

## PORTFOLIO: HOUSING

CABINET – 4 MAY 2005

# RURAL HOUSING DEVELOPMENT STRATEGY

## 1. Introduction

- 1.1 In recognition of the need to provide additional affordable housing in rural parts of the District and the need to ensure that this is done in a strategic and considered way, the Housing and Changing Lives Strategies have the production of a Rural Housing Development Strategy amongst their targets.
- 1.2 The Strategy has been produced as a response to mounting evidence about the lack of affordable housing in many rural areas and the consequent impact that this is having on individual households and on rural communities. With limited resources available to address the continuing high levels of rural housing need, it is considered appropriate that a Strategy is developed for the District which provides sharper focus to how rural needs for affordable housing continue to be addressed, particularly in terms of how resources are used and prioritised.
- # 1.3 The Strategy is attached to this report and members are asked to consider it and adopt it as a Council strategy. The intention is for the Strategy to be jointly published by the District Council and the Changing Lives Partnership. Initially it had been intended that the New Forest Committee also endorse the Strategy, however as it has been replaced by the National Park Authority this is not possible,

## 2. Aims of the Strategy

- 2.1 The Strategy focuses on the rural parts of the District both within and outside the National Park. It deals solely with affordable housing development that is intended to serve local housing needs.
- 2.2 It aims to:
  - To increase the provision of affordable housing in rural settlements of the New Forest, in line with identified need, by attracting more Housing Corporation funding to the District
  - To make effective use of resources for rural affordable housing by concentrating effort in a number of priority parishes
  - To increase the deliverability of rural affordable housing
  - To guide the work of the Rural Housing Enabler to ensure best use of their time

- To create an environment of partnership working between all the stakeholders involved in the provision of affordable housing
- To encourage Parish Councils and local communities to help identify need and engage with the process of developing affordable housing in their parish
- To link rural affordable housing with other benefits for the community
- To monitor the success of affordable housing development through post scheme evaluations and satisfaction surveys

2.3 The Strategy includes an Action Plan which sets out a set of clear targets (Section 13 of the Strategy).

### 3 Process of Strategy Production and Consultations

3.1 The Strategy has been produced by a steering group made up of representatives from:

NFDC	Housing Associations	New Forest Association of Local Councils
Government Office for the South East	New Forest Committee	Community Action Hampshire
Housing Corporation	Commoners Defence Association	
Countryside Agency	Community First	

3.2 It has been subject to wide consultation, including the National Park Establishment Team, Changing Lives members and town and parish councils.

3.3 The draft Strategy was also discussed at the Making Connections Workshop, organised last year by the Changing Lives Partnership, NFDC, New Forest Committee and Hampshire County Council.

3.4 Comments received were generally positive and many have influenced the attached version of the Strategy. The Workshop identified the shortage of rural affordable housing as one of the most critical problems facing the District.

3.5 While timing does not allow for formal endorsement of the Strategy by the National Park Authority, officers support the objectives. The National Park Authority have been invited to join the multi-agency New Forest Housing Strategy Board so they become closely involved in tackling housing issues in the area.

## **4. Consultations with the Portfolio Holder for Housing, Economy and Planning and Health and Social Inclusion**

- 4.1 The Portfolio Holder for Housing comments - Affordable housing is a corporate priority for this council and for the housing department. We are the lead agency for this and we have been leading the field with innovative initiatives over the past 4 years. I consider that we have secured substantial funding for our projects but the fact remains that in securing central funding from the Housing Corporation our excellent housing strategy needs building upon specifically with the problem of finding sites / funding for rural areas as central government agencies want to know the detail. I am not in favour of strategies just for the sake of it but in this case it is important that we cross cut with other interested parties particularly parish councils and seek their support in finding and arguing for funding for rural sites. The importance of us continuing to lead on this and produce results cannot be over emphasised. This strategy will only help us to continue to move forward with our partners to get our people into local homes.
- 4.2 The Portfolio Holder for Economy and Planning comments - There is no doubt that it is important that we provide affordable housing within rural communities to ensure that those born or brought up in an area can continue to live in it, this enhances the vibrancy and vitality of the community and can assist in maintaining local facilities. Although resources for these projects are scarce we should ensure that design and build quality do not detract from the visual appearance of the community they are situated within. Whilst the need to provide economies of scale are noted we should also maintain a balance within the community between free market housing and that which is affordable.
- 4.3 The Portfolio Holder for Health and Social Inclusion supports the strategy.

## **5. Financial Implications**

- 5.1 There are no direct financial implications arising as a result of this report.

## **6. Environmental Implications**

- 6.1 There are no direct environmental implications arising as a result of this report. The environmental implications of any proposals for new development will be assessed by the local planning authority.

## **7. Crime and Disorder Implications**

- 7.1 There are no direct crime and disorder implications arising as a result of this report

## 8. Other Options

- 8.1 In the absence of the Strategy the Council would have to try to deal with affordable housing development in rural areas in a less efficient and effective ad hoc fashion.

## 9. Conclusions

- 9.1 The Strategy provides a framework for meeting pressing affordable housing needs in the rural part of the District.
- 9.2 The attached documents are in draft and members are asked to consider them and any changes they may wish to see.

## 10. Recommendations

- 10.1 It is recommended that the Council's Rural Housing Development Strategy and its Action Plan are adopted on the basis that any changes that may be necessary as a result of the Cabinet meeting are delegated to officers to make in consultation with the Portfolio Holder for Housing.

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### **Background Papers:**

File: Rural Housing  
Development  
Strategy

# **New Forest Rural Housing Development Strategy**

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## **1. Foreword**

In recent years rapidly increasing prices have meant that owning or renting a home is beyond the reach of large sections of the New Forest community. Problems of housing affordability are perhaps the greatest in many rural parts of the District. This results in local people having to leave their village to find suitable accommodation.

Discussions with the community and community representatives have revealed this to be a growing concern and that the problem is impacting on the population balance, cultural identity and diversity of many communities.

New Forest District Council and the New Forest Local Strategic Partnership are committed to promoting sustainable communities by meeting local housing needs and creating housing choice by increasing the provision of affordable housing. These objectives are also in line with policies in the Strategy for the New Forest (2003), which Ministerial guidance suggests would be used as the basis for a statutory National Park Management Plan.

We do, of course, recognise the importance of the New Forest landscape and of the character of the New Forest villages and appreciate that any new development must be carried out in a sensitive way.

This strategy focuses on meeting housing needs in the New Forest villages. It sets out a clear action plan to help draw in greater resources for affordable housing; to provide affordable housing where it is most needed; and it aims to develop effective partnership working between the range of interest groups who are concerned about the problems being caused by the lack of affordable housing.

Signed

*Cllr. Peter Greenfield, Portfolio Holder for Housing, New Forest District Council*

*Cllr. Jeremy Heron, Portfolio Holder for Economy and Planning, New Forest District Council*

*Cllr. Maureen Holding, Chair, Changing Lives: New Forest Local Strategic Partnership*

## **2. Executive Summary**

### **Introduction**

House price inflation continues to exceed increase in income with over 90% of new local households unable to purchase a home. With increasing household growth forecast the availability and affordability of housing are critical problems communities themselves have indicated face the District.

Although not solely a problem for the rural parts of the District the rural areas face particular problems. These include the availability of suitable sites, limited resources and local opposition. This Strategy aims to tackle these and other problems in order to provide more rural affordable housing in the New Forest District in a sensitive and appropriate way.

Its key aims are:

- to draw in more resources to increase the provision of rural affordable housing;
- to concentrate resources in a number of priority parishes; to develop effective partnerships between the stakeholders, and;
- to encourage stakeholders, parish councils and local communities to engage with the development process.

A significant part of the area covered is within the New Forest National Park. It is hoped that neighbouring local authorities, who remain the Housing Authorities for parts of the National Park outside New Forest District Council's area, will also find the strategy useful in relation to housing issues within the National Park.

The Strategy has been prepared by a steering group comprising all the major stakeholders and has been published following extensive consultation with a range of interest groups.

Key points in the Strategies Action Plan include:

- Create a successful working relationship with the National Park Authority
- To lobby for resources
- To start at least 10 rural affordable homes per year
- To draw up a list of priority parishes
- To undertake 3 parish-based Housing Needs Surveys per year
- To mount a publicity drive to encourage people to register for housing
- To establish/maintain communication links with interested organisations and stakeholders.

### 3. Introduction

Geographically, the New Forest is a predominantly rural district. Much of the area is sparsely populated and large areas are subject to national nature conservation and landscape designations to protect them. In June 2004, the decision to make the New Forest a National Park was announced by the Government. The National Park Authority will be in place from April 2005 and will be fully functioning by April 2006.

The New Forest forms the core of the New Forest District, with the District's main centres of population lying around the edges. To the west and east of the District lie the growing conurbations of Bournemouth and Southampton. Whilst most of the population of the District live in the main towns, a significant number live in the villages. House prices are very high throughout the District, but the problem is particularly felt in the villages where there is little affordable housing and turnover of the few affordable homes is slow. Although in quantitative terms the greatest need for affordable housing is in the main towns and larger villages, there is concern that the needs of the rural communities should not be overlooked when addressing housing needs within the District.

The proposal to prepare a rural housing development strategy was canvassed amongst a wide range of stakeholders including the parish councils. The proposal has been endorsed by the Local Strategic Partnership and is one of the targets of the Community Strategy.

The Rural Housing Development Strategy is clearly aligned with the Strategy for the New Forest, 2003. The consultation regarding the proposals contained within the latter produced strong approval for the proposals to increase the provision of affordable housing.

The strategy has been developed in partnership with stakeholders who are represented on the Steering Group. The membership is listed in appendix 11. Further consultation has taken place and the strategy includes amendments to reflect comments received through the consultation. A full list of people and organisations responding to the consultation is found at appendix 12.

The purpose of the strategy is

- To provide a framework to guide the identification of housing need in rural parishes
- To direct and prioritise investment in rural affordable housing development
- To guide the work of the Rural Housing Enabler
- To secure resources
- To engage stakeholders



The area covered by this strategy is New Forest District rather than the National Park area (which also includes parts of Salisbury District and Test Valley Borough). This reflects the New Forest District Housing Strategy area. However it is hoped that the Strategy will be a useful model for adjacent Housing Authorities, and may form the basis for integrated policies across the National Park in the future.

The focus of the strategy is the rural areas and small settlements with a population of less than 3000. Rural settlements with slightly larger populations are also included in the strategy. The appendixes include a full list of the rural parishes.

Larger towns, such as Ringwood and Fordingbridge are considered outside the scope of this strategy.

The strategy concentrates on rural affordable housing on exception sites<sup>1</sup>. However, affordable housing may also be provided as part of a housing development on land within the defined built up area of a settlement. Affordable housing is defined as housing provided, usually with subsidy, for people who are unable to meet their housing requirements in the general housing market due to the affordability gap. This is the gap between the price that a household can afford to pay for a suitable dwelling and the income that is needed to pay for that dwelling.

Affordable rented housing is usually owned by a Registered Social Landlord (RSL), normally a Housing Association, and rented at a weekly rent that is affordable to people on low wages. The other alternative is Shared Ownership or Shared Equity housing in which the house is owned partly by the resident and partly by the RSL. Unless the equity is fixed, a shared owner can purchase further tranches of their property. However, on exception sites they can only purchase up to 80%, to maintain the affordability of the property. It is important that where housing is provided on rural exception sites, mechanisms are used to prevent outright ownership. They can only 'staircase out' of shared ownership in certain circumstances in the larger settlements.

To date most affordable housing provided in rural villages is for rent and is provided for local people in perpetuity. This is written into a legal agreement (Section 106) as part of the planning consent.

There is an increasing demand for intermediate affordable housing with a tenure of shared ownership or shared equity, described above. This is seen as a way of

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<sup>1</sup> Exceptionally, small-scale housing developments on sites in or adjoining villages may be permitted, to meet the needs of local people unable to afford to rent or purchase property on the open market, provided that certain criteria are met. These are set out in Appendix 1, 'Affordable housing schemes for local people'

getting on the first rung of the property ladder to which many people aspire. This type of accommodation would also be for local people in perpetuity.

Affordable housing is only permitted on exception sites where there is evidence of need within the local community, not to meet individual needs. Allocation of any such housing is made from the New Forest District Council's Homesearch Register. The Local Connection policy extract of the Homesearch Allocation Scheme is set out in appendix 2.

#### **4. Aims and Objectives**

The aims and objectives of this Strategy are set out below and seek to address the issues discussed in Section 8 of this document.

- To increase the provision of affordable housing in rural settlements of the New Forest, in line with identified need, by attracting more Housing Corporation funding to the District
- To make effective use of resources for rural affordable housing by concentrating effort in a number of priority parishes
- To increase the deliverability<sup>2</sup> of rural affordable housing
- To guide the work of the Rural Housing Enabler to ensure best use of their time
- To create an environment of partnership working between all the stakeholders involved in the provision of affordable housing
- To encourage Parish Councils and local communities to help identify need and engage with the process of developing affordable housing in their parish
- To link rural affordable housing with other benefits for the community
- To monitor the success of affordable housing development through post scheme evaluations and satisfaction surveys

#### **5. Links with other strategies**

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<sup>2</sup> An affordable housing scheme is deliverable if it has local community support; a suitable site is available; planning consent is expected; funding is available; and it can be completed in the timescales set by the funders

This strategy builds on rural affordable housing issues highlighted in a number of strategies. These include the New Forest Committee's Strategy for the New Forest, 2003; the New Forest District Council's Housing Strategy 2004-07; and the Local Strategic Partnership's Community Strategy, 2004. Short extracts are shown below and more information from these strategies can be found in appendix 3.

#### **Strategy for the New Forest, 2003**

The Strategy for the New Forest, produced by the New Forest Committee in 2003, devotes a chapter to Affordable Housing. The objective is clear: "Provide more affordable housing, close to the workplace, for people who live and work in the Forest."

#### **New Forest District Council's Housing Strategy 2004-07**

The overarching aim of the Housing Strategy is "to create sustainable communities, meet a diverse range of local housing needs, provide housing choice and increase affordable housing supply by promoting joint action by stakeholders".

## **6. Regional and National Strategies**

The shortage of affordable rural housing is discussed in a number of regional and national strategies with either a housing or rural brief. These are summarised in Appendix 3.

#### **The Local Strategic Partnership's Community Strategy, 2004**

The Community Strategy considers the affordability of housing as one of the most significant problems facing the New Forest and highlights the growing need for intermediate affordable housing. One of the five targets in the theme "Prioritising better access" is to develop a rural housing development strategy.

#### **DEFRA Rural Strategy 2004**

DEFRA see access to affordable housing as a particular priority, and indeed suggest that it is the highest of all the priorities for social justice. They indicate that affordable housing helps sustain mixed and viable rural communities.

## **Sustainable Communities- Homes for All, ODPM 5 Year Plan (2005)**

This recognises affordable housing has a vital part to play in ensuring the sustainability of rural areas and aims to meet the needs of people in rural areas by providing more affordable housing. This includes allowing planning authorities to allocate sites for affordable housing.

### **7. Background**

New Forest District Council (NFDC) was one of the first Council's nationally to operate 'rural exceptions policies'. NFDC introduced this policy in mid-1985. This was in advance of the Government Planning Guidance accepting this as a means of achieving affordable housing in rural areas to meet a local need.

Sites came forward from landowners and the local community on an ad-hoc basis, as opportunities arose. At the time no detailed survey work on levels of need in rural parishes was being undertaken. The District Council's Housing Register was used as an indicator of need.

Funding for schemes was not usually a problem. There was not as much competition for resources as now, as not many other local authorities were operating such policies. NFDC was seen by the Government and the Housing Corporation as a good housing authority that could deliver, so the District did very well in funding allocations. They could almost guarantee that they would be able to get funding for any scheme they put forward.

Finding the sites was the main problem. Rather than going out and looking for sites, a pragmatic approach was developed of considering sites suggested to the Council by willing landowners, taking the opportunities as they arose.

Of course not all sites suggested were suitable. In those cases where they were acceptable in environmental terms, well related to existing communities and had support from the Parish Council, schemes were developed.

There has been considerable success in delivering affordable homes in rural villages in the District over the past 15 years.

The designation of the New Forest National Park will bring changes. The new National Park Authority will be the Planning Authority within the National Park area, while New Forest District Council will remain the Housing Authority. With this separation of planning and housing responsibilities it will be very important

that the two authorities work closely when addressing the housing needs of communities within the New Forest.

### **Government Planning Policy Guidance**

In January 2005 the Government revised its planning policy guidance in PPG3 regarding housing provision in rural communities. PPG3 now permits local planning authorities to allocate sites in Development Plan Documents specifically for 'rural exception' schemes to address local needs for affordable housing. This is in addition to policies which already allow 'rural exception' schemes on unidentified sites.

The revised guidance states that:

"Rural exception sites should be small, solely for affordable housing and on land within or adjoining existing small rural communities which would not otherwise be released for general market housing. The affordable housing provided on such sites should meet local needs in perpetuity and count towards the overall level of housing provision. The rural exception site policy applies to both allocated or windfall sites."

PPG3 has further advice on new housing development in rural areas. This is set out in detail in appendix 4.

### **The Rural Housing Enablers**

In 2002, the two Rural Housing Enablers for Hampshire were employed, as part of the Countryside Agency's Rural Housing Enabler Programme. Based with Community Action Hampshire, they are funded by the Countryside Agency, the Housing Corporation and the six rural District/Borough Councils, including New Forest District Council. Their role is to facilitate an increase in the provision of affordable housing in the rural villages of Hampshire.

In particular their role is to work with Parish Councils to first assist in the process of establishing if there is a need for affordable housing for local people, through a Parish Housing Needs Survey. If a need is established, they then facilitate the development of some housing to meet these needs.

They work with rural communities through the whole process of affordable housing. The role is seen as an 'honest broker', operating independently from local authorities and developers, giving the RHE a unique position to engage effectively with the local community as well as the statutory bodies.

### **Rural Housing Enabler Key Achievements**

Working with Copythorne Parish Council to bring forward a site for 8 affordable dwellings (due to complete June 2005).

Project managing the production of the Rural Housing Development Strategy.

Carrying out 7 parish needs surveys in the last 2 years.

Working with 12 Parish Councils to find suitable sites for development.

Membership of the influential Regional Housing Board Rural Sub-Group.

## **8. The Issues**

There are a number of challenges that need to be addressed in rural housing for the New Forest.

### **Shortage of Affordable Houses**

There is a shortage of housing within rural communities that is affordable to local people. The housing need in the District is continuing to rise steadily, primarily due to the demographic trend towards smaller households and the increasing affordability gap between incomes and property prices<sup>3</sup> as demand for housing outstrips supply. To meet the local need around 100 new affordable dwellings per year are needed in rural areas<sup>4</sup>. House prices have escalated over the last 10 years and are well beyond the reach of most local people.<sup>5</sup> The Housing Needs and Market Assessment (2001) estimated that home ownership was beyond the reach of 97% of first time buyers.

The Housing Needs and Market Assessment (2003 update) found

- Average house prices at £210,000 (terraced house, £154,300)
- Average household incomes £24,100

The Land Registry website showed the average house price in the New Forest at September 2004 to be £258,045 (terraced house, £178,719)

The Joseph Rowntree Foundation report 'Can work, Can't Buy' 2003, updated 2004, indicates that with a house price to income ratio of 4.96:1 (for working households) the District is less affordable than London (average 4.69:1), the rest of the South East (4.61:1) and is the least affordable area in these terms in Hampshire

<sup>3</sup> The NFDC Housing Strategy, 2004 – 07

<sup>4</sup> The Housing Needs and Market Assessment undertaken by New Forest District Council in 2001, updated in 2003. See appendix 5 for key findings

<sup>5</sup> The Strategy for the New Forest, 2003 produced by the New Forest Committee

Furthermore this district-wide analysis masks even greater affordability problems. Some of the rural areas are the most expensive places to live in the District. Many settlements have few or no affordable homes and where there is existing stock, turnover is low.

There is a wide range of people in need of affordable housing from young people looking to set up home for the first time, to families unable to find an affordable property of the size they need, to older people wanting to move to a smaller property. There were 677 households on the Homeseach Register with a local connection to a rural parish, as at September 2004.

In addition to the Housing Needs and Market Assessment survey, a number of parish based Housing Needs Surveys have been undertaken by the Hampshire Rural Housing Enablers. These consistently show that only a proportion of people in housing need in rural settlements are registered on the New Forest Homeseach Register. Often people do not register because their need is not immediate. Another reason given is that there is little affordable housing provision in their parish, so people think there is no point registering. In addition, there are many people who are either unaware of the Homeseach Register or do not consider it as an option for themselves.

The survey questionnaire does not include a detailed appraisal of individual need. It relies on a respondent's own appraisal. The Homeseach application does undertake a detailed appraisal of each individual household. The applicant is placed in one of three categories according to how serious their housing problems are: 'urgent need to move'; 'need to move'; and 'want to move'. There may be a discrepancy between an individual's own appraisal and that of the NFDC.

Without the parish based Housing Needs Surveys, it was difficult in the past to provide an accurate assessment of housing need on a parish by parish basis. Where the Homeseach Register showed a relatively low level of need, despite anecdotal evidence from the parish, it was often worthwhile undertaking a local Housing Needs Survey to establish a more accurate assessment of need. However in parishes which already have a significant number of people with a local connection on the Homeseach Register, it is not necessary to undertake a parish-based housing needs survey. The evidence of need already exists, and whilst a housing needs survey is likely to identify further households in need, it is likely to be more useful to encourage these households to register on the Homeseach register.

The shortage of affordable housing has created difficulties in the employment of key workers such as nurses and teachers as they cannot afford to live in the

area. There is also a shortage of affordable housing available for other local workers who are not currently included in the key worker definition such as Commoners and retained fire fighters.

Specific provision for the needs of keyworkers and Commoners lies outside the scope of this strategy.

The needs of Commoners are currently being researched by the Commoners Defence Association.

### **Limited Resources**

#### **The South East Regional Housing Strategy**

The Strategy for 2004/05-2005/06 highlights housing need in rural settlements as a priority for the allocation of funds. The target is to build a minimum of 720 new homes in rural villages of fewer than 3000 people over the two years of the strategy.

The draft strategy for 2006-2008 retains the target of 360 homes per year in the rural villages.

The Strategy also mentions support for small rural towns that provide employment, key services and facilities that support and provide opportunities for surrounding villages and the countryside.

Clearly Housing Corporation resources are limited.

Whilst New Forest District Council has historically provided funding to subsidise new provision, there are increasing demands on these resources. One of the priorities of the Council's Housing Strategy is "to maximise and make the best use of resources to provide additional affordable homes".

Historically, new development has been funded by a combination of Registered Social Landlord (RSL) private finance together with subsidy from either the Housing Corporation or the District Council. Provided there is a demonstrable need for the housing, RSLs will continue to invest in new provision. However, additional subsidy is generally needed to ensure that dwellings provided meet the need and are affordable.

The rural villages need to effectively compete for a continued share of resources for new affordable housing. They make an important contribution to the local supply of affordable housing and are critical in ensuring that rural residents on lower incomes have access to affordable housing in their local community.

### **Difficulty finding suitable sites**

Many small rural settlements are designated open countryside with no settlement boundary to mark the limit of the residential area. Most potential sites are therefore exceptions to planning policy. New Forest District Council has a



successful history of granting permission to develop rural affordable housing, for people with a local connection, on exception sites. Around 200 homes have been built on exception sites in rural parishes since 1985.

Planning policies require a sequential approach when considering suitable sites for development. The first sites to be considered for development should be those within existing settlements, and there is a strong presumption against green-field development, particularly in areas subject to national protection, like a National Park. Where possible, sites for affordable housing should be located within settlements; sites adjoining a settlement would be the next preference. While the needs of communities within the New Forest National Park can only be addressed by sites within the National Park, sites outside the National Park should be found to address the needs of communities outside and on the edge of the National Park. For settlements outside the National Park, sites within the National Park boundary will be considered only where evidence is shown that there are no other suitable sites to meet a proven need for affordable housing for local people.

Not all potential sites in and around villages are suitable in planning and environmental terms, and the ones that may be suitable may not be made available by the landowner. Objections may be made by local people to sites being put forward for affordable housing which may put the landowner off selling the land and the parish from supporting the development of the land. Some Parishes are considerably affected by private sector estate policies and conservation status which adds to the difficulty in finding suitable sites.

The revision to the Government's planning policy guidance in PPG3, in January 2005, permits local planning authorities to allocate sites specifically for 'rural exception' schemes to address local needs for affordable housing.

### **The National Park**

The creation of the New Forest National Park will have an impact on the development of affordable housing. The consideration of suitable sites has already been discussed in the above section. Within the National Park the National Park Authority will be the sole planning authority, from April 2006. Policies for general housing development are likely to be restrictive in order to conserve the high environmental quality of the Park. However all National Park Authorities have a duty to foster the social and economic well-being of local communities, and nationally there is a strong commitment to providing rural affordable housing for local people.

Given the high level of affordable housing need within the New Forest National Park, it is critical that the National Park Authority, as planning authority, and the District Council, as housing authority, work together to maximise opportunities for appropriate development.

## **The Development Process**

The process of developing a scheme of affordable houses in a small rural settlement is often slow and complex due to its sensitive nature and the number of parties involved, with many potential delays.

This makes schemes costly and difficult to deliver yet the Housing Corporation's focus in allocating funding is efficiency and deliverability.

However despite this, Registered Social Landlords working in partnership with New Forest District Council have been very successful in developing rural schemes. With sufficient resources, the supply in rural areas could be increased.

## **Sustainability of Rural Communities**

"Sustainability is not just about the physical infrastructure. It is about the social infrastructure: family links and social networks. That is what community means."

The sustainability of a community needs to be considered in economic, social and environmental terms. Economic factors include the viability of local services and the survival and growth of local amenities and organisations. Social factors include supporting social and family networks and a balanced social mix. Environmental factors include minimising the use of resources, protecting and conserving the environment, and accessibility and transport considerations when considering the design and location of new housing

Village facilities and amenities have declined over the past 40 years. Few villages have a full range of amenities, including schools, shops, a Post Office, a Doctor's surgery or health clinic, children's play area and local businesses. Most have only a limited public transport service. However many villages have a network of services organised by the community, such as community transport and care services.

In many villages, the population is ageing as young people, amongst others, cannot afford to stay. Residents do not always work locally and housing within the area continues to be popular as second homes. New Forest District has the highest rate of second home ownership in Hampshire. This affects the social balance within communities and may impact on the viability of local services. There is concern that the imbalance will cause villages to become dormitory settlements.

Villages of all sizes are concerned about sustaining their community, their environment and their services/amenities.

It is important that local people with strong local connections to the area should be able to remain living and working in the area, and so contribute to the continuation of the strong cultural identity and rural economy. This will directly benefit the conservation of the special character of the New Forest.

Research to analyse the impact of New Forest District Council's rural exceptions planning policy<sup>6</sup> concludes "There is no doubt that New Forest District Council's Rural Exceptions Policy has allowed local people to remain in their villages and has helped keep local services viable. In this way, the policy is meeting its objective of creating sustainable New Forest villages." Other recent impact assessments in the New Forest<sup>7</sup> demonstrate success in meeting local needs, enabling people with a strong local connection to remain in the village and thus contributing to the social balance of the village.

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<sup>6</sup> Sustainable New Forest Villages? An analysis of the effectiveness of New Forest District Council's "Rural Exceptions" planning policy, May 2003

<sup>7</sup> Impact Assessments for Whitsbury and Beaulieu, 2003

## Meeting the Challenges

### 9. Maximising Resources for Affordable Housing in Rural Communities and Improving Deliverability

#### Capital Resources

Due to changes in how Councils are resourced, it is necessary to re-appraise the funding of new schemes.

New Forest District Council is undertaking a funding options appraisal in 2005/6.

Housing Corporation funding priorities are determined by the Regional Housing Board. For several years some funding has been earmarked for villages of 3000 population or less. More recently, funding has also been made available for market towns that provide services for a rural hinterland.

A District target will be set for rural affordable housing each year.

It is important that future Regional Housing Strategies continue to recognise the importance of new affordable housing to meeting housing needs and creating sustainable communities in rural areas.

New Forest District Council has also formed the Hampshire Rural Alliance with several other Hampshire Local Authorities<sup>8</sup> to lobby for resources to be allocated to rural areas.

New Forest District Council, the New Forest Housing Strategy Board and the Hampshire Rural Alliance will continue to engage with the Regional Housing Board and press for recognition of the importance of rural affordable housing.

The Regional Housing Board and Housing Corporation have made it clear that identifying deliverable schemes improves the chances of securing funding. Generating a "bank" of planning permissions will therefore assist in attracting resources.

RSLs will also be encouraged to develop a bank of planning permissions and to land bank to further add certainty to delivery.

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<sup>8</sup> Test Valley BC, Winchester CC, Basingstoke and Deane BC, East Hampshire DC, Hart DC

However, lead in times for rural schemes can be long and their controversial nature can lead to uncertainty about delivery timetables.

In partnership with the Housing Corporation and several Hampshire local authorities, the Council is investigating the creation of a rural partnering programme. The aim of this will be to work with specially selected RSLs to attract Housing Corporation funding that can then be used in a flexible way, to be directed towards deliverable schemes in areas of high housing need.

As well as ensuring resources are available, careful consideration should be given to how these are used. Directing resources where they can have greatest impact is crucial. The Action Plan of this strategy will create a list of priority areas within the District for attention. It is also important to ensure that subsidy requirements are minimised or removed whilst still meeting the priority housing needs which have been identified. While affordable housing for rent is the highest priority need, other needs do exist and there may be advantages in combining housing types and tenures in order to reduce subsidy requirements, whilst meeting a range of needs.

Currently all new affordable housing is provided by RSLs. Partner RSLs have the advantage of a proven track record, monitored through performance indicators by the Housing Corporation. They are committed to a high standard of management and have signed up to the New Forest Partnership Agreement and Homesearch Allocation Scheme.

In order to offset the impact of second homes and unoccupied homes, the District Council seeks to minimise the discount on council tax on such homes.

## **Revenue Resources**

Rural Housing Enablers make a vital contribution towards the District's understanding of its housing issues and in helping local communities find acceptable ways of addressing their local housing needs. While employed by Community Action Hampshire, they are funded from a variety of sources. However their funding is currently under threat due to the reduction of one funding source and the winding up of a second source.

The continued funding of these posts is essential to the successful implementation of this Strategy and the agencies involved must continue to investigate alternative sources of funding and ways of adding certainty to their long-term future.

## **Grouping small schemes**

Schemes in small rural settlements are generally small and costly to develop. Ways of improving economies of scale need to be found.

One option may be to develop a single scheme to serve a number of neighbouring villages. This would be in consultation with all the communities that would be served by the scheme. Another option may be to group a number of small schemes in neighbouring villages into a single package to be developed at the same time by one Registered Social Landlord, thus creating some efficiency savings.

A third option might be to undertake a small rural scheme in tandem with another larger scheme nearby, perhaps in a town or large village.

In the short term, RSLs will be encouraged to group individual schemes in neighbouring villages into one development contract to increase the number of affordable dwellings being developed at the same time. In the longer term this may happen through a rural partnership across Hampshire.

## **10. Prioritising the Provision of Affordable Housing in Rural Communities**

### **Strategy Area**

The main focus for the Rural Housing Development Strategy is the smaller rural settlements with a population of less than 3000, and the settlements within the National Park. Larger settlements, such as Ringwood and Fordingbridge are outside the scope of the strategy.

Although the focus for the strategy is the area administered by New Forest District Council, it is recognised that cross boundary working with other areas within the National Park such as parts of Test Valley and Salisbury will be helpful. New Forest District Council will liaise with the other local authorities in the National Park area and the National Park Authority, to develop common approaches for affordable housing provision.

## **Parish Facilities**

An appraisal of parish facilities, amenities and public transport has been undertaken across the District. These are shown at Appendix 6.

## **Housing Need**

All but one parish in the District has households on the Council's Homesearch Register requesting accommodation in the parish. These applicants are either considered to be in housing need or "wanting" to move to alternative accommodation. Housing need within the District continues to rise steadily primarily due to the demographic trend towards smaller households and the increasing affordability gap between incomes and property prices.

The Housing Needs and Market Assessment, 2001 and recent local housing needs surveys have shown a greater housing need than the number of applicants on the register. Further assessment of the Homesearch Register and the completed local housing need surveys has been undertaken for the rural parishes. Data analysis includes the size and type of accommodation needed in each parish, the age of applicants on the register and their current location. The analysis is shown in appendix 7. This table only includes those on the Register identified as being in housing need.

## **Prioritising Provision**

The purpose of prioritising the parishes is to effectively target both the efforts of the parties involved and the financial resources required. It is critical to ensure that schemes are deliverable, both in terms of support from the local community and the availability of potential sites. This will help to ensure that affordable housing can be delivered within the timescales set by the funders (primarily the Housing Corporation).

Each year an appraisal will be undertaken to prioritise the rural parishes according to a number of key factors.

- Housing need identified from the Homesearch Register and local housing needs surveys (Appendix 7)
- Current provision of facilities, amenities and public transport in each Parish (Appendix 6)
- Housing need in relation to supply of affordable housing (Appendix 8)

A scoring matrix has been devised and is shown in Appendix 10

Other factors which may also be considered include

- Change in demographics within the Parish, indicating an ageing population and population imbalance
- The level of second home ownership within the Parish
- Hidden need – households not on the Homesearch Register
- Location of the Parish in relation to towns
- Availability of employment locally or nearby
- Opportunities in the Parish on non-exception sites

### **Government Guidance on rural housing and links to Parish Plans**

The preparation of Parish Plans has been encouraged by the Countryside Agency as a way in which a local community can set out its vision of how they would like their town or village to be.

Parish Plans can address local social, economic or environmental issues, such as:

- housing
- transport
- access to services i.e. doctor's surgery
- local parks and green spaces
- play groups, childcare, after-school clubs, etc.
- village halls or other meeting places
- support for local businesses
- building projects - ensuring designs and uses are compatible with existing buildings and their residents (village design statements).

They are not Development Plan documents and cannot contain planning policies. However they can influence the Local Plan and Local Development Framework policies, and relevant parts can be adopted by the Planning Authority as Supplementary Planning Documents. In preparing a Parish Plan a community may be able to identify areas where it is felt development to meet local needs would be acceptable to them.

The preparation of a Parish Plan will be an important way that the local community can influence how the local need for affordable housing is addressed in their parish. In the Parish Plan, potential sites can be identified that could be considered as allocations in the Local Development Framework/ Development Plan documents to provide affordable housing for local people. This approach would enable the local community to be involved at an early stage in the search for potential sites and enable the local community to influence how the local need for affordable housing is addressed in their community.



In the New Forest District, fifteen rural Parishes currently intend to prepare a Parish Plan. New Forest District Council has appointed an officer to assist parish and town Councils prepare their own Parish Plans.

Rural communities will be encouraged to consider affordable housing needs as part of the Parish Plan production. E.g. a Housing Needs Survey could be undertaken at the same time as any questionnaire for the Parish Plan.

### **Community/Parish Council Involvement**

The Parish Council and local community play a vital role in planning and developing affordable housing in their parish. The Parish Council is one of the key stakeholders, providing expert knowledge of their parish. It is helpful if they are involved throughout the process, from identifying housing needs and considering potential sites, through the design and planning applications stages to completion and opening of the scheme.

An important part of their role is to communicate and consult with the local community to ensure that people in the parish are aware of and understand the steps in the process and can contribute, where appropriate, to decisions.

An affordable housing 'champion' within the Parish Council can ensure that the issue remains high on the council's agenda and helps to keep a potential scheme progressing and overcoming problems that occur.

A communication strategy will be developed

- to raise awareness of rural affordable housing issues
- to ensure regular liaison with the Parish Councils and community groups of in the New Forest District
- to demonstrate the potential benefits of affordable housing, both to potential applicants and to the community as a whole
- to encourage people in housing need to register on the Homeseach Register
- to improve the dialogue between the District and Parish councils
- To survey Parish Councils about what information they require to address their concerns
- To encourage landowners to offer sites in the parishes where affordable housing is needed most

The Rural Housing Enabler provides an additional resource to the parish and helps to ensure that parish opinions and concerns are heard and taken on board. They play a valuable role in liaising and negotiating between the various parties involved, helping to overcome hurdles and minimise delays.

The RHE's will continue to work with rural Parish Councils and local communities. Their work will be guided by the priorities that are identified in the strategy based on housing need, parish facilities, supply of affordable housing and other related factors

## **11. Keyworkers**

The needs of keyworkers within the District are being considered in a separate strategy, The Keyworker Housing Strategy. The local definition of keyworker will be reviewed to take account of local employment issues.

Within the new Allocation Scheme of New Forest District Council, there are mechanisms in place to identify and house keyworkers.

## **12. Commoners**

Commoners have particular needs in terms of the location and type of dwelling required. These needs may be difficult to meet through the existing mechanisms for providing affordable housing for local people.

New Forest District Council and the Rural Housing Enabler will work with the Commoners Defence Association, the National Park Authority and the Housing Strategy Board to ensure that the housing needs of commoners are considered further.

### 13 Black and Minority Ethnic Communities

The New Forest's black and minority ethnic (BME) population is 1.1% of the population of the District as a whole. The Council has been concerned over recent years that whilst there is a very small percentage of BME representation within the population of New Forest District, that population could be isolated, which could exacerbate their housing problems. The largest ethnic group is the gypsy community. In the context of the Council's overall Housing Strategy it is important that the needs of this and other BME groups is taken into account.

### 14. Action Plan

	<b>Action</b>	<b>Target Date</b>	<b>Lead</b>	<b>Partners involved in delivery</b>
1	To lobby for resources to be allocated to rural areas and for funding for the RHEs	ongoing	Housing Development & Strategy Manager, NFDC	Hampshire Rural Alliance
2	To start at least 10 new affordable rural homes per year	2005/6/7	Housing Development, NFDC	NFDC Planning, Legal, RSLs, RHE, Parish Councils
3	To undertake impact studies of 2 rural schemes each year to consider whether policies are working to provide more housing for local people and to assess the impact on community sustainability	2005/0/7	Rural Housing Enabler	NFDC Housing Development and Management, RSLs, Parish Councils
4	To create, in partnership with others, a rural partnering scheme for Hampshire	July 2005	NFDC Housing Development & Strategy Manager	Housing Corporation, other Hampshire rural Districts/Boroughs, RHEs
5	To draw up a list of priority parishes based on scoring of key factors	July 2005	NFDC Housing Development & Strategy Manager	NFDC Planning, RHE, Parish Councils
6	To develop a process for identifying possible sites in the priority parishes	July 2005	Rural Housing Enabler	NFDC Housing Development and Planning, Parish Councils, RSLs
7	To publish a step by step guide to developing affordable housing for local	July 2005	Rural Housing Enabler	NFDC Housing Development and Planning

	communities			
8	To highlight the parishes where more work is required	March 2006	NFDC Housing Development	NFDC Planning, RHE, Parish Councils
9	To undertake 3 parish-based Housing Needs Surveys per annum in the parishes requiring more work - to assess the full range of affordable housing needs including rented and intermediate housing, and the type and size of housing.	2005/6/7	Rural Housing Enabler	NFDC Housing Development, Parish Councils
10	To mount a publicity drive to encourage people in housing need to register on the Homesearch Register	April 2006	NFDC Housing Development and Lettings	Parish Councils, Community Groups
11	To develop a Communication Strategy	July 2005	NFDC Housing Development	RHE, Association of local councils
12	To establish a regular communication link with the rural Parish Councils	April 2005	Rural Housing Enabler	New Forest Committee, New Forest Consultative Panel, Association of local councils
13	To establish regular communication with the District Council's Community Planning Officer	April 2005	Rural Housing Enabler	Parish Councils
14	To meet with interest groups to review the Commoners housing needs and provision	July 2005	NFDC Housing Development	Commoners Defence Association, National Park Authority, Housing Strategy Board, RHE
15	To maintain communication links with organisations representing the Commoners	July 2005	NFDC Housing Development	RHE, Commoners Defence Association
16	Invite a representative of the National Park Authority to join the Housing Strategy Board	April 2005	NFDC Housing Development & Strategy Manager	Shadow National Park Authority/Establishment Team
17	Work closely with the National Park Authority and	April 2006	NFDC Housing Development	National Park Authority

	develop effective communication channels		& Strategy Manager	
18	Establish a forum to enable cross boundary work on rural housing with other authorities in the National Park (Test Valley & Salisbury)	July 2006	NFDC Housing Development & Strategy Manager	NFDC Planning, Test Valley BC, Salisbury DC, RHE
19	To review this action plan annually	April annually	NFDC Housing Development & Strategy Manager	Housing Strategy Board, RHE

## 15. Rural Proofing

This strategy has been rural proofed using the Countryside Agency's checklist published in 2001. The check list was developed to underpin the Government's commitment that all its policies take account of specific rural circumstances and needs set out in the Rural White Paper 2000.

## **Appendices**

**Appendix 1 – New Forest District Plan -  
Affordable housing schemes for local people**

**Appendix 2 – Homesearch Register extract – Local Connection policy**

**Appendix 3 – Summary of related Strategies**

**Appendix 4 – Government Planning Policy Guidance 3 (PPG3)**

**Appendix 5 - The New Forest Housing Needs and Market Assessment  
2001 (adjusted by 2003 update)**

**Appendix 6 – Parish Facilities**

**Appendix 7 – Housing Need Analysis**

**Appendix 8 – Affordable Housing Stock Analysis**

**Appendix 9 – Rural Parishes – Population**

**Appendix 10 – Scoring Matrix - Prioritising the rural Parishes**

**Appendix 11 – Steering Group membership**

**Appendix 12 – Organisations and Individuals consulted over the  
Strategy**

## **Appendix 1**

### **New Forest District Council Local Plan (Adopted 1999, First Alteration 2005)**

#### **Affordable housing schemes for local needs**

Policy NF -H8 Affordable housing for local needs in the New Forest

Exceptionally, small-scale housing developments on sites in or adjoining villages may be permitted, to meet the needs of local people unable to afford to rent or purchase property on the open market, provided that:

- a the local planning authority is satisfied that the dwellings meet a particular local need that cannot be accommodated in any other way; and
  - b the developers enter into a planning obligation under Section 106 of the Town and Country Planning Act (1990) to ensure that the dwellings provide for low-cost housing for local needs in perpetuity; and
  - c the proposal is capable of management by an appropriate body, for example a Registered Social Landlord, New Forest District Council, or a village trust or similar accredited local organisation; and
  - d there are appropriate local facilities (e.g. shops, schools and public transport).
- In respect of single dwellings, the habitable floor area should not exceed 100 sq.metres, or 120 square metres for dwellings permitted specifically to meet the needs of New Forest Commoners.

Policy CO -H7 Affordable housing for local needs in the countryside outside the New Forest.

Exceptionally, small-scale housing developments on sites in or adjoining villages, or adjoining the defined built-up areas outside the New Forest may be permitted to meet the needs of local people unable to afford to rent or to purchase property on the open market, provided that:

- a the local planning authority is satisfied that the dwellings meet a particular local need that cannot be accommodated in any other way; and
  - b the developers enter into a planning obligation under Section 106 of the Town and Country Planning Act (1990) to ensure that the dwellings provide for low-cost housing for local needs in perpetuity; and
  - c the proposal is capable of management by an appropriate body, for example, a Registered Social Landlord, New Forest District Council, or a village trust or similar accredited local organisation; and
  - d there are appropriate local facilities (e.g. shops, schools, and public transport).
- In respect of single dwellings, the habitable floor area should not exceed 100 sq.metres.

## Appendix 2

### Extract from the New Forest District Council Homesearch Register –

#### Local Connection

Allocations to village vacancies take account of the local connection of applicants with a village. The policy gives additional weight to applicants with a stronger connection so that applicants with an A connection will take priority over B connections, and so on (see below)

#### Local Connection with Rural Parish

The strength of an applicant's connection with a parish will be defined according to the following bands:

- Band A        Persons who live or have their workplace in the parish and have done so for longer than 10 years, or who have lived in the parish for longer than 10 years previously, or a designated keyworker performing an essential service for their village community where there is an established need for an applicant to be rehoused to maintain the service.
  
- Band B        Persons who live or have their workplace in the parish and have done so for longer than 5 years, or who have lived in the parish for longer than 5 years within the last 15 years, or whose parents, siblings or adult children live in the parish and have done so for 10 years or longer.
  
- Band C        Persons who live or have their workplace in the parish and have done so for longer than 2 years, or who have lived in the parish for longer than 2 years within the last 15 years, or whose parents, siblings or adult children live in the parish and have done so for 5 years or longer.



## **Appendix 3**

### **Summary of rural affordable housing in related Strategies**

#### **New Forest Strategies**

##### **Strategy for the New Forest, 2003**

The New Forest Committee consulted a wide range of stakeholders about the proposals contained within the strategy. Of the 139 proposals, those relating to increasing the provision of affordable housing in the area were considered to be the second highest priority for the Forest.

The lack of affordable houses is highlighted as a major concern to people who live and work in the Forest. The escalation of house prices has not been matched by increases in incomes for many local people. House prices are therefore beyond the reach of a growing proportion of local people as the gap between income and house prices increases. The cost of renting privately is also very high, impacted by the proportion of holiday homes and second homes in the area.

The result of the lack of affordability is seen in the changing balance within local communities. Large proportions of rural dwellers have moved in from outside the Forest area and are either retired or work outside the area. People in lower paid jobs and public sector jobs are unable to afford to live in the area and either live elsewhere and travel in, or move and find jobs elsewhere. "...therefore the traditional rural economy, with its skills, land management practices and local culture, are being gradually lost."

The strategy states "It is clear that intervention in the housing market is necessary if many local people and key workers are to have a chance of living within the Forest".

It continues by setting out planning measures that will help to increase the number of affordable homes available in the New Forest for local people.

##### **The New Forest District Council Housing Strategy, 2004 -07**

The overarching aim of the Housing Strategy is "to create sustainable communities, meet a diverse range of local housing needs, provide housing choice and increase affordable housing supply by promoting joint action by stakeholders"

It has as its number one strategic priority the provision of additional affordable housing. Affordable housing is defined as housing provided, with subsidy, for people who are unable to resolve their housing requirements in the general housing market because of the relationship between local housing costs and incomes. Within this definition the highest need across the district has been identified as affordable housing for rent.

A lesser need has been identified for intermediate affordable housing (affordable housing that is provided at a cost somewhere between affordable rented and

market sale housing). Where provided, this is frequently shared ownership housing provided by a Registered Social Landlord.

As in the New Forest Strategy, the issue for local people of the increasing affordability gap<sup>9</sup> between incomes and property prices is highlighted, causing housing need in the District to rise steadily. Affordability is seen as a particular problem for new or concealed households, many of them young people. The Housing Needs and Market Assessment conducted in 2001 found that 97% of concealed households cannot afford to purchase.

Many new houses have been built for sale on the open market, but this has attracted new people into the area rather than meet the needs of people within the area who are unable to compete effectively for housing on the open market. Recruitment problems, due to high prices, have been reported by some private sector employers, as well as by public sector employers.

In 2003, average house prices in the District were £210,000 (over 40% more than the national average) and the cheapest property required an income of £30,000 to buy.

The Housing Needs and Market Assessment surveyed the housing needs within each of the rural parishes. Many Parish Councils highlighted the changes in the age structure within their parishes due to the shortage of affordable housing causing younger people to leave to find homes elsewhere.

The Housing Strategy emphasises making the best use of resources to provide additional affordable homes. The Rural Housing Development Strategy is referred to as a means of developing a more strategic approach to meeting housing needs in rural areas to ensure that valuable resources are used to meet priority needs.

### **Community Strategy for the New Forest, 2004**

The Community Strategy for the New Forest, produced by the 'Changing Lives' Local Strategic Partnership, considers the affordability of housing as one of the most significant problems facing the New Forest and highlights the growing need for intermediate affordable housing. One of the 5 targets in the theme "Prioritising better access" is to develop a rural housing development strategy

### **Regional and National Strategies**

#### **The South East Regional Housing Strategy 2004/05 – 2005/06**

The rural section of the affordability chapter states that rural areas face particular problems in providing affordable housing, which has resulted in a widespread shortage and increases in recorded rural homelessness in the South East. The two year target for rural areas across the South East is 720 homes.

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<sup>9</sup> The affordability gap is the gap between the price that a household can afford to pay for a suitable dwelling and the income that is needed to pay for that dwelling.

## **Sustainable Communities- Homes for All, ODPM 5 Year Plan (2005)**

This recognises affordable housing has a vital part to play in ensuring the sustainability of rural areas and aims to meet the needs of people in rural areas by providing more affordable housing. It also aims to promote home ownership by, a variety of measures, including given social housing tenants the ability to purchase part shares in their homes as an extension the right to buy and acquire. Local authorities will have the right to buy back properties sold under these schemes. This is part of a package of measures to tackle affordable housing problems and there is no suggestion that new dwellings permitted on rural exception sites will be subject to these rights.

## **DEFRA Rural Strategy 2004**

DEFRA highlight that even in relatively affluent rural areas, there is a small but disadvantaged minority, and their aim is to ensure fair access to services so that no one is seriously disadvantaged by living in a rural area. They see access to affordable housing as a particular priority, and indeed suggest that it is the highest of all the priorities for social justice. They indicate that affordable housing helps sustain mixed and viable rural communities.

## **The Housing Corporation Rural Strategy 2001**

The Housing Corporation confirm that the demand for affordable housing in rural areas is considerable and their investment programmes can only meet a proportion of the need. They indicate that up-to-date local surveys are the best evidence of demand for new housing in small settlements and encourage them. They further suggest that local strategies should identify the demand for rented and low-cost home ownership, adding that the bulk of the programme will still be for rented housing. The document states how the rural programme has given housing opportunities to people who cannot afford market housing, and this has been important in helping maintaining the diversity of individual settlements and sustaining communities.

## Appendix 4

### Government Planning Policy Guidance 3 (PPG3)

PPG3 has the following advice on new housing development in rural areas:

“70. Villages will only be suitable locations for accommodating significant additional housing where:

- it can be demonstrated that additional housing will support local services, such as schools or shops, which could become unviable without some modest growth. This may particularly be the case where the village has been identified as a local service centre in the development plan;
- additional houses are needed to meet local needs, such as affordable housing, which will help secure a mixed and balanced community (see Annex B); and
- the development can be designed sympathetically and laid out in keeping with the character of the village using such techniques as village design statements. “

“71. The Government is concerned, however, that there should be adequate housing provision in rural areas to meet the needs of local people. Local planning authorities should therefore make sufficient land available either within or adjoining existing villages to enable these local requirements to be met. The needs of local people for affordable housing may often be best met by the exception policy (see paragraph 18 and Annex B).”

In the revised Annex B on rural exception sites of PPG3, the guidance states:

“In preparing local development documents, local planning authorities should take account of their local housing assessment and should consider the benefits of preparing village appraisals, which encompass assessments of housing, economic and environmental profiles of rural communities. In doing so, they should work closely with their local communities, landowners and housing providers to prepare strategies for implementing exception schemes, including identifying possible sites.”

## Appendix 5

### The New Forest Housing Needs and Market Assessment 2001 (adjusted by 2003 update)

Key Findings were as follows:

- There is a need for 986 new affordable dwellings a year between 2003-08
- In rural areas 100 new affordable homes a year are needed
- Average house prices are £210,000 (terraced house average £154,300)
- Average household incomes are £24,100. 77% of concealed households earn no more than £20,000
- 94% of concealed households cannot afford to buy
- Around 50% of health, social service and education staff, and 70% of local authority staff are unable to purchase a home
- The private rented stock is expensive and limited in supply
- Although population is forecast to fall by 1150, an increase in household numbers of 7000 is forecast between 2001 and 2021
- The over 80 population is forecast to increase by 15% between 2001 and 2021, representing 2000 people
- Though most future housing demand will be for smaller dwellings, there is an imbalance in the dwelling stock with only 21% of dwellings being terraces or flats (46% nationally)
- Comparing affordable housing need and supply, the shortfall is mainly for 1 and 2 bed homes, although there is also a significant shortfall of larger properties
- Comparing demand and supply in the private sector, there are, in most parts of the District, surpluses of larger properties and shortfalls of smaller properties



## Appendix 6

### Parish Facilities

<b>PARISH</b>	<b>Shops, Post Office</b>	<b>Play and community</b>	<b>Education</b>	<b>Health Care</b>	<b>Public Transport</b>	<b>Facilities rating</b>
<b>ASHURST/ COLBURY</b> <ul style="list-style-type: none"> <li>• Ashurst</li> <li>• Colbury</li> <li>• Foxhills</li> </ul>	Shops Post Office	Whartons Lane Recreation Ground	Foxhills Infant Foxhills Junior		Southampton – Lymington Southampton – Bournemouth Service (at least 1 bus per hour) Rail service to London, Christchurch/ Bournemouth	👍👍👍
<b>BEAULIEU</b> <ul style="list-style-type: none"> <li>• Bucklers Hard</li> <li>• Oxleys Copse</li> <li>• Thorns Beach</li> </ul>	Shops Post Office	Beaulieu Recreation Ground	Beaulieu Village Primary		Hythe – Lymington Service (at least 3 buses a day)	👍👍👍
<b>BOLDRE</b> <ul style="list-style-type: none"> <li>• Battramsley</li> <li>• Bull Hill</li> <li>• Pilley Bailey</li> <li>• Pylewell House</li> <li>• Walhampton</li> <li>• Warbome</li> </ul>	Post Office & general store (Pilley)	Pilley Recreation Ground Play Area	William Gilpin C E Primary		Hythe – Lymington Service (at least 3 buses a day)	👍👍👍
<b>BRAMSHAW</b> <ul style="list-style-type: none"> <li>• Furzley</li> <li>• Penn Common</li> </ul>	Post Office & general store				Southampton – Lyndhurst/ Fritham Service (3 a day)	👍
<b>BRANSGORE</b> <ul style="list-style-type: none"> <li>• Harrow Lodge</li> <li>• Hinton Admiral</li> <li>• Neacroft</li> <li>• Godwincroft</li> <li>• Waterditch</li> <li>• Homesley</li> <li>• Thorney Hill</li> <li>• Beckley</li> </ul>	Shops Post Office, Wide range of other services including Solicitors, Undertakers, Opticians	Bransgore Playing Field Play Area	Bransgore C E Primary	Doctors Pharmacy Dental Practice	Poole – Ringwood Service (at least 1 bus per hour) Lymington – Ringwood (1 a week)	👍👍👍+
<b>BREAMORE</b>	Post Office and general store (Closed 2003)		Breamore C E Primary		Poole – Salisbury Service Ringwood - Salisbury Service (at least 1 bus	👍👍

<b>PARISH</b>	<b>Shops, Post Office</b>	<b>Play and community</b>	<b>Education</b>	<b>Health Care</b>	<b>Public Transport</b>	<b>Facilities rating</b>
					per hour)	
<b>BROCKENHURST</b> <ul style="list-style-type: none"> <li>• Setley</li> <li>• Wootton</li> </ul>	Shops Post Office	Village Hall Play Area	Brockenhurst C E Primary	Doctors Pharmacy Dental Practices	Southampton – Lymington Service (at least 1 bus per hour) Rail service to London and Christchurch/ Bournemouth	👍👍👍 +
<b>BURLEY</b> <ul style="list-style-type: none"> <li>• Burley Lawn</li> <li>• Burley Lodge</li> <li>• Burley Street</li> </ul>	Shops Post Office		Burley Primary	Doctors	Poole – Ringwood Service Bournemouth – Southampton Service (at least 3 buses a day) Lymington – Ringwood (1 a week)	👍👍👍
<b>COPYTHORNE</b> <ul style="list-style-type: none"> <li>• Cadnam</li> <li>• Pollards Moor</li> </ul>	Shops Post Office (Bartley and Cadnam)	Village Hall Trust Play Area	Copy-thorne C E Infant	Doctors Pharmacy	Southampton – Cadnam Service (at least 1 bus per hour)	👍👍👍 +
<b>DAMERHAM</b>		Damerham Sports Field	Western Downland C E Aided Primary		Salisbury – Fordingbridge Service (1 a day) School bus service to Fordingbridge	👍
<b>DENNY LODGE</b>					No service Rail service to London and Christchurch/ Bournemouth	👍
<b>EAST BOLDRE</b>	Post Office & general store	School Field Trust Play Area		Doctors	Hythe – Lymington Service (at least 3 buses a day)	👍👍👍
<b>ELLINGHAM, HARBRIDGE AND IBSLEY</b>	Post Office & store (Mockbeggar)				Salisbury – Poole Service (at least 1 bus per hour) (Ibsley only)	👍
<b>EXBURY /LEPE</b>	Post Office	(Exbury Estates)			Beaulieu – Exbury - Southampton (Sunday only)	👍



<b>PARISH</b>	<b>Shops, Post Office</b>	<b>Play and community</b>	<b>Education</b>	<b>Health Care</b>	<b>Public Transport</b>	<b>Facilities rating</b>
<b>GODSHILL</b>	Shop (Sandy Balls)				Ringwood – Salisbury Service (at least 3 a day)	👍
<b>HALE</b>	Shop		Hale Primary		Salisbury – Woodfalls (at least 3 a day to North Charford, 1 a day to Hale)	👍👍
<b>HORDLE</b> <ul style="list-style-type: none"> <li>• Everton</li> <li>• Tiptoe</li> </ul>	Shops at Hordle, Everton & Tiptoe Post Offices (Everton, Hordle and Tiptoe)	Hordle Recreation Ground Play Area Everton Recreation Ground Play Area Dudley Avenue Play Area	Hordle C E Primary Tiptoe Primary	Doctors Pharmacy	New Milton – Hordle (1 per hour) New Milton – Lymington (1 per hour)	👍👍👍+
<b>HYDE</b>	Shop, garden centre		Hyde C E Primary		Ringwood – Salisbury Service (1 a day)	👍👍
<b>LYNDHURST</b> <ul style="list-style-type: none"> <li>• Clayhill</li> <li>• Goose Green</li> <li>• Pikes Hill</li> </ul>	Shops Post Office (Lyndhurst and Emery Down)	Coles Mead Recreation Ground Play Area	St Michael and All Angels C E Infant	Doctors Pharmacy	Southampton – Lymington (at least 1 bus per hour) Southampton – Bournemouth Service (at least 1 bus per hour)	👍👍👍+
<b>MARTIN</b>		Townsend Lane Play Area			Fordingbridge – Salisbury (2 a day) Martin – Fordingbridge (1 a week)	👍
<b>MILFORD</b> <ul style="list-style-type: none"> <li>• Keyhaven</li> <li>• Lymore</li> </ul>	Shops Post Office	Lawn Play Area	Milford-on-Sea C E Primary	Doctors Pharmacy Dental Practice	Lymington – Bournemouth (at least 1 bus per hour)	👍👍👍+
<b>MINSTEAD</b>	Post Office			Doctors	Southampton – Lyndhurst (3 a day)	👍👍
<b>NETLEY MARSH</b> <ul style="list-style-type: none"> <li>• Ashurst Bridge</li> <li>• Loperwood</li> </ul>		Woodlands Recreation Ground Play Area	Netley Marsh C E Infant		Southampton – Cadnam Service (at least 1 bus	👍👍

<b>PARISH</b>	<b>Shops, Post Office</b>	<b>Play and community</b>	<b>Education</b>	<b>Health Care</b>	<b>Public Transport</b>	<b>Facilities rating</b>
• Tatchbury					per hour)	
<b>ROCKBOURNE</b>		Recreation Ground Play Area (?)	Western Downland C E Aided Primary		School bus service to Fordingbridge	👍
<b>SANDLEHEATH</b>	General store & Post Office				Fordingbridge – Salisbury Service (at least 3 a day)	👍
<b>SOPLEY</b> • Shirley	Post Office	Thorney Hill Recreation Ground Play Area	Sopley Primary		Poole – Ringwood Service (at least 3 buses a day Sopley)	👍👍
<b>SWAY</b> • Arnewood • Birchy Hill • Mead End • Shirley Holms	Shops Post Office	Off Hyde Close Play Area Off Setthorns Road Play Area	St Luke's C E Primary	Doctors (surgery proposed) Pharmacy	Lymington – Sway (3 a day) Cango service (at least once a day) Rail service to London and Christchurch/Bournemouth	👍👍👍 +
<b>WHITSBURY</b>	Post Office				School bus service to Fordingbridge	👍
<b>WOODGREEN</b>	Post Office				Ringwood – Salisbury Service (3 a day)	👍

NOTE: Beaulieu, Brockenhurst, Burley and Lyndhurst have Retained Fire Stations

**Key to Facilities rating**

👍👍👍 + Very High

👍👍👍 High

👍👍 Medium

👍 Low

**Appendix 7: NUMBER OF HOUSEHOLDS ON HOMESearch REGISTER SEPTEMBER 2004**

PARISH	BEDROOMS				NUMBER ON HOMESearch REGISTER			HOUSEHOLDS IN PARISH (1)	HHOLDS IN NEED PER 100 HHOLDS
	1	2	3	4	WITH LOCAL CONNECTION	ADDITIONAL APPLICATIONS	TOTAL		
Ashurst / Colbury	10	12	3	-	25	1	26	856	3.04
Beaulieu	2	-	1	-	3	0	3	346	0.86
Boldre / Pilley/ Norley Wood	13	5	5	-	23	1	24	805	2.98
Bransgore	26	13	10	-	49	4	53	1746	3.03
Breamore	3	3	5	-	11	1	12	150	8.0
Brockenhurst	29	22	5	2	58	0	58	1389	4.18
Brook / Bramshaw	8	3	-	-	11	0	11	271	4.06
Burley	18	7	9	1	35	4	39	595	6.55
Copythorne / Bartley	21	10	9	2	42	4	46	1071	4.29
Damerham	8	4	2	-	14	1	15	205	7.32
Denny Lodge	-	-	-	-	0	0	0	140	0
East Boldre / East End	9	6	6	-	21	0	21	346	6.07
Ellingham / Harbridge / Ibsley	5	2	-	-	7	1	8	474	1.69
Exbury / Lepe	1	-	-	-	1	1	2	78	2.56
Godshill	5	1	1	-	7	1	8	204	3.92
Hale	3	1	1	-	5	1	6	232	2.59
Hordle	40	25	17	1	83	7	90	2350	3.83
Hyde	3	-	-	-	3	1	4	393	1.02
Lyndhurst	55	27	6	1	89	3	92	1365	6.74
Martin	3	4	4	-	11	0	11	162	6.79
Milford	33	22	12	1	68	3	71	2200	3.27
Minstead	9	4	2	-	15	1	16	258	6.20
Netley Marsh / Woodlands.	9	12	4	-	25	0	25	770	3.25
Rockbourne	4	1	2	-	7	0	7	143	4.89
Sandleheath	4	2	1	-	7	0	7	229	3.06
Sopley	-	1	-	-	1	0	1	274	0.36
Sway	23	16	4	1	44	5	49	1380	3.55
Whitsbury	2	3	4	-	9	0	9	84	10.71
Woodgreen	8	2	2	-	12	0	12	220	5.45

Notes: 1. Figures from National Statistics website, based on the 2001 Census

## Appendix 8

### AFFORDABLE HOUSING STOCK ANALYSIS. RURAL PARISHES

	COUNCIL as at Oct 2004	RSL as at April 2004	SHARED OWNERSHIP as at April 2004	TOTAL NUMBER OF AFFORDABLE HOMES	SUPPLY OF AFFORDABLE HOMES @ AVERAGE 7% TURNOVER	TOTAL NUMBER OF DWELLINGS IN THE PARISH (1)	% OF AFFORDABLE HOUSING IN THE PARISH	SUPPLY OF AFFORDABLE HOUSING IN RELATION TO NEED (2)
ASHURST & COLBURY	0	1	0	1	0	874	0.1	0:26
BEAULIEU	0	15	0	15	1	411	3.6	1:3
BOLDRE/ PILLEY/ NORLEY WOOD	41	8	0	49	3	866	5.7	1:8
BRAMSHAW/ BROOK	7	12	0	19	1	288	6.6	1:11
BRANSGORE	66	4	2	72	5	1,783	4	1:10
BREAMORE	1	0	0	1	0	156	0.6	0:12
BROCKENHURST	82	8	1	91	6	1,471	6.2	1:10
BURLEY	46	16	0	62	4	650	9.5	1:10
COPYTHORNE / BARTLEY	28	11	0	39	3	1,115	4	1:15
DAMERHAM	31	7	0	38	3	226	16.8	1:5
DENNY LODGE	0	0	0	0	0	147	0	0
EAST BOLDRE / EAST END/PILLEY	53	13	0	66	5	373	17.7	1:4
ELLINGHAM/ IBSLEY HARBRIDGE/ GORLEY	4	0	0	4	0	491	0.8	0:8
EXBURY / LEPE	0	0	0	0	0	94	0	0:2
GODSHILL	0	0	0	0	0	211	0	0:8
HALE	9	0	0	9	1	229	3.9	1:6
HORDLE	51	81	10	142	10	2,498	5.7	1:9
HYDE	0	0	0	0	0	409	0	0:4
LYNDHURST	120	30	0	150	10	1,452	10.3	1:9
MARTIN	25	6	0	31	2	169	18.3	1:5.5

	COUNCIL as at Oct 2004	RSL as at April 2004	SHARED OWNERSHIP as at April 2004	TOTAL NUMBER OF AFFORDABLE HOMES	SUPPLY OF AFFORDABLE HOMES @ AVERAGE 7% TURNOVER	TOTAL NUMBER OF DWELLINGS IN THE PARISH (1)	% OF AFFORDABLE HOUSING IN THE PARISH	SUPPLY OF AFFORDABLE HOUSING IN RELATION TO NEED (2)
MILFORD	53	0	13	66	5	2,569	2.6	1:14
MINSTEAD	8	9	0	17	1	291	5.8	1:16
NETLEY MARSH / WOODLANDS	15	10	0	25	2	802	3.1	1:12.5
ROCKBOURNE	8	0	0	8	1	137	5.8	1:7
SANDLEHEATH	0	0	0	0	0	235	0	0:7
SOPLEY	14	3	0	17	1	280	6.1	1:1
SWAY	61	28	0	89	6	1,458	6.1	1:8
WHITSBURY	10	3	0	13	1	95	13.7	1:9
WOODGREEN	14	16	0	30	3	228	13.2	1:4
<b>TOTAL</b>	747	281	27	1055	74	20,008	5.2	

Notes

1. Figures taken from the Register of Electors 2004
2. This is the ratio of supply of affordable homes, based on 7% turnover per annum to the total number of households on the Homeseach Register (from appendix 7), for each rural parish

## Appendix 9

### Total Population Forecasts for New Forest Parishes: 2004

Parish	0-4	5-9	10-15	16-19	20-29	30-39	40-49	50-59	60-64	65-69	70-74	75-79	80-84	85+	TOTAL
Ashurst & Colbury	72	98	135	82	144	242	306	340	138	151	129	102	76	65	2080
Beaulieu	39	36	54	40	83	99	112	138	56	51	46	35	24	16	829
Boldre	59	72	161	113	149	215	251	290	141	128	122	101	86	54	1942
Bramshaw	21	26	48	28	58	81	109	128	52	49	41	34	26	29	730
Bransgore	96	228	341	263	275	461	686	774	271	240	191	170	164	96	4256
Breamore	18	24	32	18	22	44	63	58	18	25	20	13	6	11	372
Brockenhurst	114	188	238	128	263	309	403	528	262	209	203	193	150	156	3344
Burley	43	59	76	28	104	127	170	256	104	78	65	65	60	58	1293
Copythorne	126	124	184	114	163	293	415	477	189	179	140	104	76	58	2642
Damerham	29	40	45	17	50	73	80	78	34	23	23	23	14	10	539
Denny Lodge	8	11	13	11	40	37	44	52	22	23	22	13	10	8	314
East Boldre	32	51	79	24	62	88	119	158	67	43	40	37	30	14	844
Ellingham, Harbrge & Ibsley	42	71	107	52	67	123	202	213	75	72	58	56	42	53	1233
Exbury & Lepe	6	11	17	5	5	18	27	31	10	7	8	9	7	2	163
Godshill	11	18	27	24	36	47	69	80	44	39	33	21	15	12	476
Hale	3	17	56	24	35	49	75	117	51	33	28	29	17	15	549
Hordle	216	269	339	208	378	608	653	763	423	404	396	320	263	165	5405
Hyde	35	39	66	35	50	88	150	180	81	75	50	30	29	16	924
Lyndhurst	133	128	206	130	257	328	398	459	205	164	178	177	145	135	3043
Martin	23	21	34	28	26	54	68	58	21	20	17	16	9	8	403
Milford-On-Sea	108	173	285	145	222	377	484	633	345	370	376	384	400	357	4659
Minstead	11	24	46	21	52	67	95	129	59	45	25	22	16	14	626
Netley Marsh	68	95	122	89	105	182	293	371	151	144	121	89	77	99	2006
Rockbourne	19	21	5	10	39	36	42	49	29	27	20	13	8	5	323
Sandleheath	12	41	118	27	43	52	83	106	36	34	32	30	26	21	661
Sopley	24	30	58	32	115	108	114	113	38	39	39	31	25	11	777
Sway	120	184	209	126	201	367	465	593	263	198	181	162	126	147	3342
Whitsbury	14	17	13	6	22	34	25	24	14	10	11	11	5	4	210
Woodgreen	17	33	63	30	43	53	78	90	39	35	29	25	23	11	569
<b>Total</b>	<b>1519</b>	<b>2149</b>	<b>3177</b>	<b>1858</b>	<b>3109</b>	<b>4660</b>	<b>6079</b>	<b>7286</b>	<b>3238</b>	<b>2915</b>	<b>2644</b>	<b>2315</b>	<b>1955</b>	<b>1650</b>	<b>44554</b>

#### Source: Hampshire County Environment Department's 2003 based Small Area Population Forecasts

Note: The Right to Acquire or to staircase to 100% ownership of a Housing Association property does not apply in the smaller settlements. A full list of these settlements can be found in Statutory Instrument 1997 No. 625 (The Housing (Right to Acquire or Enfranchise) (Designated Rural Areas in the South East) Order 1997)

## Appendix 10

### SCORING MATRIX

#### Prioritising Rural Parishes for Affordable Housing Development

Scoring Index	Total number of Households on Homeseach Register		Households in need per 100 households		Supply of affordable housing in relation to need		Parish Facilities Rating	Total Points
	Weighting	Nos.	Weighting	Nos.	Weighting	Ratio		
	0.5	5-15	1	1-2	1	0/1:1-4	1= 🏠	
	1	16-25	2	3-4	2	0/1:5-9	2= 🏠🏠	
	1.5	26-35	3	5-6	3	0/1:10-14	3= 🏠🏠🏠	
	2	36-45	4	7-8	4	0/1:15+	4= 🏠🏠🏠+	
	2.5	46-55	5	9+				
	3	56-65						
	3.5	66-75						
	4	76 +						
<b>Parish</b>								
<b>Parishes over 3000 population</b>								
Bransgore	2.5		2		3		4	11.5
Brockenhurst	3		2		3		4	12
Hordle	4		2		2		4	12
Lyndhurst	4		3		2		4	13
Milford	3.5		2		3		4	12.5
Sway	2.5		2		2		4	10.5
<b>Parishes under 3000 population</b>								
Ashurst & Colbury	1.5		2		4		3	10.5
Beaulieu	0		0		1		3	4
Boldre/Pilley/Norley Wood	1		2		2		3	8
Bramshaw/Brook	0.5		2		3		1	6.5
Breamore	0.5		4		3		2	9.5
Burley	2		3		3		3	11
Copythorne/Bartley	2.5		2		4		4	12.5
Damerham	0.5		4		2		1	7.5
Denny Lodge	0		0		0		1	1
East Boldre/East End/Pilley	1		3		1		3	8
Ellingham/Harbridge/Ibsley/Gorley	0.5		1		2		1	4.5
Exbury/Lepe	0		1		1		1	3
Godshill	0.5		2		2		1	5.5
Hale	0.5		1		2		2	5.5
Hyde	0		1		1		2	4
Martin	0.5		3		2		1	6.5
Minstead	1		3		4		2	10
Netley Marsh/Woodlands	1		2		3		2	8
Rockbourne	0.5		2		2		1	5.5
Sandleheath	0.5		2		2		1	5.5
Sopley	0		0		1		2	3
Whitsbury	0.5		5		2		1	8.5
Woodgreen	0.5		3		1		1	5.5

## **Appendix 11**

### **Steering Group Membership**

Debbie Rhodes, Rural Housing Enabler, Community Action Hampshire

Susanne Baccini, Housing Corporation

Keith Best, Hampshire Voluntary Housing Society

Kathy Blatchford, Housing Development, New Forest District Council

Linda Bonnin, Hyde Housing Association

Margaret Brooks, New Forest Villages Housing Association

Sam Dovey, Commoners Defence Association

Louise Evans, Policy and Plans, New Forest District Council

Nick Evans, New Forest Committee

Andrew Francis, Community First

Kevin Haugh, Countryside Agency

Carole Howell, Government Office of the South East

Norman Light, New Forest Association of Local Councils

Reg Wareham, New Forest Association of Local Councils



## Appendix 12

### Organisations and individuals consulted over the strategy

- All town and parish councils in New Forest District
- New Forest Consultative Panel
- Parish Councils on the Consultative Panel (includes parish councils outside New Forest District but in the National Park area)
- Members of the New Forest Local Strategic Partnership (some of the organisations were on the Steering Group)
  - Association of Town and Parish Councils
  - Community First, New Forest
  - The Forestry Commission
  - Government Office of the South East
  - Hampshire Constabulary
  - Hampshire County Council
  - Hants Fire and rescue Service
  - New Forest Business Partnership
  - New Forest Committee
  - New Forest District Council
  - New Forest Primary Care Trust
  - New Forest Tourism Association
  - Post 16 Education
  - Western Challenge Housing Association
  - Citizens' Advice Bureau
  - Brockenhurst College
  - Social Services
- All members of New Forest Housing Strategy Board
- All Partner Registered Social Landlords
- National Park Establishment Team
- Hampshire County Council Estates Department
- The Ramblers Association
- The Council for National Parks
- A number of interested individuals
- The strategy and consultation questions were also placed on New Forest District Council's web site