Rural Housing Challenges – a planning perspective

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• Adopted 2016
• Focus on larger urban areas – growth
• …..but recognises needs of rural areas

<table>
<thead>
<tr>
<th>Key challenges</th>
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<tbody>
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<td>Support vibrancy of settlements</td>
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<tr>
<td>Affordable housing</td>
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<tr>
<td>Maintaining network of services &amp; facilities</td>
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What housing is required & where?

- **Strategic Housing Market Assessment**
  - 1,400 houses pa
  - Including 335 affordable
- **Older peoples housing a priority**
- **Shortage in smaller houses**
- **Mix of affordable – rent / shared ownership**
- **Policy seeks to meet identified needs**
- **But…..also need to consider developer requirements**
Local Plan – settlement network

- **Principal Towns**
- **Towns**
- **Rural Service Centres**
- **Primary villages**
- **Open countryside**
  (including smaller villages)

**Land allocations**
- 3,585 houses
  - (210 pa)
- 1,100
  - (65 pa)

**Villages**
- Small scale (single dwellings)
- Affordable to meet local needs

**Countryside**
- Conversions
- Replacement dwellings
- Exceptional quality
- Affordable to meet local needs
- Specific occupancy conditions

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Rural exception sites

- Small scale
- To meet identified needs
- Element of market housing allowed
- Landowner tendency to hold out for market led development
- Opportunity to restrict to local people
Housing delivery in rural areas

- Land availability
- Local opposition / talking to the right people
- Different views on what a village needs
- Developer / Registered Provider interest?
- Development costs
- Access to required funding
- Materials / workforce
- .....the market
Concluding comments

• Local Plan review
• Ongoing focus on growth
• Perhaps a shift away from larger settlement focus
• But still importance of supporting ‘more sustainable’ settlements – services & facilities
• New types of development (and funding opportunities)
  – Self build / custom build
  – Community led housing
• Neighbourhood planning