

**Memorandum**

**Date:** 12/06/2024  
**To:** Mandy Owen  
**From:** Dave Lindsay

**Re: Proposal:** 53 dwellings with vehicular access from Lymington Bottom Road, and the provision of public open space, landscaping and other associated works, following the demolition of 61 Lymington Bottom Road  
**Site Address:** Land to the rear and including Fair Winds, 61 Lymington Bottom Road, Medstead, Alton, GU34 5EP  
**Case No:** 27000/005

This application proposes 53 dwellings on land outside of the settlement boundary of Medstead. Due to the council’s lack of a 5-year housing land supply the applicant has proposed 40% on site affordable housing, rather than the 70% that is required under policy CP14. The council have produced a draft Supplementary Planning Document (SPD) titled ‘Housing Outside of Settlement Boundaries’ that provides some further guidance on applications proposing residential housing outside of the settlement boundary. The draft SPD requires the application to meet the following four tests;

- Meet a community need or realises local community aspirations;
- Reinforce a settlement’s role and function;
- Cannot be accommodated within the built-up area; and
- Has been identified in an adopted Neighbourhood Plan or has clear community support as demonstrated through a process which has been agreed by the Local Planning Authority in consultation with the Parish or Town Council.

The number of applicants who have registered on Hampshire Home Choice (HHC) with a local connection with Medstead, Four Marks and the wider district (live, work or have family there) is currently.

<b>Hampshire Home Choice – Bedroom Size</b>	<b>Medstead Connection</b>	<b>Four Marks Connection</b>	<b>East Hampshire Connection</b>
1 bed	16	25	881
2 bed	11	17	470
3 bed	14	17	291
4 bed	3	10	96
<b>Total</b>	<b>44</b>	<b>69</b>	<b>1738</b>

Hampshire Home Choice provides a snapshot of the current need and in my view, there is a need for more affordable housing, including low-cost home ownership tenures. However, I appreciate the application site may not meet the other tests outlined within the SPD.

The affordable housing proposal has been included within the Planning Statement. The proposal includes 40% affordable housing, with a tenure split of 71% affordable rent / 29% shared ownership.

The following affordable mix has been proposed.

<b>Bedroom need</b>	<b>Affordable Rent</b>	<b>Shared Ownership</b>
1 bed House – 2 person	8	0
2 bed House – 4 person	5	3
3 bed House – 5 person	2	2
4 bed House - 6/7 person	0	1
<b>Total</b>	15	6

This mix is broadly supported; however, I would suggest reducing the number of 1-bedroom properties by 50% and increasing the number of 2- and 3-bedroom houses for affordable rent. Although there is a high need for 1 bedroom accommodation, the slight increase in 2- and 3-bedroom houses would better suit the location of the site and help meet the need for families within the district.

The affordable homes should meet the NDSS for the occupancy criteria noted above to offer good quality living accommodation. The applicant has confirmed the affordable housing will be dispersed throughout the site to ensure they meet the pepper potting criteria set out in CP13 of the JCS.

In summary, the affordable housing proposal meets all the relevant policies set out in CP13 of the Joint Core Strategy. However, due to the council's lack of a 5-year housing land supply a judgement will need to be made on whether this application meets the necessary tests set out within the Housing Outside Settlement Boundaries SPD.

If this application was to progress, the affordable housing mix must be agreed and secured via a section106 agreement.

Dave Lindsay  
Housing Development Officer