



RURAL EXCEPTION SITE DEVELOPMENTS

The delivery of new houses in Cornwall on rural exception sites has been successful in delivering much needed homes for local people. The Planning Authority are keen to promote this form of development and keen to encourage SME developers to become more active in its delivery.

Rural Exception sites are small scale developments on the edge of a village or small town that cater for a specific housing need of that location. There is a need for affordable housing throughout Cornwall and consequently this is a development opportunity across the county.

For landowners there is the potential to achieve land values of c. £200,000 per acre and make a difference for their local community.

For developers there is the potential for a relatively low risk development. Rural Exception developments are focused on delivering affordable houses but as there is generally no grant funding available their delivery has to be subsidized by the building of market housing, which is permitted by policy. As a consequence, profits are lower than could be achieved on a standard market housing-led development scheme. The common form is for developers to partner with a Register Provider (social landlord), who pre-purchase the affordable units on a build ('golden brick') contract which provides cashflow for the developer. The market houses are built on a standard speculative basis and sold on the open market. Given the lower developer return (profit) it is a development best suited to contractor/developers who can merge their normal build contract profit with an additional developers profit.

Provided you can meet the quality standards required by the Registered Providers this is a great opportunity for SME's.



We are currently working on a number of Rural Exception sites and looking for developers who would like to take them forward. They include;



Fraddon, St Columb

A 1.34 ac site with an extant consent to build 24 dwellings (20 houses and 4 flats) of which 16 are affordable tenure, including intermediate sales and affordable rent. The road entrance has been constructed.



Gweek, Helston

A site of 0.34 acres with outline planning consent to build 8 dwellings to include 4 affordable. The form of the development has yet to be agreed so can be designed to suit the developers own model and the housing need that exists.



St Buryan

3.5 ac site where positive pre-planning negotiations are currently on-going for the submission of a planning application to build 40 dwellings. Subject to a detailed design and viability assessment we would expect 50-55% of the dwellings to be affordable. Our clients are looking for a partner or purchaser to help take the detailed planning negotiations forward.



Sennen

Recent community engagement has indicated a need for affordable housing, car parking and workshops. Our client is seeking to find a development partner to help shape and deliver this community project with an initial focus on the affordable housing, which could extend to 40 dwellings.

If any of this sounds interesting we would be happy to talk about it.



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