

SUMMARY OF RURAL EXCEPTION SITE POLICY

Policy H6 Cherwell Local Plan 1996

Policy H8 non-statutory Cherwell Local Plan 2011

Allows for small-scale, low-cost housing development within or immediately adjacent to villages provided that:

- it meets a specific and identified local housing need
- need cannot be met elsewhere
- economically viable
- restricted occupancy to ensure meets local needs in perpetuity
- local housing need survey expected
- must comply with other policies e.g. those which seek to protect the countryside, highway safety, conservation areas and achieve good design

Different from affordable housing secured as a result of market housing schemes.

Criteria for assessing housing need:

- whether the proposed occupier is on or would qualify for inclusion on the Council's housing waiting list
- whether the proposed occupier is currently resident within the parish and needing separate accommodation
- place of employment (e.g. those who provide important local services and need to live closer to the community)
- local connections / family ties with the parish
- previous periods or residents within the parish

In some instances, 'local' housing need may consist of more than one parish. Local need might be accommodated in a neighbouring parish.

FULL TEXT OF RURAL EXCEPTION SITE POLICIES

Adopted Cherwell Local Plan 1996

H6 WITHIN SETTLEMENTS IN THE OXFORD GREEN BELT AND WITHIN OR IMMEDIATELY ADJACENT TO RURAL SETTLEMENTS ELSEWHERE PLANNING PERMISSION MAY BE GRANTED FOR SMALL-SCALE LOW-COST HOUSING DEVELOPMENT WHICH IS TO HELP MEET A SPECIFIC AND IDENTIFIED LOCAL HOUSING NEED WHICH CANNOT BE SATISFIED ELSEWHERE, PROVIDED THAT:

(i) IT CAN BE DEMONSTRATED THAT THE PROPOSED DEVELOPMENT IS ECONOMICALLY VIABLE IN TERMS OF ITS ABILITY TO MEET THE NEED IDENTIFIED;

(ii) SECURE ARRANGEMENTS ARE MADE TO RESTRICT THE OCCUPANCY OF THE DEVELOPMENT TO ENSURE THAT IT CONTINUES TO MEET LOCAL NEEDS IN THE LONG TERM;

(iii) THE PROPOSAL IS COMPATIBLE WITH THE OTHER POLICIES IN THIS PLAN.

2.27 "Planning Policy Guidance: Housing (PPG3)" advises that sites which would not normally be released for housing development can exceptionally be released for low-cost schemes if the planning authority is satisfied that there is a need for such housing and that arrangements will be made to reserve it for local people. The nature and extent of local need will be assessed in consultation with the respective Parish Council and the District Council's Housing Department, taking the following factors into account:

- (a) whether the proposed occupier is on or would qualify for the Council housing waiting list;
- (b) whether the proposed occupier is currently resident within the parish and needing separate accommodation;
- (c) place of employment; (e.g. those who provide important local services and need to live closer to the community)
- (d) local connections/family ties with the parish;
- (e) previous periods of residence within the parish.

2.28 In some instances the area within which needs will be considered "local" may consist of more than one parish. This would enable a local need in a parish where a suitable site is not available to be accommodated in a scheme in a neighbouring parish.

2.29 Before granting planning permission for such schemes, the Council will seek a legal agreement with the landowner/developer to restrict occupancy of a development to people meeting the local-needs

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criteria. Any proposals must be shown to be economically viable, (see paragraph 2.24), and capable of proper management by a housing association or charitable trust to ensure long-term control over occupancy.

- 2.30 Schemes which result in a discounted initial purchase price only will not be considered acceptable. Cross-subsidy on mixed development on sites considered under policy H6 will not be acceptable. However proposals to cross-subsidise between general housing schemes on land allocated for housing and affordable housing on sites nearby which comply with policy H6 may be considered appropriate.
- 2.31 Schemes should be small-scale development reflecting the size and character of the village in which they are proposed. Whilst not wishing to discourage a limited number of housing schemes which will improve the choice of house types and tenure, the District Council also recognises the need to avoid prejudicing its other policies, and will therefore consider such schemes with extreme caution. It is recommended that any proposals are discussed with the Local Planning Authority at an early stage.
- 2.32 The housing provided under policy H6 will be regarded as being additional to that required by the Oxfordshire Structure Plan during the plan period and not part of the allocation.

FULL TEXT OF RURAL EXCEPTION SITE POLICIES

Non-Statutory Cherwell Local Plan 2011

H8 WITHIN OR IMMEDIATELY ADJACENT TO VILLAGES, PLANNING PERMISSION MAY BE GRANTED FOR SMALL-SCALE LOW-COST HOUSING DEVELOPMENT WHICH IS TO HELP MEET A SPECIFIC AND IDENTIFIED LOCAL HOUSING NEED THAT CANNOT BE SATISFIED ELSEWHERE, PROVIDED THAT:

- (i) IT CAN BE DEMONSTRATED THAT THE PROPOSED DEVELOPMENT IS ECONOMICALLY VIABLE IN TERMS OF ITS ABILITY TO MEET THE NEED IDENTIFIED;
- (ii) SECURE ARRANGEMENTS ARE MADE TO RESTRICT THE OCCUPANCY OF THE PROPOSED DEVELOPMENT TO ENSURE THAT IT CONTINUES TO MEET LOCAL NEEDS IN PERPETUITY;

3.43 PPG3 advises that sites which would not otherwise be released for housing, including very limited development on land in or adjacent to villages in a green belt, may exceptionally be released for affordable housing schemes if the planning authority is satisfied that there is a need for such housing and that arrangements will be made to reserve it for local people in perpetuity. These are known as rural exception sites. The nature and extent of local need will be assessed in consultation with the respective parish council and the District Council's Housing Department. The Council will expect a local housing need survey to be prepared by the parish council. The assessment of housing need will take the following criteria into account:

- (i) whether the proposed occupier is on or would qualify for inclusion on the Council's housing waiting list;
- (ii) whether the proposed occupier is currently resident within the parish and needing separate accommodation;
- (iii) place of employment (e.g. those who provide important local services and need to live closer to the community);
- (iv) local connections/family ties with the parish;
- (v) previous periods of residence within the parish.

3.44 In some instances the area within which needs will be considered "local" may consist of more than one parish. This would enable a local need in a parish where a suitable site is not available to be accommodated in a scheme in a neighbouring parish.

3.45 In order to help prevent the coalescence of villages in the Oxford Green Belt, the Council will expect sites within Green Belt villages to be considered before sites that adjoin those villages. However, in considering sites within villages, development that would lead to a loss

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of open space important to the character of those villages will not be acceptable.

- 3.46 Before granting planning permission for a scheme under this policy, the Council will seek a legal agreement with the landowner/developer to restrict occupancy of a development to people meeting the local-needs criteria. Any proposals must be shown to be economically viable and capable of proper management by a housing association or charitable trust to ensure control over occupancy in perpetuity.
- 3.47 Schemes under this policy that result in a discounted initial house purchase price only will not be considered acceptable. Nor will schemes that propose to provide any open market housing. However proposals to cross-subsidise between general housing schemes on land allocated for housing and affordable housing on sites nearby which comply with Policy H8 may be considered appropriate.
- 3.48 While the policy allows exceptions to be made to the Council's strategic policies that restrict rural housing development, it will still be necessary in finding suitable sites to comply with the other policies in the plan, for instance those that seek to protect the countryside and those relating to highway safety. Schemes should be small-scale and reflect the size and character of the village. It is recommended that any proposals are discussed with the Council at an early stage. The housing provided under Policy H8 will be regarded as being additional to that required by the Structure Plan during the plan period and not part of the allocation.