



Good Practice

Objective

<p>Local Authority Planning and Enabling Officers worked together to deliver a supported housing scheme under the Exceptions Planning Policy</p>	<p>To enable specialised housing in a rural location</p>
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Detail

Flexible planning decisions enabled the delivery of a development for young people with autism that provided long-term residential accommodation and a respite care unit.

The brief produced by Social Services and the voluntary sector provider specified a particular area where a scheme was required. No suitable site was identified/available within the permitted development limits of the area specified. The District Council (as a Housing Enabler and as the Local Planning Authority) agreed to consider a proposal on a [Rural Exceptions Site](#) on the basis that the lack of an available site was a material planning consideration.

This application was not considered as a general housing proposal for local need.

The scheme was promoted by a charity that had already assembled a suitable capital and revenue financial package.

Detail (cont.)

An extract from the planning committee report demonstrates how planning policy can be interpreted to ensure both wider concerns and specific circumstances can be taken into account when planning for sustainable outcomes:

“The site lies outside the identified development area for both Tharston and Long Stratton and as such the development conflicts with SNLP policy RUR 6. Consent should therefore only be granted if the provisions of policy HOU 13 (amended) - local needs housing, are satisfied and/or other material considerations are of sufficient weight to warrant the grant of consent as a departure from policy.

Policy HOU 13 sets out the need and locational considerations relevant to the granting of consent for residential development as an exception to normal policy which can be demonstrated to meet a particular local need and that cannot be accommodated in any other way. Whilst in the past the limited number of schemes granted under this policy have been for family based housing and have followed a specific local need survey, the policy can also be applied to special needs housing where it is clear that housing land normally available on the open market effectively precludes this provision for land and development cost issues together with site development considerations allied to the nature of the special needs housing itself.”

Author: South Norfolk District Council

Contact: Keith Mitchell (Housing Strategy Manager)

kmitchell@s-norfolk.gov.uk

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ruralhousing@hca.gsx.gov.uk

www.ruralaffordablehousing.org.uk

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