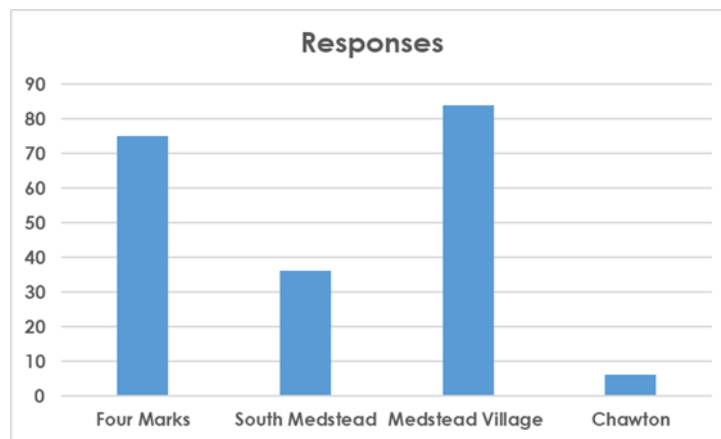


Medstead and Four Marks Neighbourhood Plan

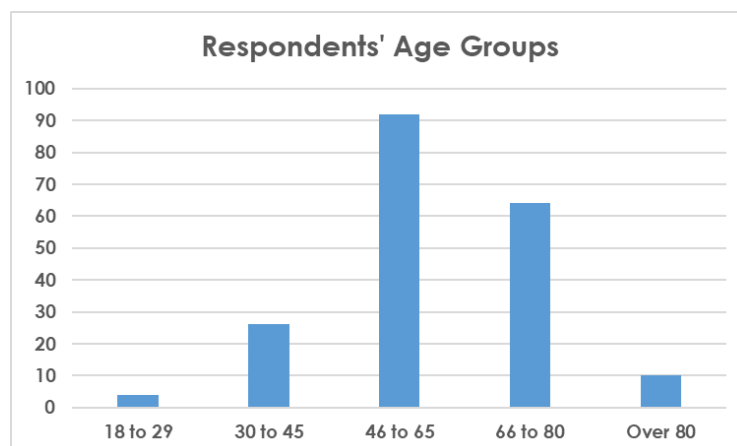
The M&FMNP Steering Group thought that residents would be interested in a further analysis of its Survey.

It is sorry to understand that some residents who attempted to submit their thoughts were unable to do so. The NPSG is unsure why this happened, as the survey was open until 11.45 p.m. on 28th of February, and there was no restriction on the number of submissions.

By carrying out the Drop in event, the Neighbourhood Plan Steering Group was able to bring the Review of the Neighbourhood Plan to the attention of residents. Some 150 visited the event on 26th January 2025, and 201 responses, both hard and soft copy, were collected by 1st March.



All parts of the villages were represented but more responses were received from Medstead than Four Marks. The respondents were mainly older members of the area, reflecting the lack of 24 to 34 year olds in the local area due to employment opportunities and the cost of local housing.



To put to bed some of the issues raised which the NP is powerless to do anything about:

- **Stopping new Development:** Due to the available land outside the SDNP, the Parishes must take housing. Under the recent Draft Local Plan Consultation, EHDC suggested that Four Marks/'South Medstead'

provided 210 dwellings and Medstead Village 15 towards the EHDC total. HOWEVER, the new Government Planning legislation requires further development in the Parishes to some 1,166 houses between 2024 and 2042. The NPSG will propose the sites that are the most sustainable location for the area. If a site's location is not supported by credible data, the Examiner will reject the Plan, and we will be open to speculative development. We are sorry but *Not In My Backyard* is not going to hold sway at examination.

- **EHDC put forward Strategic Sites to cope with need:** The NPSG agree, particularly they can be built to include the necessary infrastructure. The Neatham Down strategic site was put forward and the NPSG is expecting EHDC putting forward more when the next Draft Plan is published.
- **Neatham Down site:** The NPSG believe that, due to its proximity to Alton, the site is more sustainable than Four Marks or Medstead. The site may, or may not, be put forward in the next version of the EHDC Draft Local Plan.
- **Repurpose existing redundant shops and office buildings:** The NPSG support this any other true 'Brownfield' initiatives. Currently there are several such sites being put forward in Alton for redevelopment.
- **The National Park skewing the figures:** Yes. It does by this is by Government decision. The NPSG, EHDC and our MP have all made representation to Government. Damian Hinds managed to get a debate on the matter in Westminster Hall on the subject, in which he referred to Four Marks and Medstead. He also, thanked our past Chairman, Nick Stenning for providing the data on what would be truly 'Affordable Housing,
- **A programme of phased development:** Unfortunately, the current Planning Legislation does not allow this, but the NPSG will look to ways to try to make this possible by other means.
- **Development sites outside Medstead and Four Marks.** The M&FMNP is unable to comment on sites outside the Plan area, but the NPSG can and does comment on such developments that effect the Parishes.
- **A Four Marks bypass:** The A31 is a historic route that for centuries travellers have used between Winchester Alton and even Canterbury. Apart from the difficulties of the topography and land availability; when the NPSG asked the question in 2014 an EHDC Officer advised that the area would need to take 20,000 dwellings to produce the Developer contributions to pay for it. The bypass is a non-starter.
- **Adoption of Roads on Developments:** This is a matter between the developer and the Highways Authority, currently HCC, but in the future either the proposed Unitary Authority or proposed Mayoralty.
- **HCC Highways removing objections for sites:** Unfortunately, the new HCC Transport document Local Transport Policy 4 (LTP4) promotes a

walking and cycling policy for the County. As all policies, they fit where they touch. The NPSG, F4FM and SMASH try to raise technical transport objections but none of the organisations are 'highways professionals', If you have the professional technical expertise and are willing to assist the NPSG, we would be delighted to hear from you.

- **Service at shops, retail outlets and provision of a Pub:** All these issues are commercial decisions made by the proprietors of the outlet, against their business models. A pub needs to have a 'sustainable footfall,' otherwise it will not be there when you decide to use it.

So, what **can** the M&FMNP do?

- If it allocates sites, the NP still stands if the Local Planning Authority does not have a 5 Year Land Supply
- It can protect the Parishes against speculative developments that are contrary to the Policies of the NP.
- If it contains a Design Code, it can advise both residents and developers of acceptable developments:
 - size
 - height
 - site layout
 - building orientation and plot layout
 - building density
- if it contains a 'Master Plan,' it can bring joined up thinking to local infrastructure.

The emerging Medstead and Four Marks Neighbourhood Plan will take some time in development before being 'made' by the Local Planning Authority, expected in mid 2027.

Later in the Spring we will be holding a more detailed consultation, considering the comments you made in January, together with information gained from technical assessments on housing numbers and site assessments, independent of those available from EHDC.

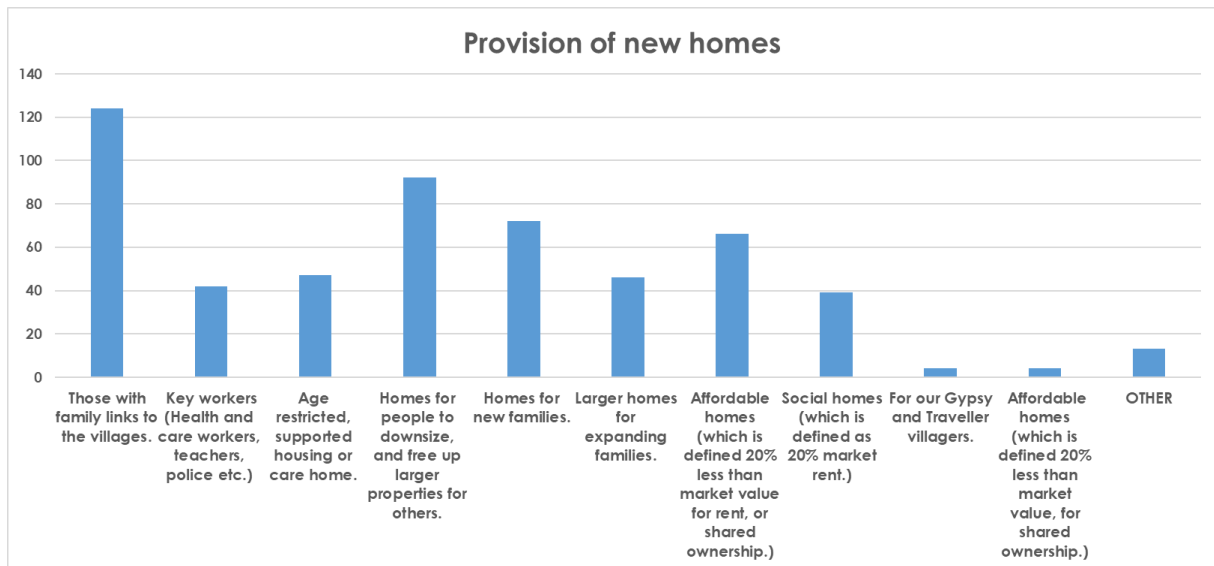
We will use the feedback to develop a version of the plan to go to a formal consultation, similar to the EHDC Draft Local Plan Reg 18 consultation, to which residents, 'Statutory Bodies', developers and all other interested parties can respond.

After consideration of these comments the Plan will have a final consultation before submission to the Examiner. When accepted by the examiner, it will come back to Medstead and Four Marks to be put to referendum for all voters to accept or reject the plan to enable it to go forward to the LPA for its final stage,

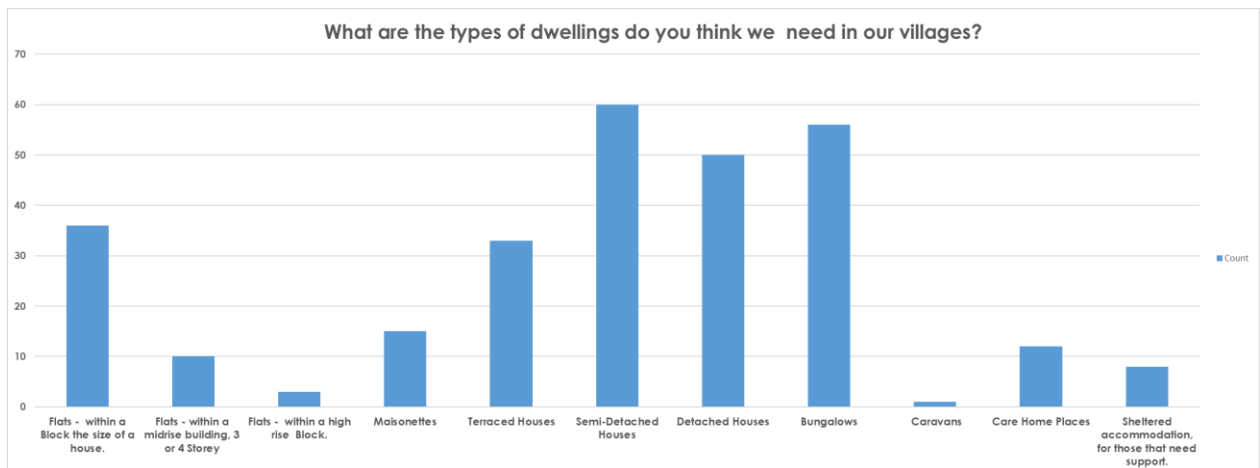
As the Plan moves through its stages, it gains legal weight in planning matters for the area.

The aspirations on housing need was firstly for those with connections to the area, for those to downsize in the villages and provide homes for Key worker. New homes for new

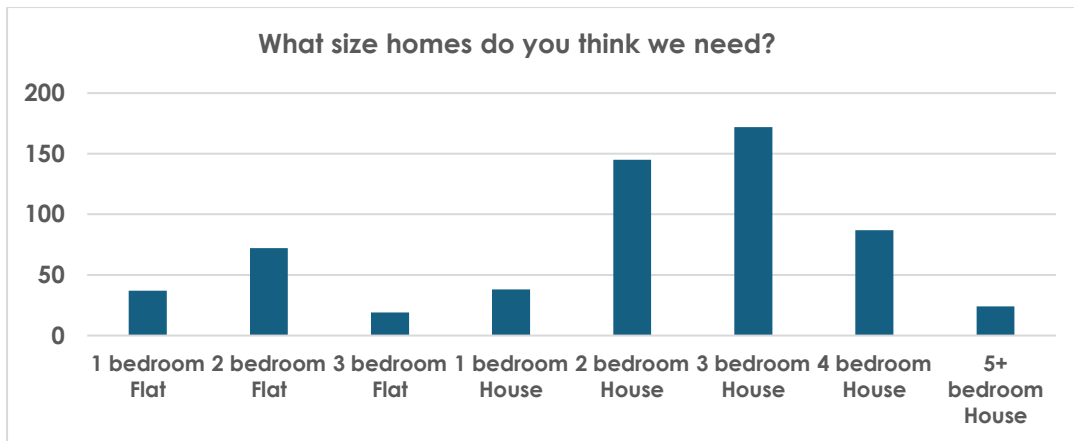
families and Affordable Housing, together with care home or age restricted supported housing was advocated by a third of respondents. Larger homes for expanding families, social homes and Affordable Homes attracted around 20% support,



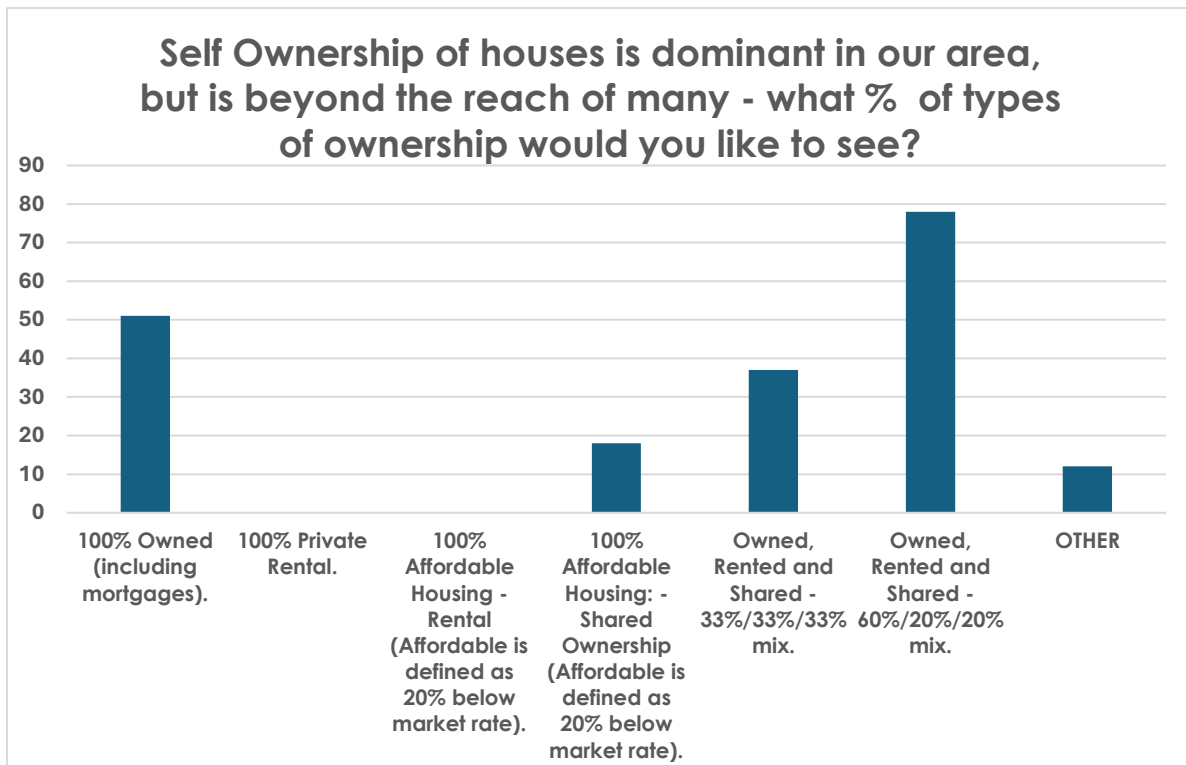
With regard to housing type, Semi-Detached Houses and bungalows were promoted by more than two thirds of respondents followed by Detached Houses (half); Terraced Houses (a third), with Flats - within a Block the size of a house, Sheltered accommodation, for those that need support; Care Home Places and Maisonettes supported by around a quarter of respondents. Flats - within a midrise building, 3 or 4 Storey and High Rise block were not supported.



With regard to building size, the greatest perceived need, by far, was for 3 bedrooed houses, followed by 2 bedrooed houses supported by over three quarters of responders, followed by 4 bedrooed houses and 2 bedrooed Flats and 4 bedrooed houses were advocated by a third. The lowest need was for 1 and 3 bedrooed flats and 5+ bedrooed houses.

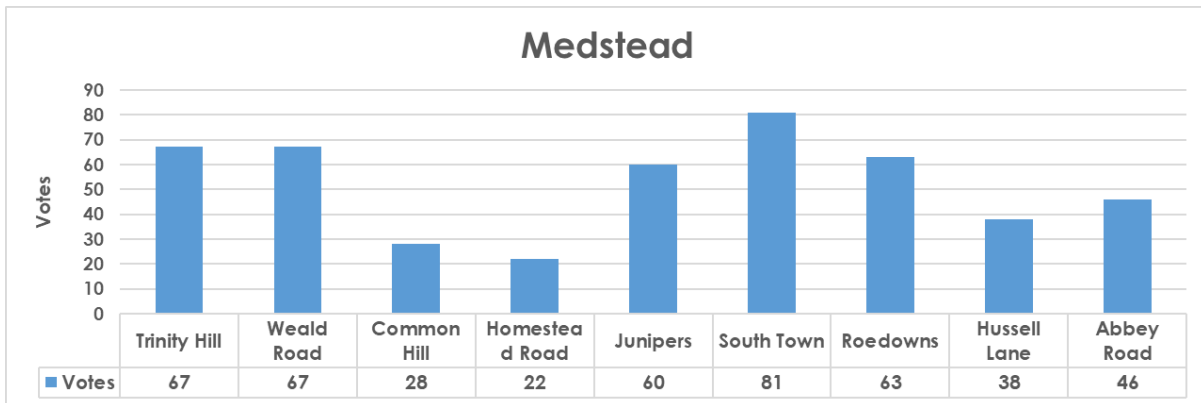


With regards to tenancy just over a third wanted a mix of Owned, Rented and Shared - 60%/20%/20% with a quarter wanting 100% with around a quarter considering a mix of Owned, Rented and Shared - 33%/33%/33% and 100% Affordable Housing - Shared Ownership. 100% Affordable Housing - Rental and 100% Private Rental were not supported.

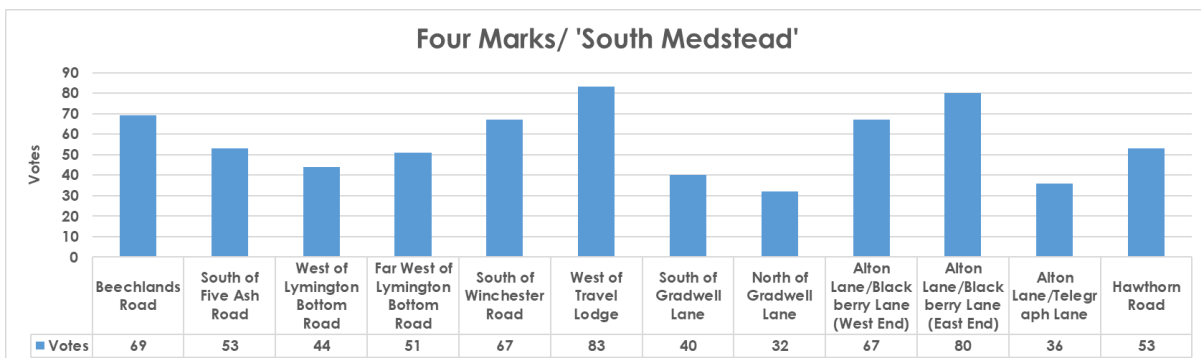


The site Location responses gave an indicative view, although there was some indication of NIMBY voting, but due to the numbers taking part, it was balanced by other residents of the area with similar intentions.

Medstead Village



Four Marks/'South Medstead'



The proximity of Public Transport was important to most respondents. Over 72% of respondents rated these services as important or very important, and 22% neutral.

| Proximity Public Transport | Responses | % |
|----------------------------|-----------|-------|
| Very important | 65 | 33.2% |
| Important | 78 | 39.8% |
| Neutral | 43 | 21.9% |
| Not Important | 6 | 3.1% |
| Not Important at all | 4 | 2.0% |

The proximity of educational facilities to new homes was considered important. Over 59% of respondents rated these services as important or very important, whilst 30% were neutral. The question could have been better formed.

| Close to Schools | Responses | % |
|----------------------|-----------|-------|
| Very important | 43 | 21.5% |
| Important | 76 | 38.0% |
| Neutral | 60 | 30.0% |
| Not Important | 14 | 7.0% |
| Not Important at all | 7 | 3.5% |

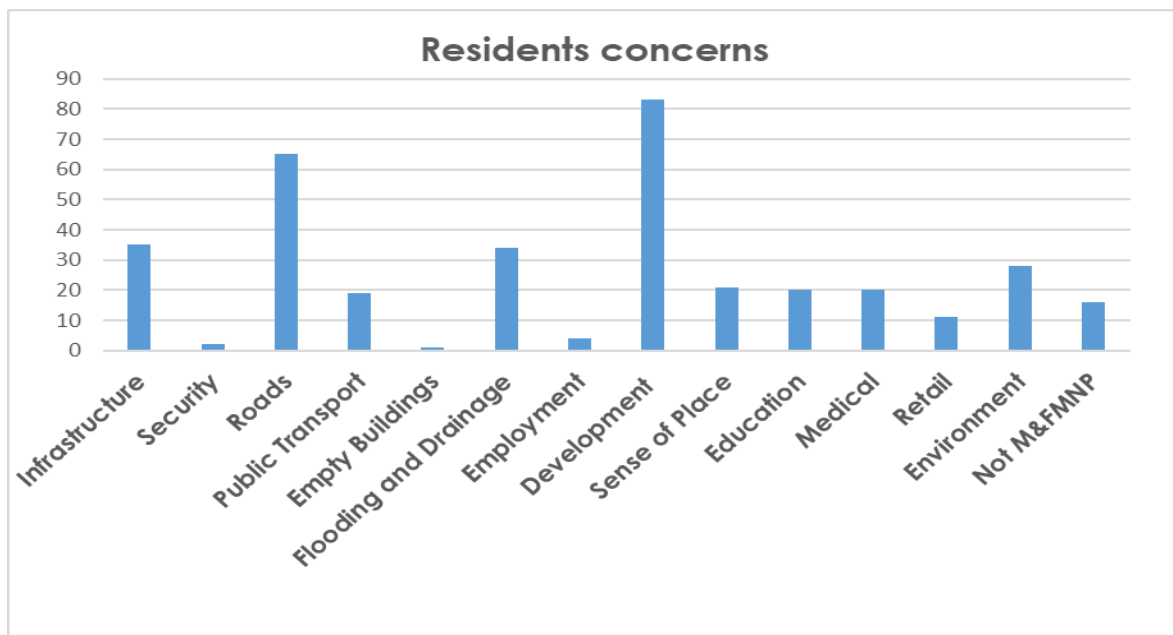
With regards to Housing amenities in proximity of housing developments, Medical Facilities were most important, followed by Parks and Open Spaces; then Shopping Areas, followed by Community Centres and Sports Facilities.

| Important Amenities | Responses | % |
|----------------------------------|-----------|-------|
| Parks and public open space | 131 | 65.2% |
| Sports Facilities | 51 | 25.4% |
| Community Centres | 52 | 25.9% |
| Medical Facilities (GP/Dentists) | 167 | 83.1% |
| Shopping Areas | 108 | 53.7% |

Local Green Space adjacent to new developments was rated by some 85% of respondents as important or very important, whilst 13% were neutral.

| Green Space | Responses | % |
|----------------------|-----------|-------|
| Very important | 115 | 58.1% |
| Important | 54 | 27.3% |
| Neutral | 25 | 12.6% |
| Not Important | 3 | 1.5% |
| Not Important at all | 1 | 0.5% |

In the free text area at the end of the questionnaire, the responders raised some 359 individual responses covering multiple subjects. Some 11% lay outside the remit of the Neighbourhood Plan. Of the remainder, 61% comments Development; 47%, Roads and congestion; 25%, Infrastructure and Flooding and Drainage; 20%, The Environment; 15%, The 'Sense of Place'; 14% Education services and Medical Services; 13% Public Transport ; 8% retail concerns; 3% Employment; 1% Security Concerns; and reuse of empty buildings.



The NPSG will consider these comments and work with its consultants to produce an outline plan for residents to make further comments.

The Neighbourhood Plan Steering Group wishes to give villages further insights into the results concerning any new housing, and is publishing them with some of the additional comments/ observations made by residents on housing .

Housing

People for whom homes should be provided

The NSPG wished to poll public opinion regarding the villager's perception of housing requirements.

The respondents gave their preferences on for whom the new dwellings should be provided.

Of those that responded in descending order the preferences were:

- Those with family links to the villages. (131)
- Homes for people to downsize, and free up larger properties for others. (113)
- Key workers (Health and care workers, teachers, police, etc.) (100)
- Homes for new families. (87)
- Affordable homes (which is defined 20% less than market value for rent, or shared ownership.) (72)
- Age restricted, supported housing or care home. (61)
- Larger homes for expanding families. (47).
- Social homes (which is defined as 20% market rent.) (43)
- Affordable homes (which is defined 20% less than market value, for shared ownership.) (37) and
- For our Gypsy and Traveller villagers. (4)

A selection of other comments included:

- A cross section of the above.
- New development housing density is always too high.
- Bungalows for Downsizers to free up larger homes. Some small bungalows for older residents.
- No views.
- Don't Try to categorise people. A house is a Home – it's irrelevant
- More Bungalows. No age restricted or supported housing. No larger homes for expanding families. No Social homes . No homes for Gypsy, Travellers and Show people.
- No larger homes for expanding families. Not rabbit hutches for those that downsize.
- Surely needs to be a balance of all types and sizes
- I thought that I believed that Social houses rent was approx. 60% of private rents,
- Affordable' houses are still not affordable for many. They need to be cheaper e.g. max £300,000.
- 20% off new prices doesn't make properties affordable to many
- We don't have enough information to make a judgement call yet

The NPSG notes the feeling that the village should support those :

- with links to the area,
- those families that need to upsize and downsize in our villages,
- key works
- new families
- provision of houses for those who were unable to buy their own

Less well supported were those that needed:

- age restricted homes
- larger 5+ bedroom homes
- social housing
- Affordable homes
- Gypsy and Travellers sites

Affordable Housing

The NPSG understands and supports the comment on the cost of Affordable Homes.

Currently EHDC has an Affordable Housing Ratio of over 13, which under the Government mechanism to improve local housing increases the requirement for new houses to be built, **but** does not indicate the selling price. The NPSG asks if it is surprising that the developers build and sell top of the market homes, assisting their profit, that maintain or increase the Affordable Housing Ratio.

Size of Homes - Style

The NPSG wished to poll public opinion regarding the villager's perception of size of dwelling needed in the villages,

The respondents gave their preferences on the types of dwellings that should be provided.

Of those that responded in descending order the preferences were:

- Semi-Detached Houses - 140
- Bungalows - 136
- Detached Houses - 109
- Terraced Houses - 76
- Flats - within a Block the size of a house - 46
- Sheltered accommodation, for those that need support - 43
- Care Home Places - 39
- Maisonettes - 37
- Flats - within a midrise building, 3 or 4 Storey - 12
- Flats - within a high rise Block - 3
- Caravans - 1

Size of Homes - Type and Bedroom Size

The NSPG wished to poll public opinion regarding the villager's perception of type and number of bedrooms in dwelling needed in the villages,

The respondents gave their preferences on the types of dwellings and a subset of bedroom numbers that should be provided.

Of those that responded in descending order the preferences were:

- 3 bedroom house – 171
- 2 bedroom house - 145
- 4 bedroom house - 86
- 2 bedroom flat – 72
- 1 bedroom flat – 37
- 5+ bedroom house – 24
- 3 bedroom flat - 19

The greatest perceived need, by far, was for 3 bedroomed houses, followed by 2 bedroomed houses. 2 bedroomed Flats and 4 bedroomed houses were considered of medium need; with lowest need for 1 and 3 bedroom flats and 5+ bedroomed houses.

Housing Tenancy

The NSPG wished to poll public opinion regarding the villager's perception of the of tenancy should be used for the dwellings needed in the villages,

The respondents gave their preferences on the types of dwellings and a subset of bedroom numbers that should be provided.

Of those that responded in descending order the preferences were:

- Owned, Rented and Shared - 60%/20%/20% mix - 78
- 100% Owned (including mortgages) -50
- Owned, Rented and Shared - 33%/33%/33% mix - 37
- 100% Affordable Housing: - Shared Ownership (Affordable is defined as 20% below market rate). 18
- 100% Affordable Housing - Rental (Affordable is defined as 20% below market rate) - 3
- 100% Private Rental – 0

Others:

- must be affordable/shared
- There is no such thing as 'Affordable' Housing - it is housing subsidised by other people who pay above 'market rate' as a direct result
- No opinion
- not filled in
- unsure
- No Answer
- A Balance mix of the 3 types

- A mix of the above
- The Country should not get rid of its Council Houses
- Social housing owned by Council
- More social housing for rent, not 'affordable'
- Why is this question restricted to only one answer?

The most popular style of tenancy was an Owned, Rented and Shared - 60%/20%/20% mix, followed by 100% Owned (including mortgages) then an equal mix of Owned, Rented and Shared - 33%/33%/33% mix, Less popular were 100% Affordable Housing: - Shared Ownership (Affordable is defined as 20% below market rate) and 100% Affordable Housing - Rental (Affordable is defined as 20% below market rate). 100% Private Rental was not considered as an option.

Please look out for the date our next consultation , and please come.