

Exception Sites

Exception sites are designed to meet proven housing need in villages with a population of less than 3000. Two important features of exception sites are:

- The size of the development is dictated by the needs (average 8-12 homes and
- Homes are affordable and for local people only

Exception sites are not allocated for development in local plans/Local Development Frameworks. However, exceptional planning consent may be granted if:

- The District/Borough Council has had a local needs planning policy
- The site is well related to the village development boundary
- There is a demonstrated current and likely future need for the proposed houses
- The proposed scheme meets the demonstrated needs in terms of size, price and tenure
- The proposed scheme conforms to all other planning policies in terms of design, access, layout and materials
- There are adequate safeguards to ensure that the houses remain available for local peoples in perpetuity and cannot become part of the open market
- There is general local support usually demonstrated through the parish Council for the use of the site for this purpose.

This approach to building affordable housing in villages is supported by national government. It is usually supported by local communities as it guarantees long term control of occupancy.