

BROMSGROVE DISTRICT COUNCIL

LOCAL DEVELOPMENT FRAMEWORK WORKING PARTY

29 MAY 2008

RURAL EXCEPTION HOUSING SCHEMES

Responsible Portfolio Holder	Jill Dyer
Responsible Head of Service	Dave Hammond
Non-Key Decision	

1. SUMMARY

- 1.1 The report provides members with details about the important role rural exception sites have in delivering affordable and the evolving policy background.

2. RECOMMENDATION

- 2.1 The report is for information and discussion at the LDFWP meeting.

3. BACKGROUND

- 3.1 Since the creation of the Bromsgrove District Local Plan the key policy used to inform decisions about rural exception schemes is Policy S16, and PPG3 Housing. The policy combines the issues of affordable housing in the Green Belt and rural exception schemes. PPG3 has now been replaced with PPS3.
- 3.2 Circular 06/98 and PPG3 noted that rural exception sites can provide a small but important additional source of housing within or adjoining villages. Rural exception site policies are for locations where normally development would not be allowed for instance in the green belt. It recommended that the release of such sites is a matter of local judgement based on identified housing needs.
- 3.3 PPS3 provides greater clarity on the provision of affordable housing within rural communities. There should be an aim to deliver high quality housing that contributes to the creation and maintenance of sustainable rural communities in market towns and villages. Where viable and practical, Local Planning Authorities should consider allocating and releasing sites solely for affordable housing, including using a Rural Exception Site Policy. PPS3 states the use of a Rural Exception Site Policy should mean the use of small sites specifically for affordable housing in small rural communities. The housing should address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection.

- 3.4 It will be necessary for Bromsgrove through the core strategy to develop a policy in line with PPS3 that clearly defines which settlements are deemed to be appropriate for Rural Exception Schemes. Such schemes should be small scale and only for identified local needs.
- 3.5 Over recent years a number of sites have been put forward as rural exception schemes on the periphery of some of the larger settlements within the district most notably Bromsgrove, Catshill, Alvechurch and Wythall. These sites whilst often small scale are not currently seen to be exception sites due to their proximity to large urban areas. Consideration needs to be given as to what areas in future will be deemed as rural for the purposes of providing much needed affordable housing in smaller communities.

4. FINANCIAL IMPLICATIONS

- 4.1 None

5. LEGAL IMPLICATIONS

- 5.1 None

6. COUNCIL OBJECTIVES

Council Objective (CO)	Regeneration (CO1)	Council Priority (CP)	Housing (CP2)
Impacts			
The direction the council wishes to take in formulating a rural exceptions policy will impact on the ability of the district to meet its affordable needs and targets			

7. RISK MANAGEMENT

- 7.1 The main risks associated with the details included in this report are:

The final AAP is found to be unsound by the Planning Inspectorate.

- 7.2 The risks will be managed as follows:

Risk Register: Planning and Environment
 Key Objective Ref No: 6
 Key Objective: Effective, efficient, and legally compliant Strategic planning Service

8. CUSTOMER IMPLICATIONS

- 8.1 None

9. EQUALITIES AND DIVERSITY IMPLICATIONS

9.1 None

10. VALUE FOR MONEY IMPLICATIONS

10.1 None

11. OTHER IMPLICATIONS

Procurement Issues	None
Personnel Implications	None
Governance/Performance Management	None
Community Safety including Section 17 of Crime and Disorder Act 1998	None
Policy	None
Environmental	None

12. OTHERS CONSULTED ON THE REPORT

Portfolio Holder	No
Chief Executive	No
Executive Director - Partnerships and Projects	No
Executive Director - Services	No
Assistant Chief Executive	No
Head of Service	Yes
Head of Financial Services	No
Head of Legal, Equalities & Democratic Services	No
Head of Organisational Development & HR	No
Corporate Procurement Team	No

13. WARDS AFFECTED

All Wards

14. APPENDICES

None

15. BACKGROUND PAPERS

CONTACT OFFICER

Name: Mike Dunphy
E Mail: m.dunphy@bromsgrove.gov.uk
Tel: (01527) 881325