

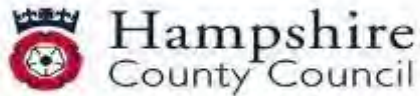


# HARAH



## Hampshire Alliance for Rural Affordable Housing

HARAH aims to increase the supply of affordable housing for local people in the rural villages of Hampshire



# HARAH - Affordable Homes

- We work with housing providers who are specialists in delivering rural affordable housing
- Schemes are usually small in scale and will be appropriate to the scale of the parish and the need identified
- A legal agreement (Section 106) is used to ensure that the homes built are retained as affordable and are specifically for local people



Vinneys Close Brockenhurst



Down View Road, Martin



# HARAH - Affordable Homes

HARAH affordable homes are prioritised for those with a local connection to the parish

Local connection includes:

- Currently live in the parish
- Currently work in the parish
- Have previously lived in the parish
- Have close family members who currently live in the parish



# Brockenhurst - Completed 2018



**10 Affordable  
homes**  
**4 x 1 bed**  
**3 x 2 bed**  
**3 x 3 bed**



# The need for rural affordable housing in Copythorne

- In the New Forest District, average house prices (£315,000) are 10.3 times average earnings. This rises to 15.9 times earnings within the New Forest National Park area
- Properties on sale in the parish have an average asking price of £449,994
- There are 31 households on the housing register for Copythorne
- A housing need survey was carried out in the parish in 2014



Storeys Meadow, West Meon



Oak Close Braishfield



# Housing Register

COPYTHORNE/ BARTLEY	Band A connection	Band B connection	Band C connection
1 BED	9	1	1
2 BED	10	3	2
3 BED	2	1	1
4 BED	0	0	1

Examples:

Band A – Persons who live in the parish and have done so for 10 years or more

Band B – Persons who live in the parish and have done so for longer than 5 years

Band C – Persons who live in the parish and have done so for longer than 2 years

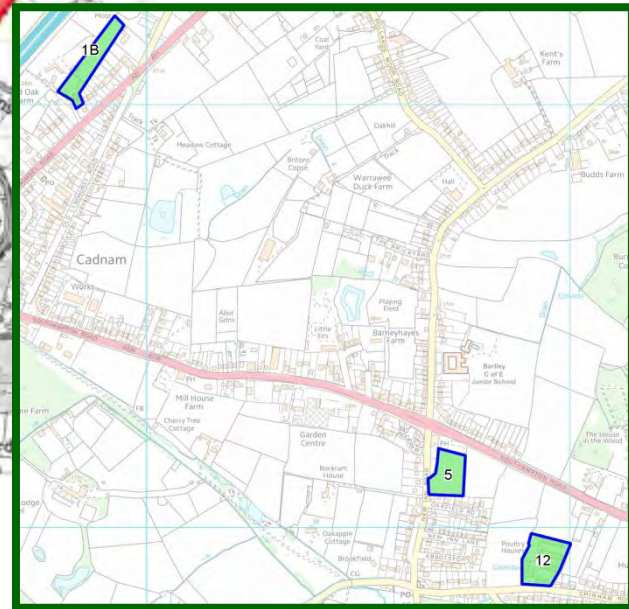
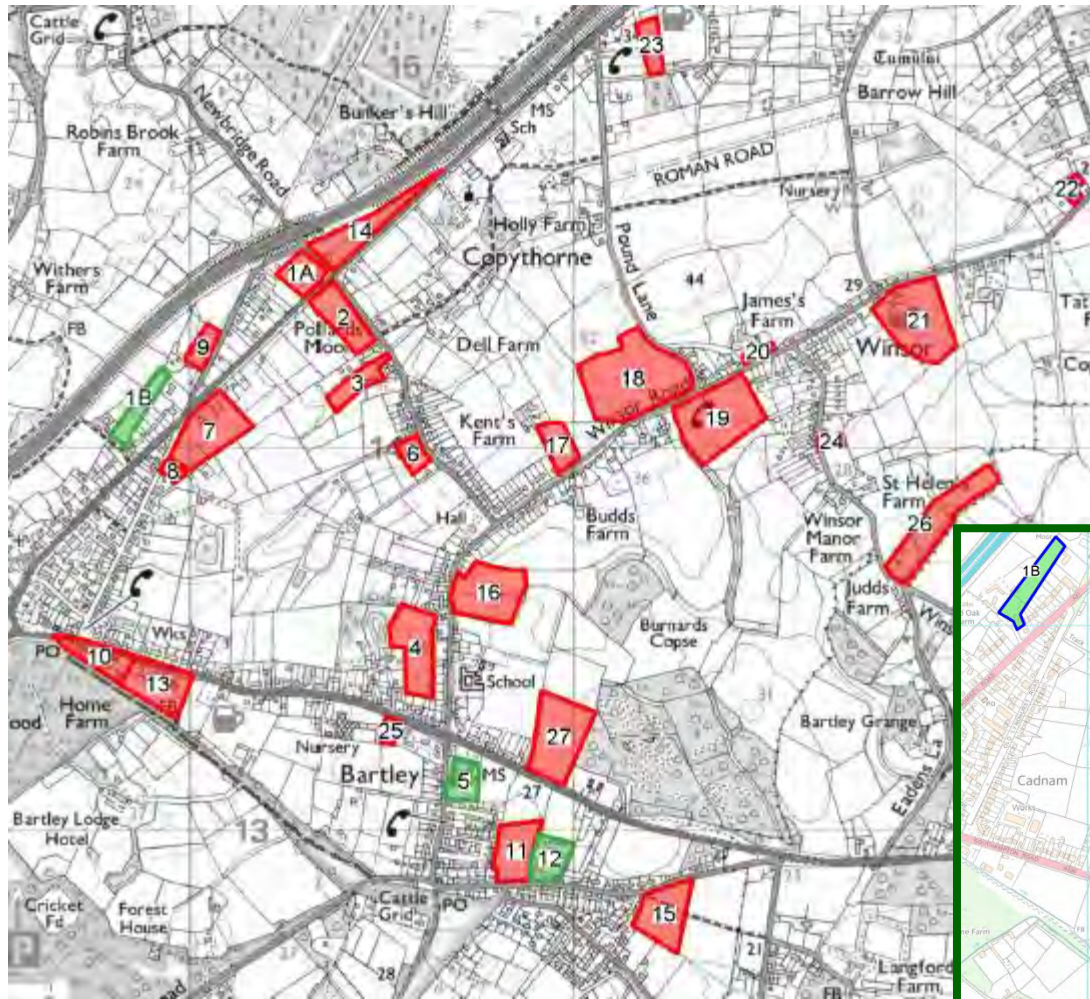


# Working in Copythorne

- HARAHA has previously worked with Copythorne Parish Council, most recently between 2013 and 2017
- Through this work a housing need survey was carried out and a large number of possible sites were investigated
- By early 2017 three sites were being considered
- Since that time:
  - The NFNPA have not allocated sites in the parish
  - HARAHA, through English Rural have sought to negotiate an all rented scheme for local people



# Sites previously considered





# Site 5 - Rear of The Haywain



10 affordable rented homes are proposed (No market homes or shared ownership)

# Moving Forward

- HARAH would like to receive the support of the Parish Council in working together to deliver a rural affordable housing scheme for local people
- We would like to host a community consultation event to:
  - Provide further information regarding the proposed site and scheme
  - Answer questions
  - Obtain the views of the community
  - Obtain information about the current housing need in the parish



# Typical next steps in delivering a scheme

## 1. Consultation

Designs for the scheme would be produced, and a public consultation event would be held to discuss the site and draft proposals.

## 2. Information gathering

A report would be produced for the Parish Council collating the responses received. The comments made will help to inform the design proposals.

## 3. Amendments to the scheme

The scheme would be amended and refined with a further opportunity to view the plans prior to the submission of a planning application.

## 4. Development

Once planning permission and funding are obtained construction begins. The completed homes would be allocated to people with a local connection.

## 5. Celebrate

The scheme would then be celebrated with an opening event for local people and residents.



# Current Proposals

- Very early stage
- No decisions on design or layout have been made
- Considerations including, design, parking, highway impact, ecology, neighbour impact etc. will feed in to the initial concept design and be subject to further consideration at planning/pre planning stage
- There will be the opportunity to view and comment on the draft proposals through the consultation event

