

# Great Shelford Parish Council big issues for discussion Feast 2018



# Change Log

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# Introduction

- We hope you are all enjoying the sun and all the goodies that the Feast provides.
- The Parish Council would like you to spend a few minutes in a more serious vein looking at some of the big issues currently facing the village and giving us your thoughts on what we should be doing about them. This is genuine consultation – we will listen to what you say. The four big issues covered in the following pages are:
  - Green belt and affordable housing – the Parish Council is ready to put forward a policy on these issues.
  - Memorial Hall and car park – this is blue sky – we really do need your input.
  - Additional space for recreational use
  - Public toilets on the Rec – is it the right thing to do?.
- You can contact any of your Parish Councillors about these and other issues (details in the Village news and at <http://greatshelfordparishcouncil.gov.uk/>). Or:
  - Fill in the feedback form at the end of this document and leave it with us.
  - Post/drop it round to the Parish Clerk at 7 London Road CB22 5DB
  - Email [parishclerkgreatshelford@gmail.com](mailto:parishclerkgreatshelford@gmail.com)

# Green belt and affordable housing (1 of 5)



- Do we want to preserve the Green Belt?
- What do we do about affordable housing?
- Why are the two questions connected?

## Green belt and affordable housing (2 of 5)

- 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 (Great Shelford Parish Council) therefore fully supports the protection given to the Green Belt through the NPPF (National Planning Policy Framework), 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 our lower paid workers should be forced to commute significant distances into the village because of high local housing costs.
  - Current generally used definitions of 'affordable' are inappropriate 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 @ £1,250pcm, 80% is £1,000pcm. This is clearly not viable for low income workers.

## Green belt and affordable housing (3 of 5)

- Commercial developers have no appetite for building affordable housing, especially for rent at below 80% of market values. This means that it is extremely unlikely that truly affordable housing will be built on non-green belt land, where commercial development is permitted.
- There are pressures to change the NPPF such that commercial development in the Green Belt would be permitted in cases where such development was 'commercially necessary to support the development of affordable housing'. This could rapidly destroy the remaining Green Belt.

## Green belt and affordable housing (4 of 5)

- GSPC policy (subject to discussion and ratification) 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 small scale Exception Sites in the Green Belt meeting the following criteria:
    - Demonstrably no alternative site available outside the Green Belt.
    - No more than 25 units.
    - Units for rent only.
    - Contractually no right to buy or transfer.
    - Not available to property owners.
    - Only to be offered to people who:
      - Have lived in the village for at least two of the last five years or whose parents have lived in the village for the last 10 years.
      - And have worked in the village for at least the last two years.
    - Rents to be set at around 50-60% of market rates.

## Green belt and affordable housing (5 of 5)

- By adopting these policies GSPC believes that we will increase our chances of preventing commercial development in the Green Belt and do at least something to increase the chances of truly affordable housing being built in the village. We fully understand that it is highly unlikely that we would ever be able to make provision for all the affordable housing which is needed in the village.

*Copies of a separate leaflet on affordable housing produced by Great Shel ford Parochial Charities are also available.*

# Memorial Hall and car park redevelopment (1 of 5)



## ■ Some quotes:

- “Could an underground car park be built under Great Shelford”?
- “In ten years’ time all the businesses in Woollards Lane will have closed anyway and you’ll just have a white elephant”.
- “I don’t shop in the village because I can’t park”.
- “We have a ‘once in a generation’ opportunity to significantly enhance the village centre”.
- “...idea of demolishing and rebuilding the Memorial hall interesting, however we think your current proposal is too modest. This could be the opportunity to make a Community centre to include the Library and Health Centre”.
- “It will take you five years to build it, by which time the Health Centre will have moved to Sawston anyway”.

## ■ Which is (are) right?

## Memorial Hall and car park redevelopment (2 of 5)



### ■ Some facts on parking in the village:

- There are around 45 car parking spaces in the Memorial Hall car park, which is owned by GSPC.
- There are a similar number in the McColl's car park, which GSPC leases from a commercial landlord at an annual cost of £16,000 plus business rates.
- There are a further 30-odd legal on-street parking spaces in Woollards Lane.
- There are no other feasible locations to increase parking provision in the village centre.
- No charges are currently made for parking.

# Memorial Hall and car park redevelopment (3 of 5)



- Why a new Memorial Hall and underground car park?
  - The only acceptable way to create significant additional parking in the village centre is underground parking.
  - Although the current Memorial Hall has some endearing features, it is a grossly inefficient use of space, it is tired and energy inefficient.
  - Potentially, significant additional community space is needed in the centre of the village. It should, however, be noted that, at the date of writing, the Health Centre plans to stay on its current site, albeit with a ‘reduced footprint’.
  - We have a ‘once in a generation’ opportunity to significantly enhance the village centre.

# Memorial Hall and car park redevelopment (4 of 5)

## ■ Sizes and costings and financing

- A new Memorial Hall on two stories, but within the same footprint could provide far more usable space (different size rooms, shared use, etc.). There would be space, if necessary, for the library and/or the medical practice. The current MH provides 480m<sup>2</sup> of space in a footprint of 440m<sup>2</sup>.
- Example costings for a 600m<sup>2</sup> building with 100 underground car parking spaces:

Demolition of existing MH				£300,000.00
Building cost 600m <sup>2</sup> @ £2,500				£1,500,000.00
Underground parking 100 spaces @ £12,000				£1,200,000.00
Architects, etc				£100,000.00
<b>Total</b>				<b>£3,100,000.00</b>

- If we were to go ahead with this, we would seek to raise as much money as possible from grants, donations, etc. The balance of the money would come from the Public Works Loan Board (PWLB).
- PWLB loan per £1M at fixed rate 2.75% over 25 years £27,440 per 6 months or 2.85% over 50 years £18,822.
- An alternative model would be to build an additional one or two storeys on the building to provide flats for commercial rent/sale, as has been done at the Clay Farm Community Centre (Trumpington).

# Memorial Hall and car park redevelopment (5 of 5)

## ■ Next steps

- Before going any further, we need to know that we have sufficient support from residents. Your feedback now is really important.
- No money has been spent on the project so far. Local Architects Samsara have kindly done some pro bono work for us to help us to arrive at initial costings. The next step would be to undertake a feasibility study to work out exactly what size of building is required, who would be using it and its exact location on the existing car park. This might cost £10-15,000 and would be prepared in time for residents to review in Spring 2019, prior to any final decision being made.

## Additional recreational space for the village

- The current Recreation Ground provides space for two football pitches, a cricket pitch, four tennis courts, a bowling green, children's playground, skate ramp, basketball hoop, the village sports pavilion, hosts the annual Feast and provides ad hoc space for recreation, picnics, dog walking, etc. It is grossly overloaded, with multiple matches being played on each pitch weekly (and therefore insufficient time for pitches to recover), both cricket and football teams having to use pitches outside the village, lack of space to expand provision for additional tennis courts and also general play space.
- The Rec comprises about 4.5 hectares. The population of Great Shelford is 4900 and the recommendations of the National Playing Fields Association at 2.4 hectares per 1000 population would justify an area for the village of at least 9.6 hectares.
- The Grange Field (adjacent the Rec) is the only space ever likely to be available for recreational use in the centre of the village (this is important, because it is where the sports pavilion and other facilities are located). The Grange Field would provide about an additional 3.1 hectares of recreational space, so a total of 7.6 hectares.
- If recreational space in other parts of the village became available, GSPC would be interested, but our priority is the Grange Field.

## Public toilets on the rec.

- We have had feedback from a number of residents that they would value the provision of public toilets on the rec. GSPC has made provision for this in 2018-19. In outline, the toilets would be:
  - Somewhere around the grassy area outside the Scout Hut.
  - Open 24x7.
  - Utilitarian – wash down, unheated, etc.
  - Probably two stalls (one wheelchair accessible), wash basin, hand drier, baby changing shelf.
  - Designed to be vandal proof.
  
- Is this something you want to see?