



Welcome to our community consultation event

We are inviting your comments and ideas on proposals being brought forward by Swaffham Bulbeck Community Land Trust (SBCLT), in partnership with local developers Laragh Homes, to build 45 new homes on the Cemetery/Pony Field site off Heath Road and Quarry Lane, including affordable homes for local people.

In 2019, an outline planning application was submitted by the landowners to East Cambridgeshire District Council (ECDC) to provide up to 45 new homes, open space, landscaping and associated infrastructure on this site. The planning application has not yet been determined and SBCLT and Laragh Homes are now on board to move the development forward as a community-led project.

We would like your input to help us shape the proposals. The purpose of this consultation is to hear your thoughts on how you think the site could be developed to provide new homes, including affordable housing for local people.

We will then submit a new viability assessment, a statement of community benefit and a community engagement statement to ECDC to form an updated outline planning application, which aims to agree the principle of developing the site.

We would also like to discuss early ideas for the layout and design of the development to help us draw up more detailed plans at the next stage.

We have been awarded a grant from the Community Housing Fund, provided by Community Led Homes, to support this work. The Community Housing Fund Revenue Programme 2021/22 is funded by the Department for Levelling Up, Housing and Communities (DLUHC).

Funded by



Project background

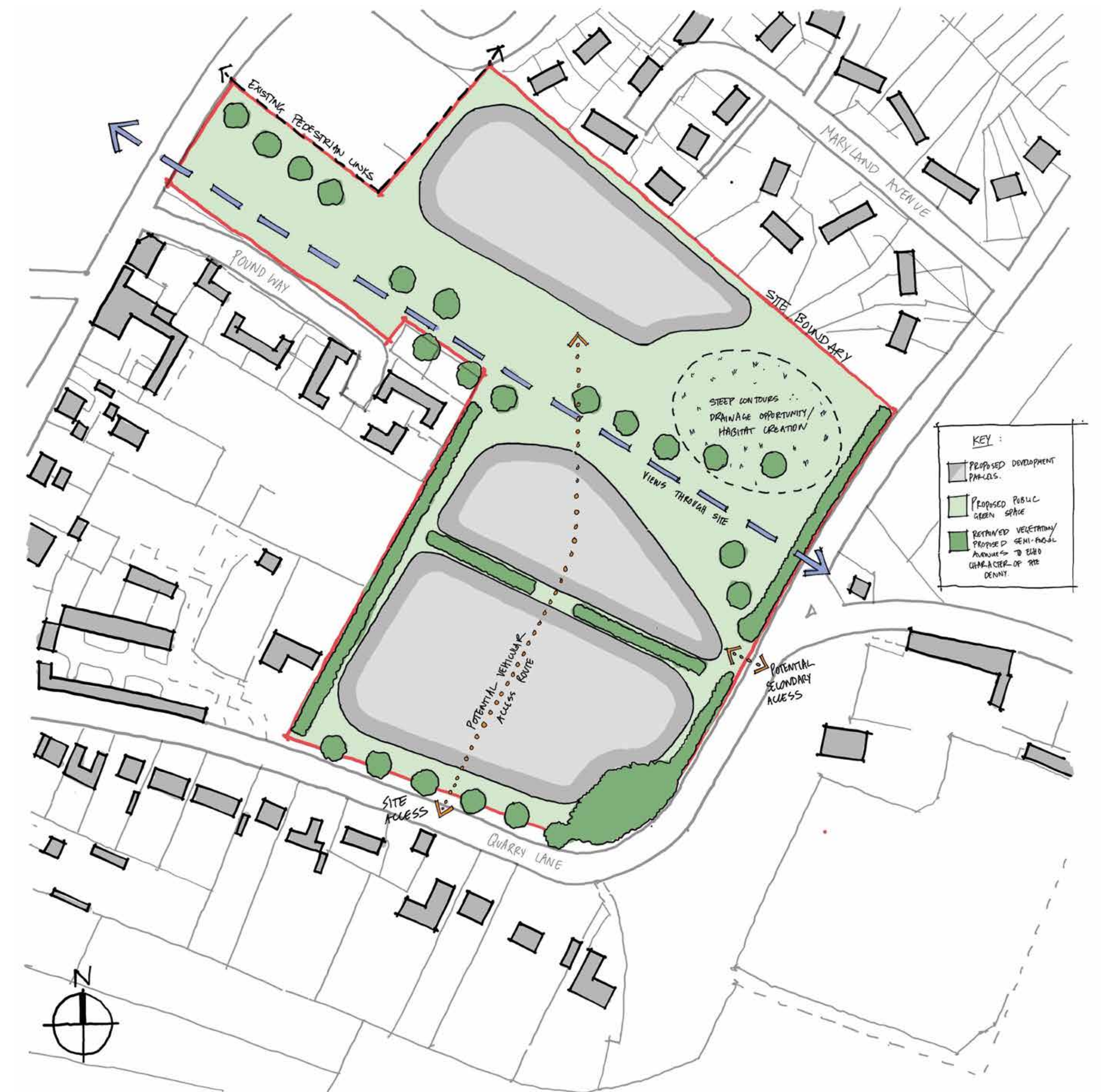
SBCLT was set up in 2017 by a group of local volunteers. It aims to provide high-quality, affordable housing that enables local people, now and in the future, to stay in the village.

The CLT is managed day to day by the Trustees, and anyone who lives and/or works in Swaffham Bulbeck can join as a member.

This is the CLT's first project. It offers an opportunity to provide affordable homes for people living locally or with family connections to the village, helping to address housing supply and affordability issues in the parish and enabling local people to put down roots and stay in the village. It is also a very good way to ensure that new development is led by the people who know it best — the community.

HOW MANY AFFORDABLE HOMES DO WE NEED?

As of February 2022, 23 local families had registered with SBCLT as needing affordable housing. In addition, there were 27 households on the East Cambridgeshire District Council housing waiting list with a connection to Swaffham Bulbeck.

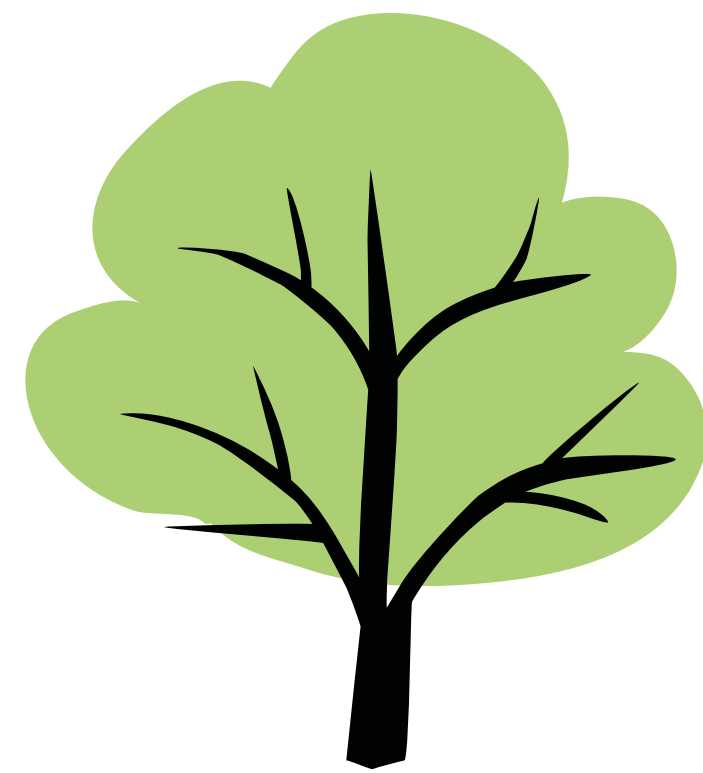


This map shows some of the opportunities and challenges the site presents.

What's planned?



- 18 affordable homes, 23 market homes, four self-build plots
- Smaller one and two beds
- Larger three and four beds
- Based on what the community needs



- Lots of informal, green open space
- Enhancing biodiversity and creating new habitats
- A 'green corridor' will run east to west
- New and enhanced boundary hedge and tree planting
- Increased tree canopy to attract birds and insects
- Bat and bird boxes



- Access from Quarry Lane to maximise visibility and safety
- Separate driveways for the self-build plots
- Connecting into footpaths and cycle routes and creating new routes



- Addressing housing affordability issues
- Community Infrastructure Levy (CIL) will raise funds for local public services
- Up to 25% of CIL could be returned to the Parish Council

Why here?

The site was generously put forward by the landowners in 2017. It is identified for development in the Swaffham Bulbeck Neighbourhood Plan (Policy SWB8) due to its ideal position within the context of the village.

We also believe this is a good site for new homes because:

- There are people in the village/parish who are in need of affordable housing
- Initial survey work shows there are relatively few physical constraints on the site that could hinder development
- It is within easy walking distance of village services and can be linked into existing footpaths and cycleways to improve routes around the village
- It has good access onto Heath Road and bus stops are close by, for journeys to Cambridge and Newmarket
- Its size means the development can include generous green spaces that maintain the 'green corridor' through the site; as well as good-sized gardens
- It is outside of the Green Belt designation to the south of the village
- It is not in an area of flood risk



New homes for the community

The mix of the community-owned homes would be designed to meet local housing needs, providing a good proportion of smaller homes as well as some bungalows to cater for the elderly population.

At the next stage of the planning process — should outline planning permission be received — detailed designs for all parts of the development will be drawn up after full consultation with the community. The CLT is determined to ensure that the houses are of high quality and finish, in keeping with the style and nature of the village, and must blend in to avoid the sense of an estate, so variety will be an important consideration.

IT IS LIKELY THAT THE NEW HOMES WOULD BE:

- One to two and a half storeys in height
- A mix of terraced, semi-detached and detached
- A variety of appropriate heights to create a diverse and interesting street scene
- Positioned to overlook shared areas to create natural surveillance
- Energy efficient and sustainable, with heat pumps and/or solar panels provided for all homes to minimise heating costs

They would have garages or car lodges, and all will be provided with off street parking.

The overall scheme will likely follow a traditional design palette, reflecting the style and materials of both the neighbouring buildings and the wider village, with some modern interpretations of traditional features.

We would like to discuss early ideas for the design of the new homes to help us draw up more detailed plans at the next stage — tell us what you think today, or fill in a comment form.



Images of developments by Laragh Homes and PiP

What is a CLT and how can I get involved?

COMMUNITY LAND TRUSTS

- Are local, not-for-profit, volunteer-run
- Build and manage affordable homes, workspaces, community buildings and open spaces
- Homes are genuinely affordable for local people on local wages



A CLT-based development can enable communities to take control and set priorities for new housing in their area, and address a lack of affordable housing. A community can work together – with local landowners and developers – to have genuine influence over scheme design, location and delivery. Anyone can join a CLT (for £1 membership), which is guided by a board of trustees and is a legal entity. Swaffham Bulbeck CLT now has 56 active members.

The provision of CLT-owned assets is made possible by also building homes that can be sold on the open market on the same site.

INTERESTED IN AN AFFORDABLE HOME?

The CLT would like to hear from anyone living locally, or with a local connection, who is interested in the affordable housing planned for this site. Please speak to a trustee at today's event, or you can register your interest by joining the CLT via the website:

www.swaffhambulbeckclt.org.uk





The project team

Working alongside SBCLT are Laragh Homes, PiP Architects and Engagement Matters.



Laragh Homes is an award-winning developer designing and building high-quality private and affordable homes across Cambridgeshire and beyond. Laragh collaborated with the Stretham and Wilburton Community Land Trust (SWCLT) on the very successful Manor Farm development in Stretham. Established in 2007, Laragh builds unique homes of high quality and style, that respect and complement the surrounding area. Building positive relationships is the foundation of each Laragh project, and winning community trust is incredibly important to the team. Laragh is a responsible developer, achieving environmental goals and committing to long-term customer care, to deliver homes that enhance people's lives.



PiP are multi award winning RIBA Architects specialising in residential and commercial projects across Cambridgeshire and Norfolk. They will be designing the new homes and would like to hear your ideas at today's drop-in event, such as the types of materials and the style of homes you think would work best on the site, to help inform the design development at the next stage.



Engagement Matters is a company that specialises in community engagement for planning proposals like this one. They are helping us to plan and manage the consultation process to make sure it is genuine and meaningful, and that everyone can get involved. They will also be recording your feedback and writing a report about the consultation process that we will submit with the planning application.

What happens next?

Thank you for coming today. With your help, we are excited to deliver a truly community-led development for the benefit of our village, now and into the future.

WHY GET INVOLVED?



HELP CREATE
BENEFITS FOR THE
WHOLE COMMUNITY



TAKE CONTROL OF
HOW YOUR
COMMUNITY DEVELOPS



IT'S YOUR
ORGANISATION
- HAVE YOUR SAY



IT'S CHARITABLE
(NON-PROFIT)

Please fill in a comment form before you leave today, or you can email your feedback to jess@engagementmatters.co.uk. Please send us your feedback by 2nd December 2022.

All of your comments will be considered as the updated outline planning application documents are developed further. We're also inviting your thoughts and early ideas for the design of the new homes — please take some time to look at the photographs of existing houses in the village and tell us what you think we should consider at the next stage, when we draw up designs for the site (should the outline application be approved).

