



**RURAL
HOUSING
SCOTLAND**

Annual Conference February 2017

Rural Exception Site Development

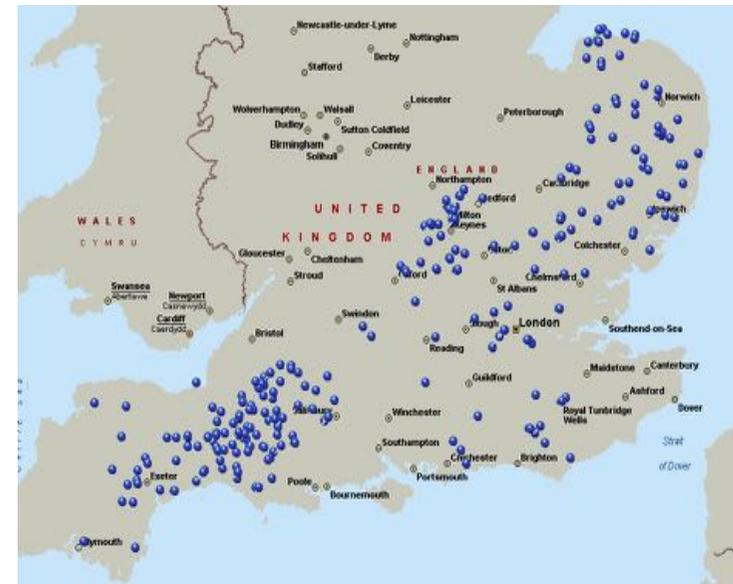
Sue Chalkley Chief Executive

Hastoe
Group



About Hastoe

- Established in 1962
- Rural housing specialist
- Passionate about the environment
- Working in more than 250 villages





Rural communities – why a different solution?

Often:

- Strong community identity
- Mature communities, seeking affordable homes for local people
- Fewer landowners
- Landowners prepared to be generous for their community
- www.sustainablehomes.co.uk



Ditchingham, Norfolk
Passivhaus



Emergence of the Imby!

Imby Close, Sutton Veny, Wiltshire



Top of its category in CPRE's Best Kept Village Award 2014





Rural Exception Sites

- Introduced in mid 1980s
- Usually small sites in rural communities (<3,000 population), outside village envelope
- Homes must be affordable in perpetuity for local community:
 - current residents or
 - who have an existing family or employment connection.
- Small numbers of market homes now possible, to assist with scheme viability
- Agricultural land values



Rural Exception Sites – delivery in England

- Approx 25% of new rural affordable homes
- Delivered about 1,500 homes per year
- Recent delivery is reducing though. Probably because:
 - Communities and landowners fear of Voluntary Right to Buy
 - Reduced grant , especially for rent
 - General needs associations focussing on volume



The development model





Scheme opening



Wimbish, Essex
Passivhaus

Hastoe
Group



Rural housing associations' Pledge

- ❖ Work closely with the local community and Parish Council to find the right site
- ❖ Always give qualifying local people in housing need first priority for every home
- ❖ Ensure that affordable homes always remain affordable
- ❖ Build sensitively designed, high quality homes to high environmental standards
- ❖ Provide good quality and locally sensitive management services to our residents
- ❖ Always respond positively to the local community



Rural Exception Sites provide opportunities for innovation. For example, can we re-define affordability?

Passivhaus

- Carbon emissions approx 10% UK average
- Fuel bill 3 bed house £125 pa



Burnham Overy
Staithe, Norfolk

Hatfield Heath, Essex



Straw bale homes

- 60% reduction CO2 emissions
- Insulation 3x more than building regs
- Fire resistance 2x required



High Ongar, Essex



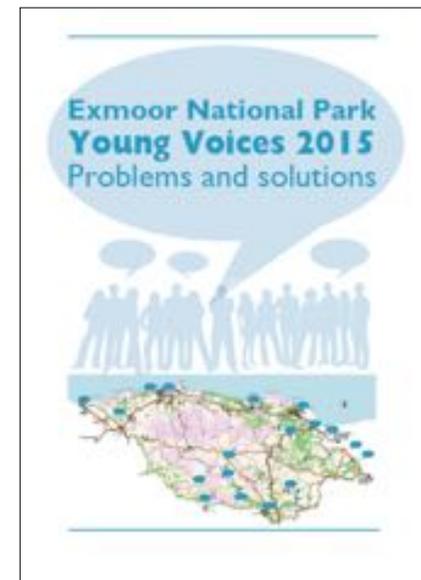


Listen to the young voices

Exmoor National Park: Young Voices 2015.

Young people competing with second home/holiday let market

- Low rent accommodation to fill gap between leaving home and eligibility for affordable home (even caravans/timber homes)
- Priority to young people working in agriculture
- Specific design:
 - Generous porch for wet clothes and boots
 - Space for dogs and for kennel
 - Storage for working clothes
 - Parking for truck as well as car
 - ***Involve agricultural people from the start***
- Planning flexibility to support local initiatives





Measuring success

- Families remain in the community
- Landowner and community are proud and often ask for more
- Interest sparked in neighbouring communities
- High design and energy efficiency standards



Widecombe, Devon

Developing new homes is a positive community experience



Some more examples of Rural Exception Site schemes



Nobby's legacy to Priddy, Somerset





Russell Porter's legacy to Tollesbury, Essex

My sons and I would like to ... thank you for the wonderful way in which my late husband has been honoured.

We are so pleased with the way the Council, the developer and the local community came together to create this very nice development and celebrate my husband's memory.
(July 2014).





Maxwell Bugler, landowner for
affordable rural homes in
Yetminster, Dorset



Holne, Devon. Dartmoor National Park





Horton, Somerset





Queen Camel, Somerset





Great Kimble, Bucks





Crawley Down, West Sussex

