



Timeline

The Process So Far		
Date	Activity	Description
2009 - 2012		
	CLT discussions start	Peterhouse College (Stretham) and Pell Estate (Wilburton) 2012 - SWCLT formed as a legal entity.
2013		
	Wilburton Parish Council Village consultation event at St. Peter's Hall - 'Call for sites'	Well attended SWCLT event to view and choose possible CLT development sites in the village. Station Rd and Clarke's Lane selected as favoured sites. Townsend Field was not offered by landowner.
2014,2015,2016		
	SWCLT/ Laragh Homes/ Pell Estate. Wilburton Parish Council	Wilburton Parish Council continues to debate the validity of the CLT model. Also pursuing other sites around the village. Pell Estate and Laragh Homes continue to push for Station Rd site to move forward, but fail to progress. SWCLT concentrate on Stretham site - Stretham PC fully engaged.
July 2015	East Cambs lack of 5 year housing supply proven.	Gladman Developments successful appeal for 128 homes in Witchford using the lack of supply of new homes in the District. Village Envelope effectively invalid - all 'sustainable' sites in & around the village are available for development.
Feb 2016	Laragh Homes and Pell Estate	Pell Estate and Laragh agree draft Heads of Terms for CLT development agreement.
September 2016	Wilburton Parish Council	Station Road, Clarke's Lane and Townsend Mews sites selected by Wilburton PC for potential CLT development.
2017		
	East Cambs 2017 Local Plan	Station Road and Clarke's Lane preferred sites in Local Plan. Townsend Mews site rejected - visual intrusion/ poor access.
July 2017	Pell Estate remove direct CLT involvement from Station Rd site.	Station Rd and Clarke's Lane sites included in the 2017 Local Plan. No need for CLT involvement to promote site. Pell Estate keen to direct affordable home quota to SWCLT, not with a local affordable housing provider.
	SWCLT/ Laragh/ Pell Estate	Laragh propose link with Townsend Mews site - move all affordable units from Station Rd to Townsend Mews and retain within SWCLT with funding coming from Pell Estate. Pell Estate, CLT and Laragh Homes happy with proposal.
2018		
February 2018	SWCLT/ Laragh Homes/ Pell Estate	Revised development agreement drawn up by lawyers. Includes a clause prohibiting Laragh from developing any other site in the village of more than 3 acres or 30 dwellings.
May & July 2018	Laragh Homes -Stuart Dawkins & Everitt Family (Townsend Field landowners)	Laragh signs 2 option agreements - Stuart Dawkins & Everitt families for development of total 60 acres land at Townsend Fields. Pell Estate unaware of these transactions.
June 2018	Laragh Homes/ Pell Estate Option Agreement Signed	Revised development agreement signed by Pell Estate with Laragh Homes for Station Road site. Up to 53 units. Laragh do not sign their copy of the agreement.
July - August 2018	Wilburton Parish Council	News of Townsend Fields plans filter out. Pell Estate retracts signed agreement.
October 2018	Pell Estate	Pell Estate decides to develop Station Road alone with provision of 30% affordable homes. Layout also includes a block of 1 & 2 bed flats the Estate will retain for rental.



THE WILBURTON ESTATE

Statement by the Pell Estate

The Pell Estate is aware of the need for greater clarity concerning our development site at Station Road and our involvement with Laragh Homes and the SWCLT. This statement serves to clear up any ambiguity and provide reasons why the land at Station Road is no longer linked to the SWCLT.

The Pell Estate believes the CLT model can produce many benefits for a small village such as Wilburton, particularly with our proximity to expanding employment centres in Ely, Cambridge and London. Development and growth are essential to keep our village alive and thriving but should be measured and appropriate. We also believe that a CLT development should be undertaken with the unequivocal approval of the Community as a whole, should maintain coherence with the existing village framework and should not jeopardise valuable community facilities e.g. the Primary School.

The Timeline overleaf shows that the Estate actively promoted and pushed the Station Road site for more than seven years in full co-operation with SWCLT and Laragh Homes. For the last 2 of those 7 years (July 2015 - July 2017) there was no Development Envelope in place and we could have justifiably ceased discussions and walked away from the CLT process entirely - resulting in a significant financial return to the Estate which would otherwise have gone to the SWCLT to help to build their homes.

Instead we chose to continue and for the following 2 years we sought to reach an agreement. After July 2017 a solution was arrived at where the 30% affordable homes could still be transferred to the SWCLT on the potential 5 acre site at Townsend Mews. Early in 2018, Laragh Homes signed up the 60 acre Townsend Field site, choosing not to inform the Pell Estate. Being unaware of these plans, the Estate faithfully continued with negotiations at Station Road, culminating in the Estate signing a development agreement with Laragh Homes on 18th June 2018. However, within a matter of weeks, it became clear that far larger plans were being drawn up, leaving us with little option other than to withdraw our support.

The Parish Council, our District Councillor and SWCLT have all stated the importance of protecting Wilburton from over- development with large scale housing estates being promoted by unscrupulous national land developers. This has been used extensively as a reason to justify the Townsend Field proposal.

It is only known to a handful of key individuals that Gladman Developments, the country's largest and most successful land developer, approached the Pell Estate in 2014 and offered to promote 22 acres (equivalent to 200+ homes) of Pell Estate land in Wilburton. In spite of the enormous financial returns this might have offered, the Pell Estate decided that such a development was not in the village's wider interest and was not something the Trustees would wish to entertain. The offer was rejected. Gladman Developments returned in 2016 with another offer to develop the same 22 acre site. A second time, the offer was rejected and for the same reasons.

With the numbers of current planning applications and recent consents in Wilburton we can be confident that the village is more robustly protected in terms of its form, character and charm and is well able to stave off the otherwise adverse effects from incoming large-scale developers.

In conclusion, we do not consider that the Community has had sufficient opportunity to appraise or influence the CLT proposal in the context of other alternatives - e.g a Neighbourhood Plan or a 'Call for Sites' as there have been in the past. This aspect of Community decision-making is one of the most basic tenets of a Community Land Trust. The inclusion and strength of Community involvement controls unwanted development otherwise led by commercially driven developers with remote landowners who have little or no connection to our village.

With all the above in mind, the Pell Estate does not believe that the Townsend Field proposal is in the village's benefit and the Hughes family will not be voting in its favour in the forthcoming village survey.