



**AN INTRODUCTION TO**

# Rural Affordable Housing

# Rural affordable housing

**The cost of housing in the New Forest area makes access to affordable housing difficult for many local people.**

**This problem is often worse in the rural areas where the average cost of homes far exceeds local incomes. As a consequence local people, particularly the young may have no alternative but to leave their community.**

**The provision of new rural affordable housing provides a small step towards addressing this problem by providing housing that is affordable to local people enabling them to stay or return to their community.**

**New affordable housing can also play an important role in creating balanced communities with a mix of residents contributing to the sustainability of the community and the local economy.**

**Rural affordable housing can be houses or flats, for affordable rent or affordable homeownership. New rural affordable housing in the New Forest area will prioritise households with a local connection.**

## **What are the benefits to communities?**

The development of new rural affordable housing brings a number of benefits to communities, these include:

- Enabling local people who are unable to afford housing on the open market to remain or return to live in their community.
- Providing affordable housing for those who provide essential community services.
- Contributing to supporting and maintaining the local economy, services and facilities.

## **Rural exception sites**

Rural exception sites are the most common form of rural affordable housing delivery in the New Forest area.

These are small plots of land which are not considered appropriate for open market housing but could as an exception to policy be developed to provide affordable homes to meet an identified local housing need.

Rural exception schemes are small scale developments located in or next to existing villages and towns. In most cases the affordable housing will be secured in perpetuity to ensure that it remains affordable in the future.

Working with our partners we have been successful in the delivery of a number of small rural exception site affordable housing schemes, including homes in Martin, Boldre, Brockenhurst and Braemore.

## How can New Forest District Council help

We will continue to promote and support the development of rural affordable housing across the District. We will work with local communities, Parish and Town Council's, registered providers and other developers to provide advice, guidance and assistance to bring rural affordable housing schemes forward.

We are keen to work with Parish and Town councils in supporting them respond positively to identified affordable local housing need and the delivery of affordable housing schemes for their residents.

## Useful information

Rural Affordable Housing: A Practical Guide for Parish Council's  
The Rural Housing Alliance (2014).

## Further advice and information on Community-led Housing

If you would like further advice and information, or are interested in developing rural affordable housing in your village, parish or town please contact:

New Forest District Council  
Housing Strategy and Development Team  
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Hampshire. SO43 7PN

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