

GREAT SHELFORD PARISH COUNCIL



Green Belt/Affordable Housing Policy

ADOPTED BY THE PARISH COUNCIL

19TH SEPTEMBER 2018

Narrative: The intent is that this policy be adopted by Great Shelford and Stapleford Parish Councils and incorporated in the forthcoming joint Neighbourhood Plan, which will give it statutory effect. The policy seeks to:

- *Confirm both PCs support for the protection provided to the Green Belt by the NPPF (National Planning Policy Framework).*
- *Confirm circumstances in which development in the Green Belt may be permitted, especially in terms of provision of affordable housing.*
- *Set out both PCs policy on affordable housing.*
- *Implement a modified local definition of 'affordable' housing.*

The Green Belt is a critical strategic resource to ensure on-going separation of local villages from the City of Cambridge and from each other. It is vital that the Green Belt is maintained to preserve the individual characters of the villages. GSPC therefore fully supports the protection given to the Green Belt through the NPPF, largely in Section 9.

However, GSPC recognises that:

- There is a severe shortage of affordable housing in the area. This has been confirmed by the recently completed Housing Needs Survey undertaken by Cambridgeshire Acre on behalf of GSPC. This confirmed a deficit of around 100 affordable housing units in the village of Great Shelford.
- It is wrong in principle that lower paid workers should be forced to commute significant distances into the village because of high local housing costs. There is therefore an onus on GSPC to try to ensure that affordable housing is made available in the village.
- Current generally used definitions of 'affordable' are set at a national level and are inappropriate for Great Shelford given the high housing costs in the area. Affordable housing is defined (by the NPPF) as 80% of market values. So, for example, a 2-bedder in Trumpington might be available for rent commercially at £1,250pcm, 80% of that is £1,000pcm. The 2018 national minimum wage for an adult is £7.38 per hour, approximately £1,120pcm. This is clearly not viable for low income workers, even with housing benefits or universal credits available. Locally, a figure of around 50% of market rates might be viewed as being truly affordable. In further support of this '50%' definition of affordability:
 - This is the level of rent that the Parochial Charities has operated over many years for the 32 properties they own in More's Meadow. It has been successful in ensuring 100% occupancy and a small, healthy waiting list.
 - A selection of market rentals in the local area as at September 2018 is included in Appendix 1 to this document. *(to follow)*
- It is highly unlikely that developers would provide affordable housing in the village (on either an 80% or 50% definition), therefore any provision is likely to have to come from SCDC, GSPC (via a Community Land Trust) and bodies such as the Parochial Charities. Notwithstanding this, GSPC is committed to try to encourage developers and other bodies (principally RSLs) to bring forward plans for social housing.

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GSPC policy on these matters is as follows:

- To resist all commercial or market developments in the Green Belt, even where justification for such development is that it is required to fund 'affordable' development in the same area.































- To support Exception Sites for affordable housing in the Green Belt meeting the following criteria:
 - Demonstrably no alternative site available outside the Green Belt.
 - 'Small scale' in terms of numbers of dwellings on the development.
 - Units for rent only.
 - Contractually no right to buy or transfer.
 - Not available to property owners.
 - Rents to be set at target 50% of market rates.
 - Ultimately, the eligibility criteria for tenants will be determined by the providers (of the social housing), probably on some sort of points based scoring system. However, GSPC will require the provider to demonstrate that the eligibility criteria meet the following conditions:
 - Tenants must have a close local connection through living in the village, local employment, parents in the village, etc.
 - There must be some sort of means test, so only low earnings tenants are eligible, perhaps with income less than £20,000p.a. at 2018 rates.
 - No discrimination on grounds of race, religion, sexual inclination, etc.
 - Tenancies subject to review every three years to ensure tenants still meet eligibility criteria.
- To actively encourage developers and other bodies (principally RSLs) to bring forward plans for social housing.
- To actively support and encourage further provision of leisure facilities in the Green Belt, but only where these are not of a commercial nature.
- To review other requests for use of Green Belt space (e.g. Arthur Rank) on a case by case basis.





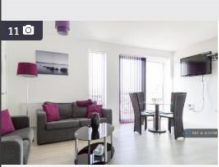
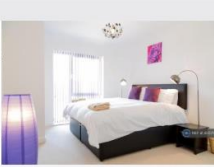



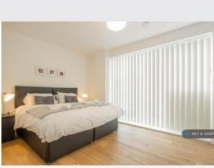


Appendix 1 Local market rental rates

All details were taken from the Rightmove website on 13 September 2018. © acknowledged. Only one 2-bed property was available for rent in Great Shelford @ £1,150pcm

		<p>2 bedroom house Abberley Wood</p> <p>Beautifully presented 2 bedroom semi detached house with conservatory in very popular modern development in Great Shelford minutes from the cycle path to Addenbrookes, walking distance to man line station, shops and amenities and</p> <p>Added on 06/09/2018 by Bush, Cambridge - Lettings</p>
<p>£1,150 pcm £265 pw (fees apply)</p>	<p> 01223 787086 Local call rate</p> <p> Email agent</p>	

The nearest area with a significant amount of properties to rent is Trumpington. There were 11 2-bed properties to rent at an average of £1,660pcm. The six lowest priced properties have an average rent of £1,260pcm.

		<p>2 bedroom apartment Charger Road, Trumpington Meadows, Trumpington, Cambridge</p> <p>A stylish 2 bedroom apartment located within a popular south Cambridge development, with convenient access to the city centre, Addenbrooke's Hospital and major commuter routes.</p> <p>Added on 11/09/2018 by Bidwells, Cambridge Lettings</p>
<p>£1,350 pcm £312 pw (fees apply)</p>	<p> 01223 787083 Local call rate</p> <p> Email agent</p>	
		<p>2 bedroom flat Spring Drive, Trumpington, Cambridge</p> <p>A well presented 2 bedroom flat within the popular Trumpington Meadows development conveniently located close to Addenbrooke's and access to the city and A14/M11. The accommodation comprises, entrance hall, open plan fitted</p> <p>Added on 10/09/2018 by Cheffins Residential, Cambridge - Lettings</p>
<p>£1,150 pcm £265 pw (fees apply)</p>	<p> 01223 787055 Local call rate</p> <p> Email agent</p>	
		<p>2 bedroom flat Seekings Close, Trumpington, Cambridge</p> <p>An elegant and immaculately presented two double bedroom flat</p> <p>Added on 07/09/2018 by Strutt & Parker - Lettings, Cambridge City Lettings</p>
<p>£1,650 pcm £381 pw (fees apply)</p>	<p> 01223 787140 Local call rate</p> <p> Email agent</p>	
		<p>2 bedroom apartment Cherry Building, Addenbrookes Road</p> <p>A magnificent modern unfurnished apartment located within striking distance of Addenbrookes, Cambridge City centre and the M11 comprising two double bedrooms, two bathrooms (one en-suite) a large reception room with open plan kitchen</p> <p>Added on 03/09/2018 by Martin & Co, Cambridge - Lettings & Sales</p>
<p>£1,350 pcm £312 pw (fees apply)</p>	<p> 01223 787068 Local call rate</p> <p> Email agent</p>	
		<p>2 bedroom flat Glebe Farm Drive, Cambridge, Cambridgeshire, CB2</p> <p>A truly stunning view is available from this top floor two bedroom apartment, available from the 10th of September, unfurnished, ideally located within superb access to M11, City Centre, Trumpington and Addenbrookes Hospital.</p> <p>Added on 31/08/2018 by Morris Armitage, Cambridge</p>
<p>£1,500 pcm £346 pw (fees apply)</p>	<p> 01223 787034 Local call rate</p> <p> Email agent</p>	
		<p>2 bedroom flat Gilmerton Court, Trumpington, Cambridge</p> <p>A spacious 2 bedroom top floor apartment located off Long road offering easy access to Addenbrooke's, city centre and major routes. The accommodation comprises entrance hall, generous open plan living room, kitchen, study, 2 double</p> <p>Added on 23/08/2018 by Cheffins Residential, Cambridge - Lettings</p>
<p>£1,300 pcm £300 pw (fees apply)</p>	<p> 01223 787055 Local call rate</p> <p> Email agent</p>	

		<p>2 bedroom flat 135 Long Road, Cambridge, Cambridgeshire, CB2 We have a very spacious 2 bed 1st floor apartment available to move into immediately. The property is situated in Cambridge and close to Addenbrookes Hospital and the nearby Waitrose supermarket. The property is close to a good bus route, with</p> <p>Added on 23/08/2018 by LetWithUs, Cambridge</p>
<p>£1,050 pcm £242 pw (fees apply)</p>		<p> 01223 787147 Local call rate  Email agent</p>
		<p>2 bedroom flat Spring Drive, Trumpington, Cambridge, CB2 A Luxury, South facing apartment with a delightful sunny balcony. Adjacent to Trumpington Park & Ride (the best way to get to the city centre and avoid parking problems). Within a 5 minute wal... ** Property Reference: 430708 **</p> <p>Added on 21/08/2018 by OpenRent, London</p>
<p>£3,000 pcm £692 pw (fees apply)</p>		<p> 020 3322 3265 Local call rate  Email agent</p>
		<p>2 bedroom flat Nine Wells Road, Trumpington, Cambridge, CB2 - Adjacent to the Railway Station - Fast WiFi - Secure parking - Underfloor Heating - Access via lift and stairs- Floor to ceiling windows in the lounge - Wood floors throughout - Security/video e... ** Property Reference: 426219 **</p> <p>Added on 09/08/2018 by OpenRent, London</p>
<p>£3,000 pcm £692 pw (fees apply)</p>		<p> 020 3322 3265 Local call rate  Email agent</p>