

Case study: Rural affordable housing development in Eltisley



Summary

West Farm Close brings high-quality, energy-efficient homes to the heart of Eltisley, offering local people the chance to live affordably in the community they call home.

West Farm Close was developed on a greenfield site on the edge of the village, with land generously gifted by the Kamper family. In exchange, the family received planning permission for 3 open market homes on their retained land and contributed £90,000 towards the scheme.

The development responds directly to local need. A Housing Needs Survey conducted by Cambridgeshire ACRE in 2017 identified 10 households in need of affordable homes, either through affordable rent or shared ownership. Despite some local concerns, the survey showed a clear desire to help young people remain in the village and support older residents wishing to downsize.

Built to Hastoe Housing Association's New-Build Standard, the homes exceed current Building Regulations and incorporate elements of the Future Homes Standard. All homes include air source heat pumps, high levels of insulation, LED lighting, double glazing and EV charging points—ensuring low-carbon living for residents today and into the future.

Project information

No of properties:	9 homes: 7 for affordable rent and 2 for shared ownership
Property types:	5 x 2-bed houses; 1 x 2-bed bungalow; 1 x 3-bed house; 2 x 2-bed shared ownership houses
Housing needs survey completed:	March 2017
Planning permission granted:	2021
Started on site:	November 2022
Completed:	February 2025



The community

Eltisley is a picturesque South Cambridgeshire village with around 400 residents. While it boasts a church, a pub and a well-loved community space at The Cade Pavilion, many essential services such as GPs, shops and secondary schools require travel to nearby towns like St Neots or Cambourne.

Despite its charm, the village has seen little development in recent years, making affordability a key concern. With local house prices well beyond the reach of many families and younger residents, West Farm Close provides a welcome opportunity for those with local ties to stay rooted in their community.

Partners

Hastoe Housing Association; Eltisley Parish Council; South Cambridgeshire District Council; Homes England; Cambridgeshire ACRE; The Design Partnership; Duncan, Cameron & Hutchinson Ltd; Kamper family.

Contact us

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