

Soham And East Neighbourhood Panel
19th March 2013

Affordable Housing

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Future development of affordable housing

- National Policy
- East Cambridgeshire draft Local Plan
- Soham Masterplan and “Village Visions”; new housing land allocations
- Rural Exceptions Sites
- Community Land Trusts
- Allocations and Local Connection
- Any questions?

National Policy

- Affordable Housing subsidised by market housing growth
- Usually owned by Housing Associations
- Revenue subsidy replaces capital funding
- Higher rents
- Restricted mortgage availability for Shared Ownership

East Cambridgeshire draft Local Plan

- Production and timescale
- Development envelopes
- Affordable housing on market housing sites:
 1. Threshold – 5 units
 2. Percentage – 30% or 40%
 3. Affordable housing on site or off site

Soham Masterplan and “Village Visions”; new housing land allocations

- A response to local consultation
- New allocations in Soham, Isleham, Wicken and Fordham
- Timing of development – may not be immediate

Rural Exception sites

- Sites not allocated for housing in Local Plan
- Outside development envelope but well related to village
- For Affordable Housing, but possibly a few market homes for subsidy
- Evidence of housing need

Community Land Trusts

- Local management and control
- Can provide affordable housing and other community benefits, perhaps subsidised by market housing
- Usually outside development envelope.
- Evidence of need and community engagement
- Partnership working and support

Allocations and local connection

- New edge-of-village allocations, rural exception sites, Community Land Trusts: priority first to applicants from the village, then neighbouring villages
- Relevant local connection through residence, previous residence, employment or close family
- Sites within towns and villages: no local priority, applicants from across East Cambridgeshire

Any questions?

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