This newsletter provides you with an update on the Manor Farm housing development in Stretham, which was granted planning permission by East Cambridgeshire District Council in December 2014.

Local developer, Laragh Homes will be developing Manor Farm in partnership with the Stretham and Wilburton Community Land Trust (SWCLT).

The rents generated from the affordable homes will be re-invested into other community projects in the parishes. The SWCLT will also own new spaces for leisure and employment.

Since planning permission was granted, the SWCLT has been finalising the necessary legal agreements, but we are pleased to announce that construction of Phase 1 is scheduled to begin on site in June.

- 50 new homes - including 15 community-owned affordable homes
- New community hub with expanded GP surgery and small business units
- Extension to the cemetery
- Large new areas of green, open space

### 2011 - 2015

<table>
<thead>
<tr>
<th>Year</th>
<th>Event</th>
</tr>
</thead>
<tbody>
<tr>
<td>2011</td>
<td>SWCLT forms as a fairer and more locally directed way of providing affordable homes and employment for local people</td>
</tr>
<tr>
<td>2012</td>
<td>Negotiations with landowners, Manor Farm site secured for development</td>
</tr>
<tr>
<td>2013</td>
<td>Extensive public consultation leads to a development brief being drawn up and submitted to East Cambridgeshire District Council (ECDC)</td>
</tr>
<tr>
<td>2014</td>
<td>Planning application is determined by ECDC and planning permission is granted, legal work commences</td>
</tr>
<tr>
<td>2015</td>
<td>Construction to start in June for Phase 1 (26 homes); followed by Phase 2 (24 homes)</td>
</tr>
</tbody>
</table>

---

**What does the Community Land Trust do?**

Stretham and Wilburton face some big future challenges, especially about access to the affordable homes and shared amenities that are vital to a lively, sustainable community. In recent years planning policies have led to a restricted housing supply, but now there’s an exciting chance to make some choices. The 2011 Localism Act and 2012 National Planning Policy Framework provided the opportunity to try to do things differently. In response, our two villages joined forces in 2011 to form SWCLT, making it Cambridgeshire’s first Community Land Trust.

Our aim is clear – to give the people who live or work in the villages more say over how to develop locally and in ways that could benefit the whole community.

The SWCLT is managed day to day by the Trustees, a board of volunteer directors, and anyone who lives and/or works in Stretham and Wilburton can join as a member.

Visit [www.strethamwilburtonclt.co.uk](http://www.strethamwilburtonclt.co.uk) for more information.
Potential SWCLT development in Wilburton

The SWCLT has been looking into whether an area of land between Station Road and High Street in Wilburton could be suitable for new housing.

The land, as shown on the map, is within easy reach of the existing community facilities in the village and therefore any new development is unlikely to impact significantly on the local highway network or existing residents. On this basis, the CLT believes that this could be a good location for housing and therefore further investigations are now taking place.

Discussions with landowners the Pell Estate, and residents with land adjoining the site are still at a very early stage, but it does appear that the site has good potential for a sensitively designed housing scheme comprising a range of SWCLT-owned affordable homes and private market homes. It is also possible that the site could also provide land for a new pre-school building, together with new footpath and cycle connections between the new development and Carpond Lane/High Street and Station Road.

With its professional advisers, the SWCLT is now carrying out a feasibility assessment of the site and it is hoped that more details will be available to share with the local community later in the spring.

If you have any questions in the meantime, please contact the SWCLT.
This plan shows the consented Phases 1 and 2, plus the proposed layout for Phase 3, the realignment of the access road and the minor changes to the internal layout.

**Road realignment**

Since receiving planning permission for Manor Farm in December last year, we have drawn up two amendments to the plans in order to make best use of the space on site.

A new plan to slightly realign the access road that leads into the development from Newmarket Road will significantly reduce the potential impact of the development on local ecology along the southern boundary of the site. We have also made some minor changes to the internal site layout to accommodate the realigned access road.
Our plans for Phase 3 of Manor Farm

SWCLT, Laragh Homes and local landowners have now drawn up initial plans to develop a third phase of development at Manor Farm. Phase 3 is a proposal for 26 further homes on a pocket of land that lies between Phase 1 and Sennitt Way. We invite your feedback on these plans.

Phase 3 would include 8 additional affordable homes, which, like the 15 already to be built at Manor Farm, would also be owned and managed by the SWCLT. This would help more local people to continue to live and work in the area and would provide further income to be re-invested back into the local community.

We think this site is a natural choice for Phase 3 of Manor Farm given its location directly adjacent to the rest of the development and the new access road. The site already has a historic planning permission for 14 homes, but this was a poorly designed scheme that the Parish Council did not support. There is now an opportunity to create something better, and improve the appearance of this important site at the entrance to the village.

NEW HOMES FOR LOCAL PEOPLE

The homes will range from 2 bedroom terraced houses and cottages, to larger 3 and 4 bedroom family homes. Each home will have either a garage or an on-plot parking space, and there will be spaces for visitor parking.

The design of the homes and open spaces in Phase 3 will mirror that of the approved plans for Phases 1 and 2, to create a seamless development that respects the rural village setting.

The new homes nearest to Sennitt Way will be distanced from the boundaries of existing properties by good-sized gardens and appropriate boundary treatments, such as quality fencing and landscaping.

The SWCLT already maintains an active list of more than 30 households in the parishes of Stretham and Wilburton that have registered interest in the affordable homes. In addition, ECDC has an even larger number of households registered on its own housing list. The additional affordable homes in Phase 3 will help to meet these needs.

TRAFFIC & TRANSPORT

It’s really important that our development doesn’t cause congestion on local roads. That’s why we will be conducting a full Traffic Assessment to look at estimated additional vehicle movements likely to result from Phase 3.

Vehicular access will be from the principal access already approved for Phases 1 and 2, off Newmarket Road. This will ensure that residents of Sennitt Way will not be subjected to any additional traffic movements on their road. We have, however, made provision for pedestrian and cycle links between Sennitt Way and the Manor Farm development, including the new GP surgery.

SUPPORTING WIDER COMMUNITY INFRASTRUCTURE

If the plans for Phase 3 get the go ahead, Laragh Homes will be required to contribute £175,000 to ECDC as a ‘Community Infrastructure Levy’, which goes towards supporting local public services such as transport, flood defences, health and social care, education, libraries and leisure facilities. 15% of this contribution will return to the Parish Council and this can be spent according to local priorities. In total, the Manor Farm development as a whole will generate around £580,000 of contributions, with around £87,000 coming back directly to the Parish Council.