

# Case study: rural affordable housing development in Newton



## Summary

Harston Road provides high-quality homes in a peaceful setting on the edge of this sought-after Cambridgeshire village.

The scheme includes six affordable rented homes and two shared ownership properties. These homes have been designed to be highly energy efficient, achieving an Energy Performance rating of A through the installation of solar panels, air source heat pumps, and excellent full-house insulation. With generous gardens and open-field views, we are delighted that residents are now settling into their new homes.

A Housing Needs Survey, facilitated by Cambridgeshire ACRE in June 2019, identified a significant demand for affordable housing in the village. The survey received a 35% response rate and highlighted a strong local need, with 75% of respondents supporting a small affordable housing development for local people.

The survey found that homeownership in Newton is increasingly out of reach for many residents, with property prices and rental rates significantly higher than the South Cambridgeshire average. The results provided the necessary evidence to justify the development of a rural exception site to meet local housing needs.

## Project information

No of properties:	6 homes for affordable rent, 2 homes for shared ownership
Property types:	2 x 1-bed houses, 4 x 2-bed houses, 2 x 3-bed houses
Housing needs survey completed	2019
Planning permission granted:	June 2022
Start on site:	November 2022
Completion:	December 2023



## The community

Newton is a small Cambridgeshire village with a population of around 400 people. The village retains a strong sense of community, supported by local amenities such as a village hall, a pub, and a church. However, access to key services, including schools and medical facilities, requires travel to nearby towns. The need for affordable housing has been highlighted in response to the limited supply of homes in the area, which has led to higher property prices and rental costs.

## Partners

- Cambridge Housing Society
- South Cambridgeshire District Council
- Newton Parish Council
- Cambridgeshire ACRE

## Contact us

If you would like to know more about how we work with communities to deliver rural affordable housing please contact us:

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