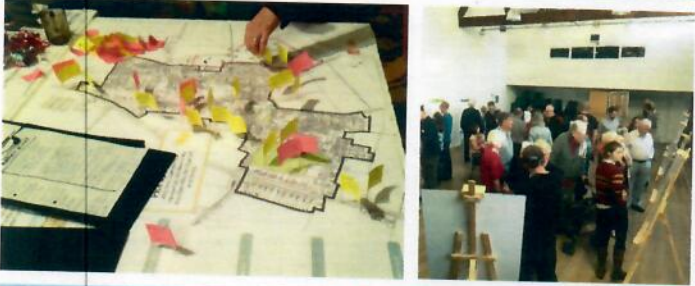
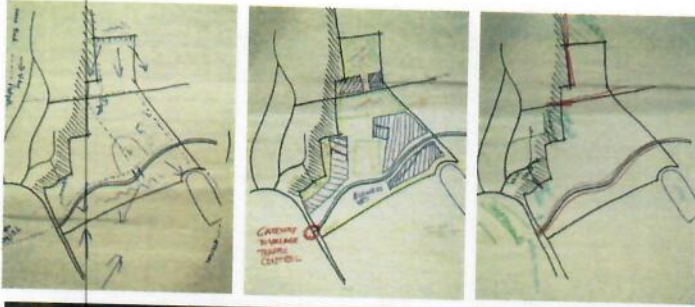


About the Stretham & Wilburton Community Land Trust



The Community Land Trust is:

- A not-for-profit organisation
- Set up in 2012 with support from both Stretham and Wilburton Parish Councils
- Governed by a board of local volunteers

Our purpose is to help

... all those people who are residents within the two parishes ...

- to provide affordable homes and other amenities for local people,
- to secure homes and other assets for the community which will remain in community ownership forever,
- by reinvesting all surplus back into the community,
- and this will help to ensure a surviving and thriving community for now and future generations.



Stretham & Wilburton Community Land Trust

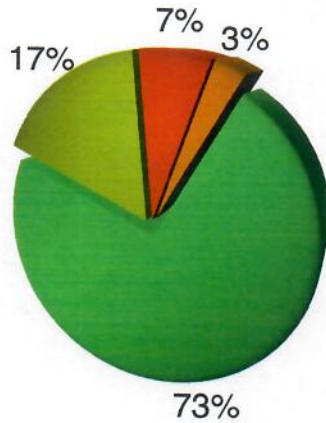


Housing Need in Stretham & Wilburton

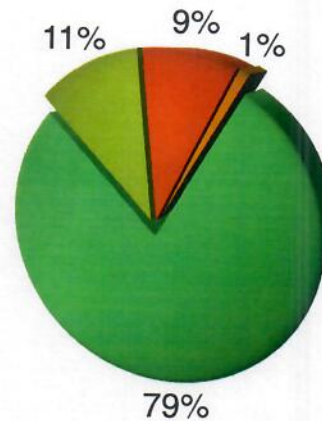
The first public event was held in September 2018. Below are the answers to the following questions on the housing need.

There are currently 64 local, eligible families on the Stretham & Wilburton CLT waiting list

Is reserving affordable housing for people with strong local connections important to you?



Do you think Wilburton needs more affordable housing?



- Yes
- Unsure
- No
- Didn't answer

Current house price vs median income comparison (2019)*

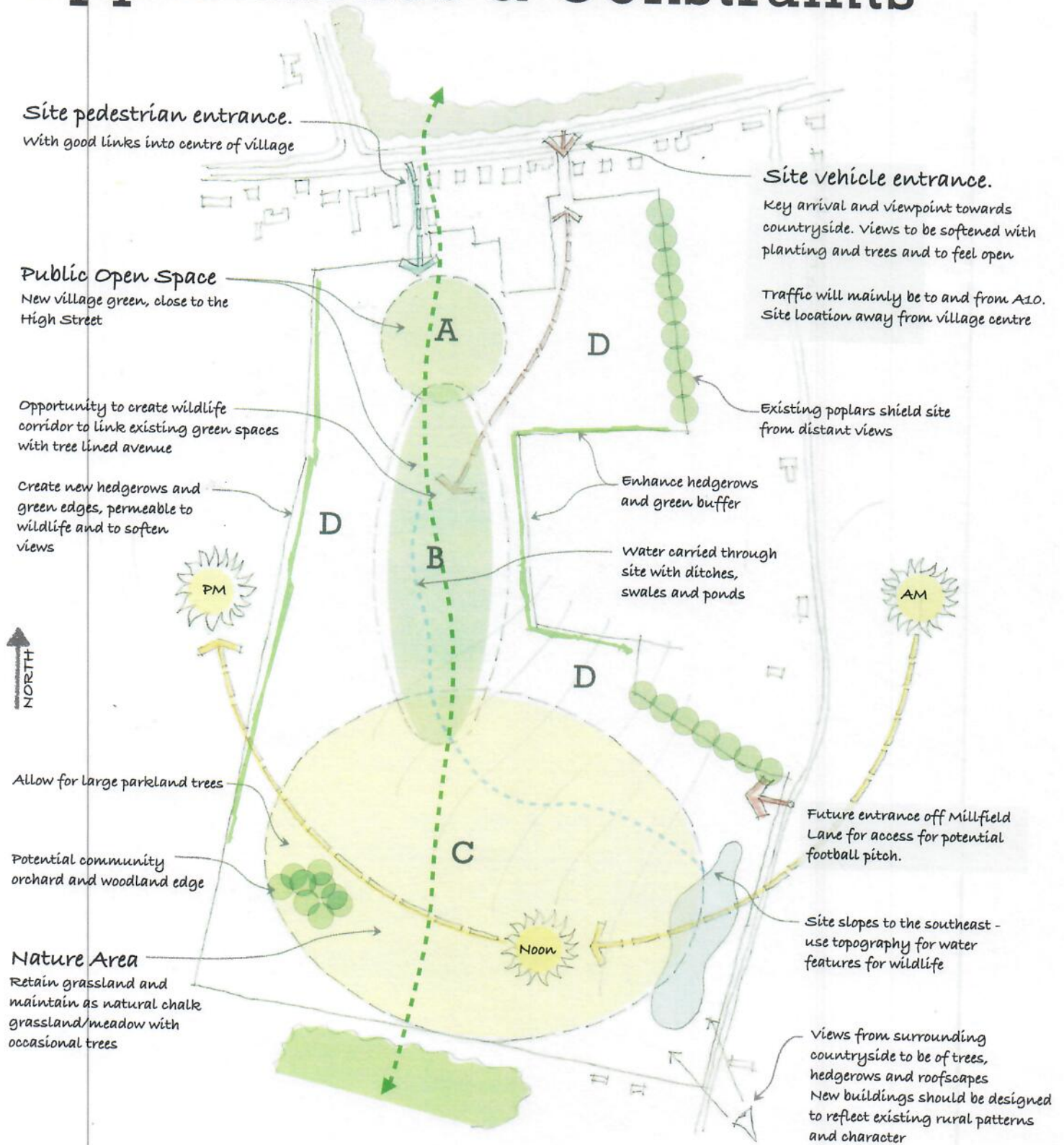
* Data from ONS

Median house price in Stretham and Wilburton Ward	£317,000
Median annual income in East Cambridgeshire	£24,965
This means that the median house is 12.7 times the median income	

Annual Income requirements for open market properties

House Price	Deposit (assume 15%)	Monthly mortgage payment	Annual income required (based on 3.5 x income)
£250,000	£37,500	£1,008	£60,714
£300,000	£45,000	£1,209	£72,857
£350,000	£52,500	£1,411	£85,000

Opportunities & Constraints



- A. The Green** - close proximity with easy pedestrian access to the High Street. Children's play areas and public areas for play and seating. This will form a green buffer between existing houses and the new development.
- B. Green corridor** - This will provide a green link through the site, to serve as a wildlife route between large wooded areas to the north of the High Street and south of the site. This space will remain open to protect views and pedestrian routes from the Green to the Meadow.
- C. The Meadow** - Haven for wildlife and nature based human activities, to include walks, woodland, play, outdoor learning, orchard, grassland, large parkland trees, etc.
- D. Housing** - Housing will reflect the density and rural typologies of the surrounding Fenland character.

General

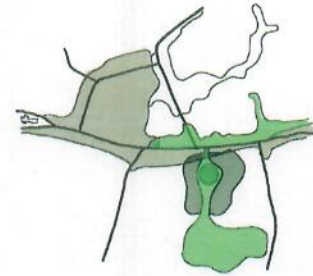
- Residential area to be attractive with a naturalistic approach to landscaping.
- New housing to reflect historic settlement patterns
- Boundaries to be permeable to allow wildlife routes.
- Enhance views out to the countryside and views from the countryside towards the village edge.
- Always aim to increase biodiversity and support growing spaces.

Timeline

The Process So Far

Date	Activity	Description
2012		
2012	Stretham & Wilburton Community Land Trust established	Potential sites explored in Stretham & Wilburton. Planning work begins on Manor Farm site in Stretham
2018		Consultation for Wilburton Site
September	1st Public Consultation	125 attended.
September	Manor Farm Tour	Tour of recently completed CLT houses at Manor Farm, Stretham
Ongoing	CLT Trustees Meetings	To discuss feedback from consultation event
November	2nd Public Consultation	Display boards and opportunities for sketching in groups around tables to generate ideas.
Ongoing	Meetings with Parish Council	Meeting to discuss public feedback
2019		
February	Public Presentation	Presentation of draft proposal in Wilburton Parish Rooms.
Ongoing	CLT Trustees Meetings	
June & July	Pre-application	Meeting with ECDC Planning Department
August	Pre-app meeting with Council	Meeting with County Council Highways and Refuse teams to agree road layout, and access arrangements
Ongoing	Meetings with various focus groups	Meetings with RIG, Harbour School headteacher, Townsend Mews Residents, etc.
November	Public presentation	

Concept Diagram



Sketch diagram of circulation and public open space



Community consultation

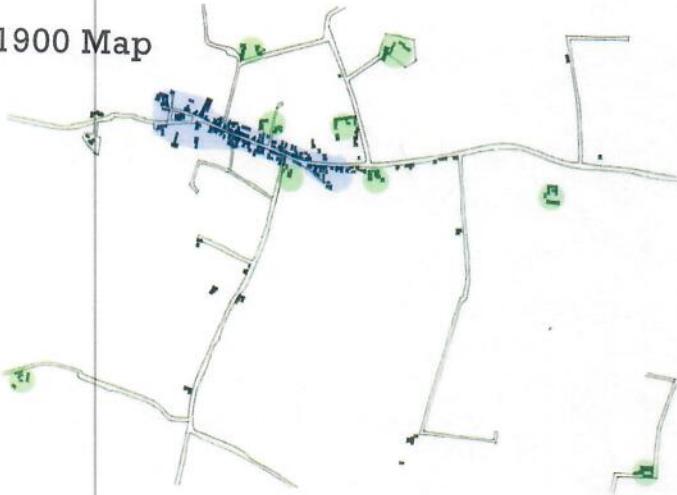


Potential Timeline	2019		2020					2021			
	Dec	Jan	Feb	March	April	Summer	Autumn	Winter	Spring	Summer	Autumn
Public Presentation											
Outline Planning App											
Begin landscaping											
Detail Planning App											
Construction Works								12 -15 Months			
1st Phase complete											
Affordable housing ready											

Settlement Patterns

The design for the layout of the site is based on tried and tested historic patterns of development

1900 Map



Rural farmyard cluster

- variation in scale of buildings
- large main house and smaller cottages, barns, sheds.
- Buildings cluster around working courtyard space, with open connections to countryside
- Large trees provide shielding and enclosure

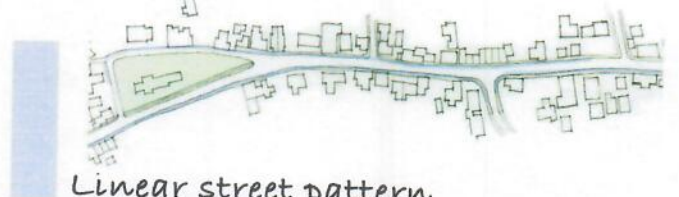


1976 Map

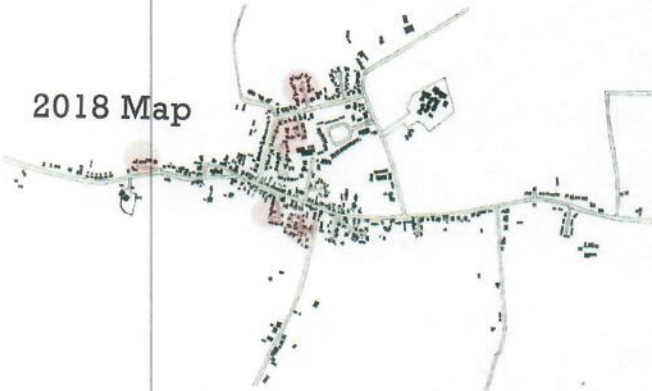


Linear street pattern

- Close and compact placement of buildings
- Linear frontages which frame the public realm
- Formal frontages, informal rear spaces
- Wide variation in scale of buildings, from grand houses to rows of terraces



2018 Map



Suburban infill

- More recent infill follows suburban patterns of development; a move away from vernacular traditions
- Style of buildings reflect their time
- Infill cul-de-sacs
- Designed for car as principal form of transport



2020 Map



Landscape Opportunities

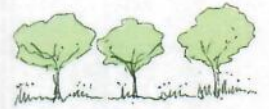


Generous green at entrance to development

TREE TYPOLOGIES



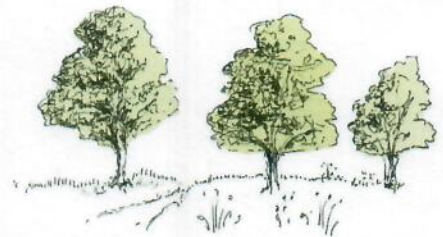
Spine road/ Middle Green: swale: mixed species trees including birch



Traditional orchard with matrix



Mound and lookout point to south of Site



Meadow and parkland trees such as oak



Landscapes to explore



Natural materials; active play spaces



Copse with clearings for outdoor learning and natural play



Mound with native grasses and trees



Meadows for wildlife



Heritage fruit trees



Wetland ponds



Traditional orchard with places to picnic and hold events



Boundaries permeable to wildlife

Landscape Plan



Swales with wildflower sward and trees



Rural courtyard housing



Large park trees such as oak

