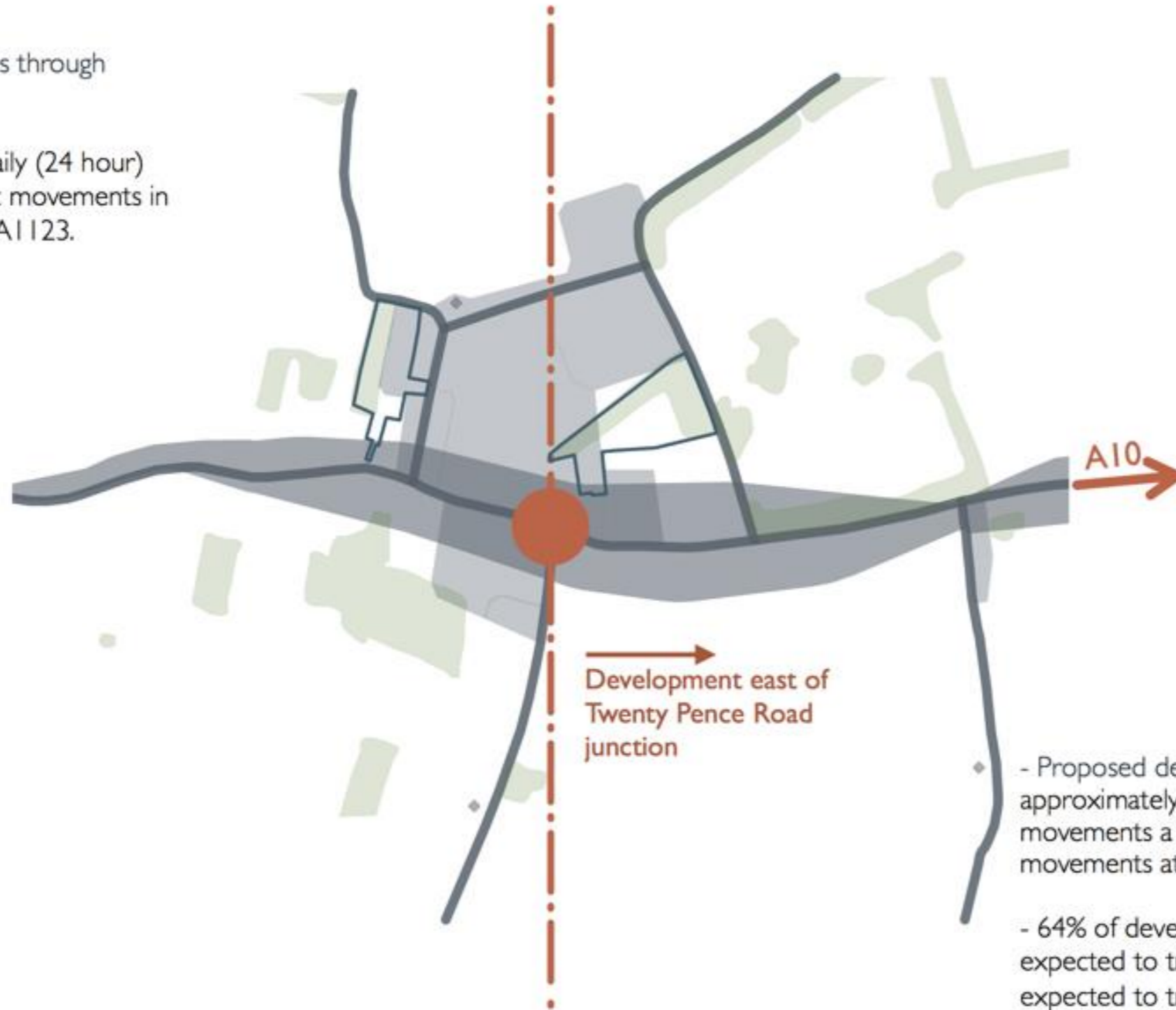
# SKETCH PROPOSALS



# TRAFFIC ANALYSIS

- 75% of traffic in village is through traffic.

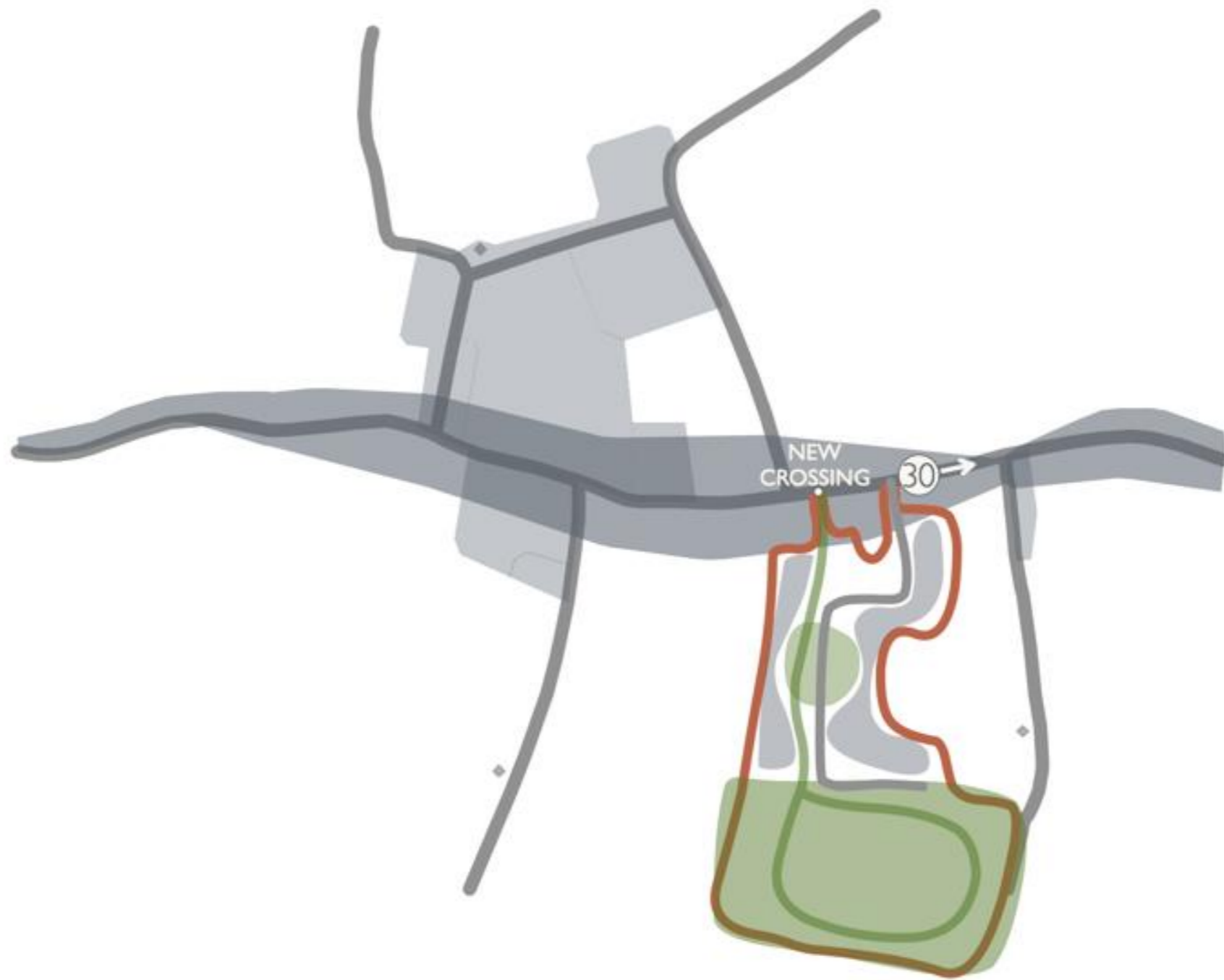
- There are circa 5,000 daily (24 hour) and 500 peak hour traffic movements in each direction along the A1123.



- Proposed development will generate approximately 480 daily two-way vehicle movements a day (50 two-way vehicle movements at peak hours).

- 64% of development related traffic is expected to travel east and 36% is expected to travel west from the site.

# TRAFFIC CALMING



# VILLAGE SETTING





# Next steps

- Copies of the plan available to take away
- Everyone encouraged to feedback via forms, email, letter
- Architects will take feedback on board and continue to work on site plans
- SWCLT will engage with the Council's planning team and formally present more detailed plans to the Parish Council
- Next public event to share progress and continue gathering ideas, thoughts, and opinions to shape plans planned for April/May



# Please get in touch!

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