

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



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SWCLT in the NEWS

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Atocha). Además

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Community Land Trust in Stretham and Wilburton gets

Community Land Trusts: Affordable homes for young people Villages in the

(Article about SWCLT)

Daily Express 2016

Breaking new ground in Stretham orfallast. Holzschlags, and Wilburton: CLT gets permission for fifty new homes

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

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

Ely area are

joining the

housing

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 15th 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 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 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 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





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

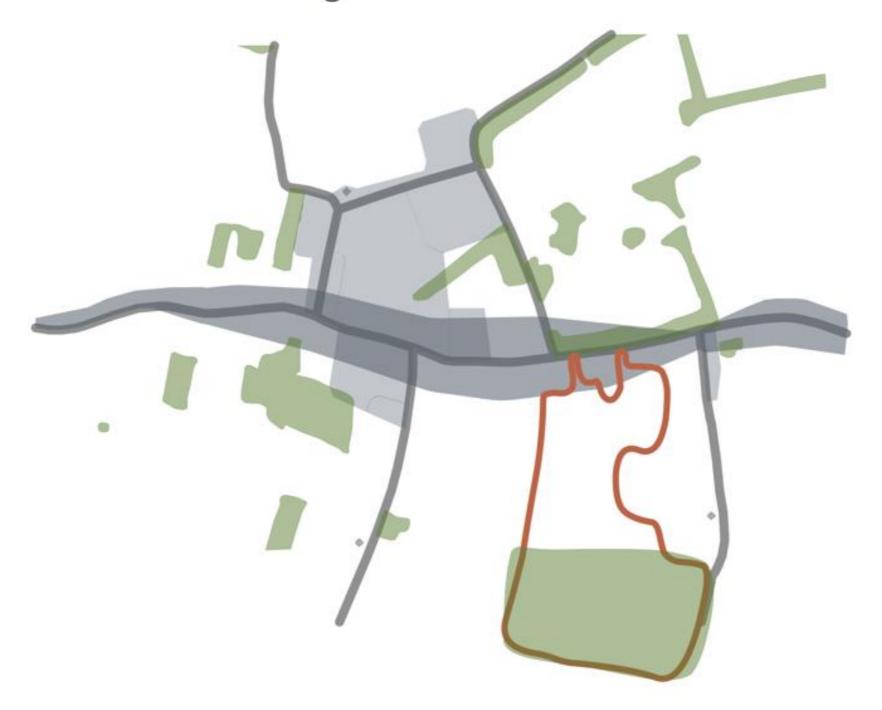
Haysom Ward Miller Architects







Enhance rural character of village





Lack of public/open space

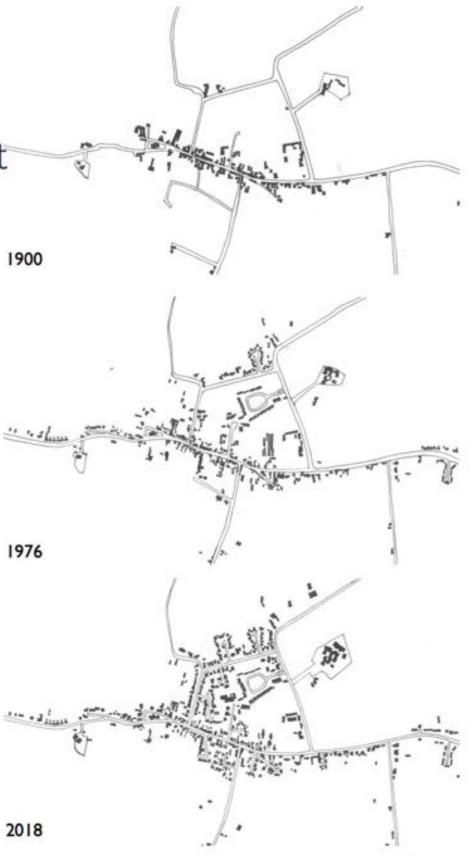


New village green



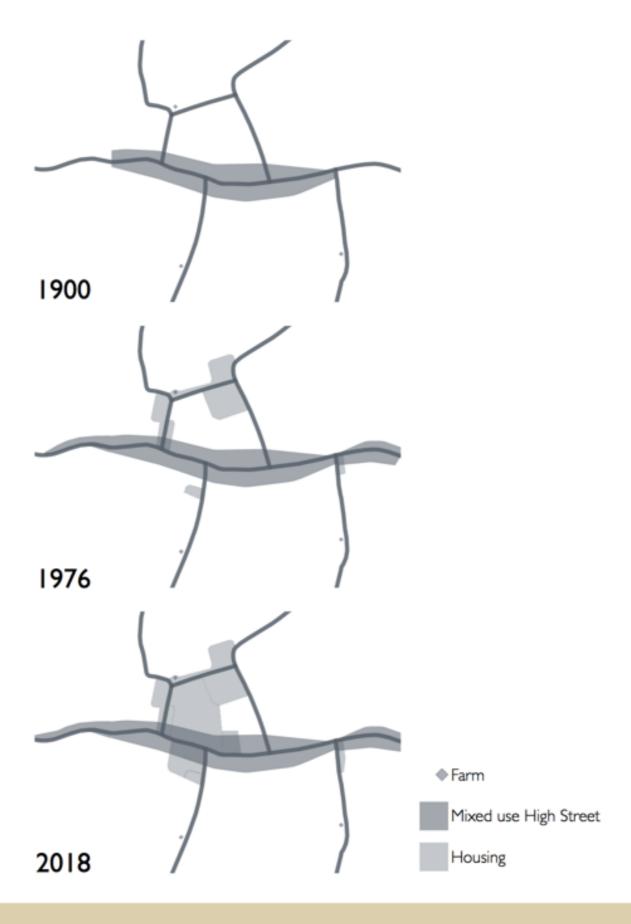


Historical development



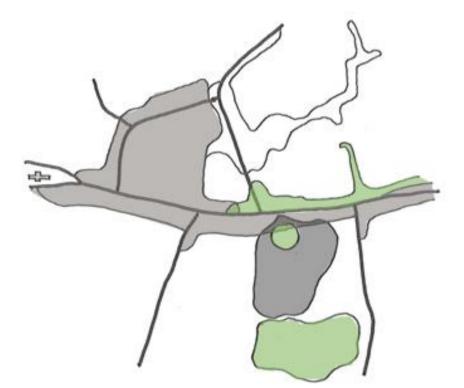


Historical development

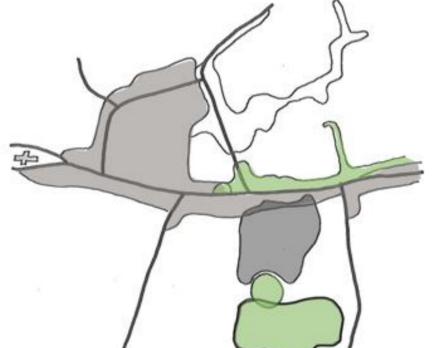




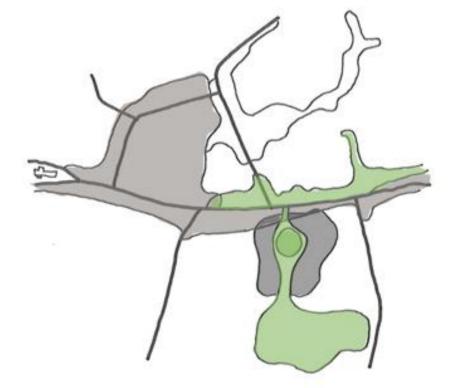
Connections



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























Option I





Option 2





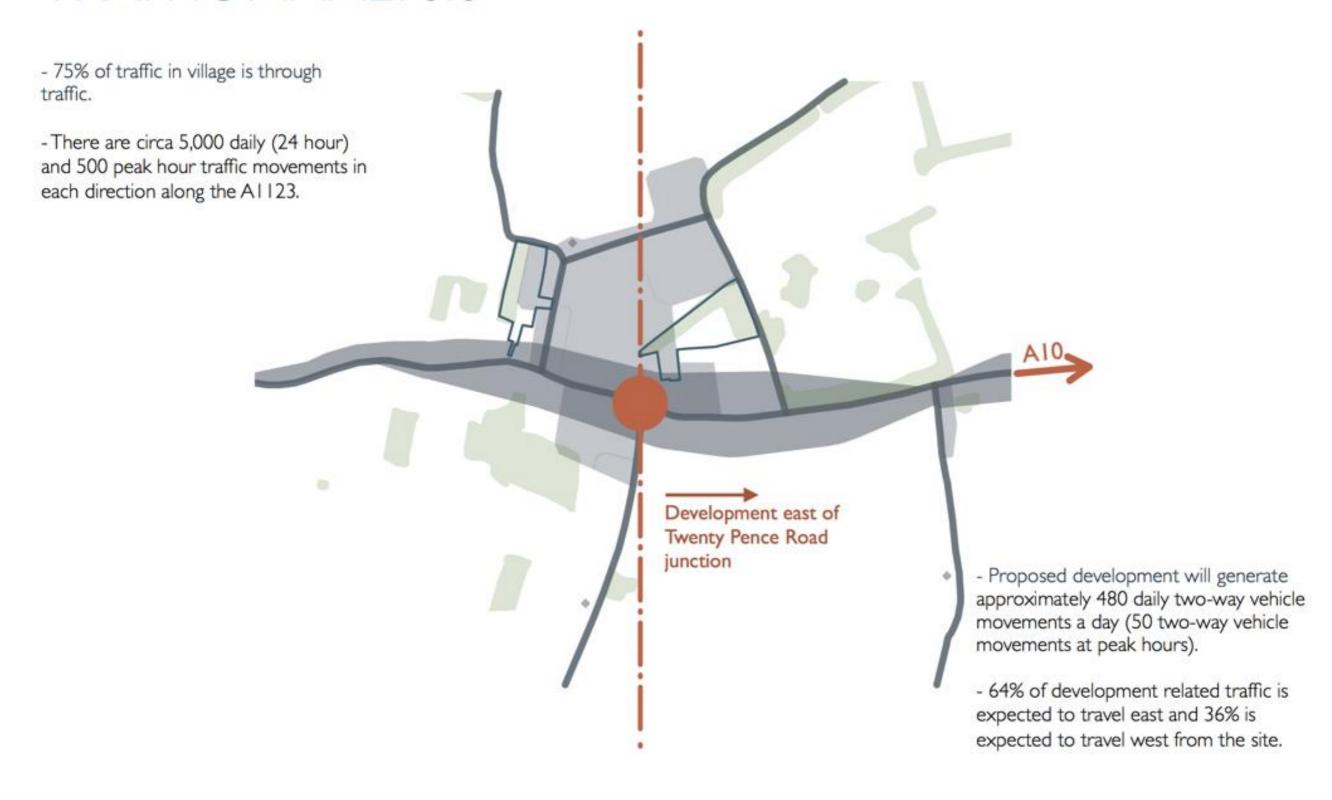






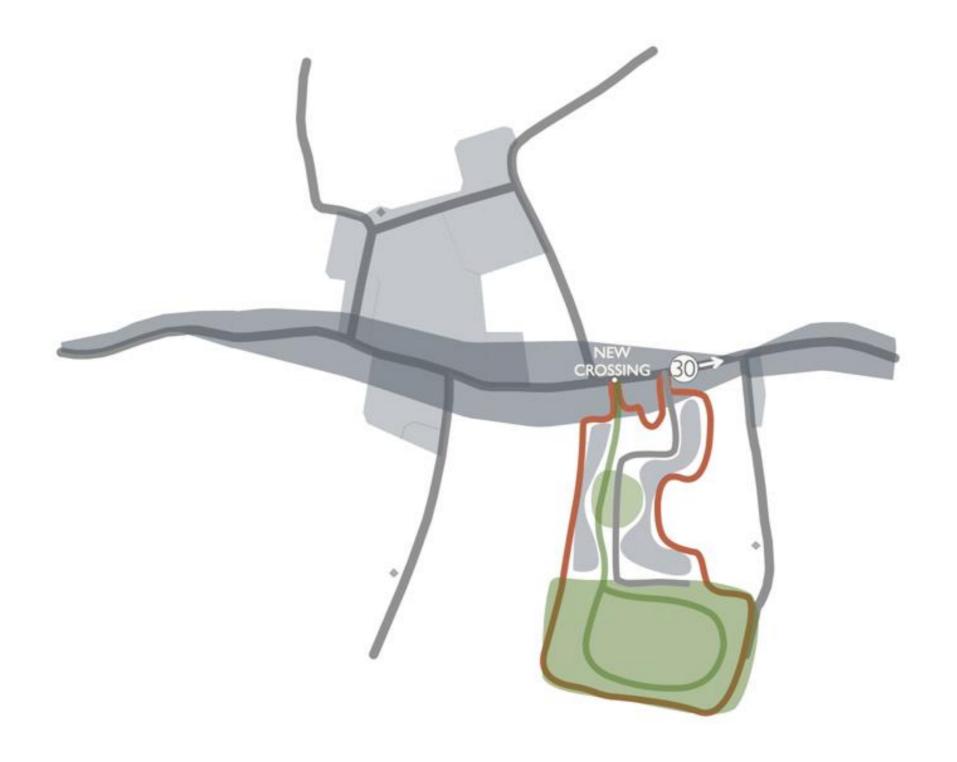


TRAFFIC ANALYSIS





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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www.strethamwilburtonclt.co.uk

