

# Welcome



Thanks for sparing the time to visit the Neighbourhood Plan update today.

A Neighbourhood Plan for Four Marks and Medstead was originally approved by residents at a Parish Referendum in May 2016, when 93% of those that voted were in favour of the Plan.

Since then, it has been used by East Hampshire District Council, our Local Planning Authority (LPA), when making decisions on planning applications.

Today we want to provide information on our progress in updating the Plan so that it remains up-to-date, which helps determine the nature and form of future development.



# *Benefits of a Neighbourhood Plan*

**Community-led Development:** Communities can influence the development and growth of their area through a Neighbourhood Plan, which is part of the statutory development plan.

**Local Needs Focus:** Neighbourhood Plans are crafted by the community, focusing on local concerns and issues, such as housing, employment, transport, and environmental matters.

**Site Allocation:** Communities have the power to identify sites for development (which we have decided is in our best interests to do) and include policies that support the provision of affordable housing and Rural Exception Sites.

**Community Infrastructure Levy (CIL):** An extra 10% of the CIL collected from developers is allocated directly to local communities for infrastructure projects.

**Positive Vision Setting:** Neighbourhood Plans allow communities to set out a positive vision for how they want their community to develop and look through design codes over the next 10, 15, or 20 years.

These benefits enable communities to play a stronger role in shaping the areas in which they live and work, ensuring that new developments meet the needs of residents and align with the strategic needs and priorities of the wider local area.

**A regularly updated Neighbourhood Plan protects the community against speculative development during the period it is in force.**

# Need for a Review



Our Neighbourhood Plan was approved in a Referendum of residents in 2016. Since that time, a lot has happened both locally and nationally which means the Neighbourhood Plan is becoming out-of-date.

## Two major changes are:

1. The government has announced a need to deliver much more housing across the UK to meet the needs of the population.
2. Updated National Planning Policy (NPPF) has been published by the government.

## The Rules:

1. District Councils are required to have at least five years' supply of available land for the development of housing. East Hampshire's published data indicates that they only have **2.7 YEARS**.
2. Where five years' supply does not exist, government planning policy states that there is a presumption in favour of approving planning applications for housing development, meaning it is difficult to defend a refusal at appeal.

## The Future:

East Hampshire District Council are progressing the preparation of a new Local Plan which will identify where growth will happen in the period from 2024 to 2043 and the sites to deliver that growth. Whilst the new Local Plan is in progress, we are unsure of its completion date, however the Neighbourhood Plan can stand alone without it.

The draft of the new Local Plan has indicated the minimum quantum of housing for our Neighbourhood Plan area at 1,168 dwellings.

The results of the 2021 Census have been published, providing us with up-to-date statistics on income, housing and population for the Parishes.

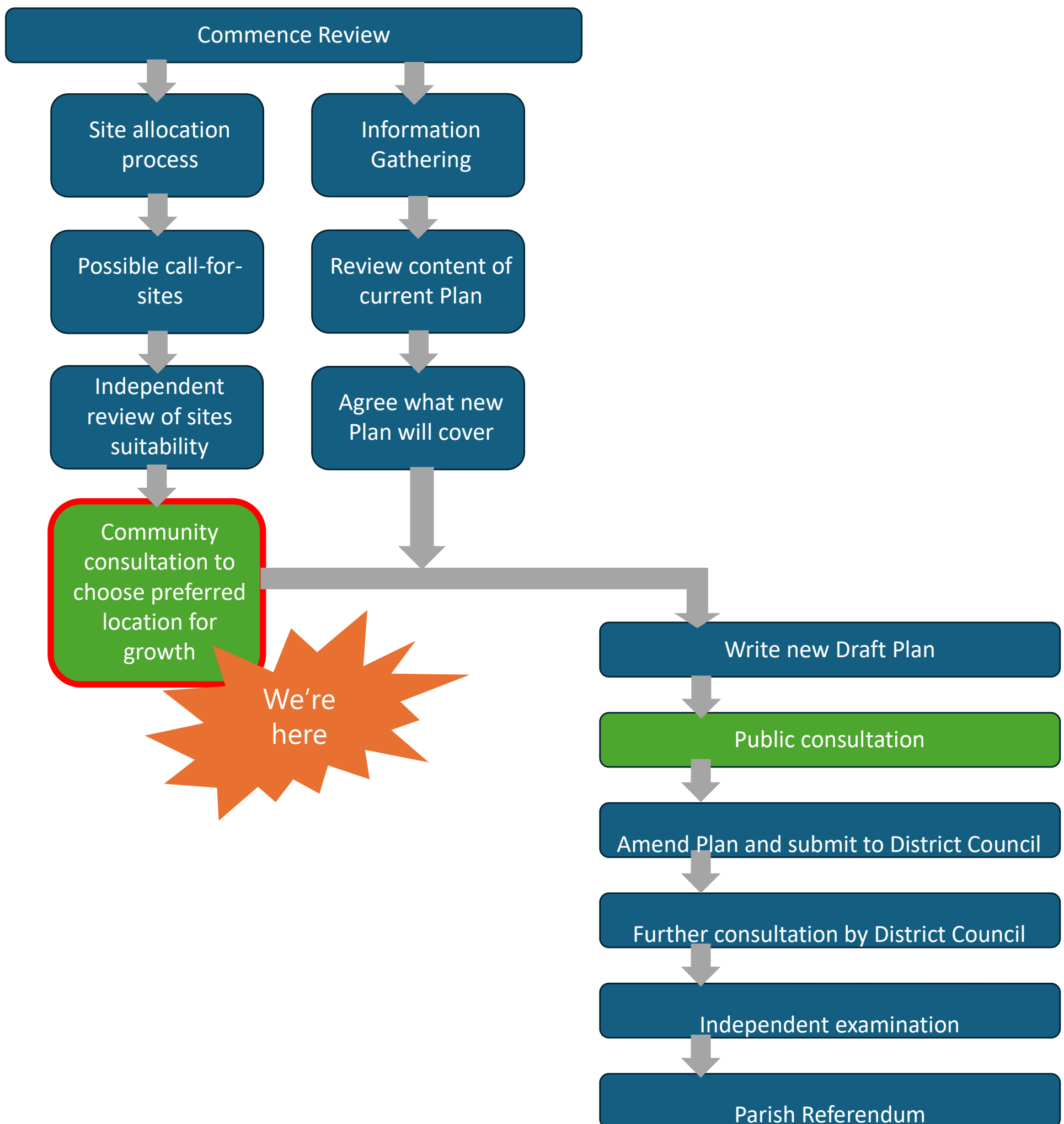
All of this means that our current Neighbourhood Plan does not reflect the future planning requirements for Four Marks and Medstead

# The Review Process



We will need to follow a number of stages to complete the Neighbourhood Plan Review

These are illustrated below:



# What's happened so far



To date, the Neighbourhood Plan Steering Group has:

- ✓ Carried out community engagement to seek views on the preferred types of housing and who would need them.
- ✓ Commissioned a Housing Needs Assessment (HNA) provided free as part of the government's neighbourhood plan support package.
- ✓ Carried out a local "Call for Sites" to provide landowners/developers the opportunity to put forward land they'd like to be considered for housing development.
- ✓ Commissioned an independent "Site Options Assessment" (SOA) to assess the suitability and deliverability of sites

We now want your feedback on where future development could take place in our villages.



Our Neighbourhood Plan covers the area illustrated on the left

# The new Local Plan



East Hampshire's Local Plan is at the latter stages in its preparation. Their timetable for preparing the Plan proposes a final consultation next July, followed by it being submitted to the Secretary of State in November and examination by the government's Planning Inspectorate commencing in December 2026, before the unitary authority changes are applied.

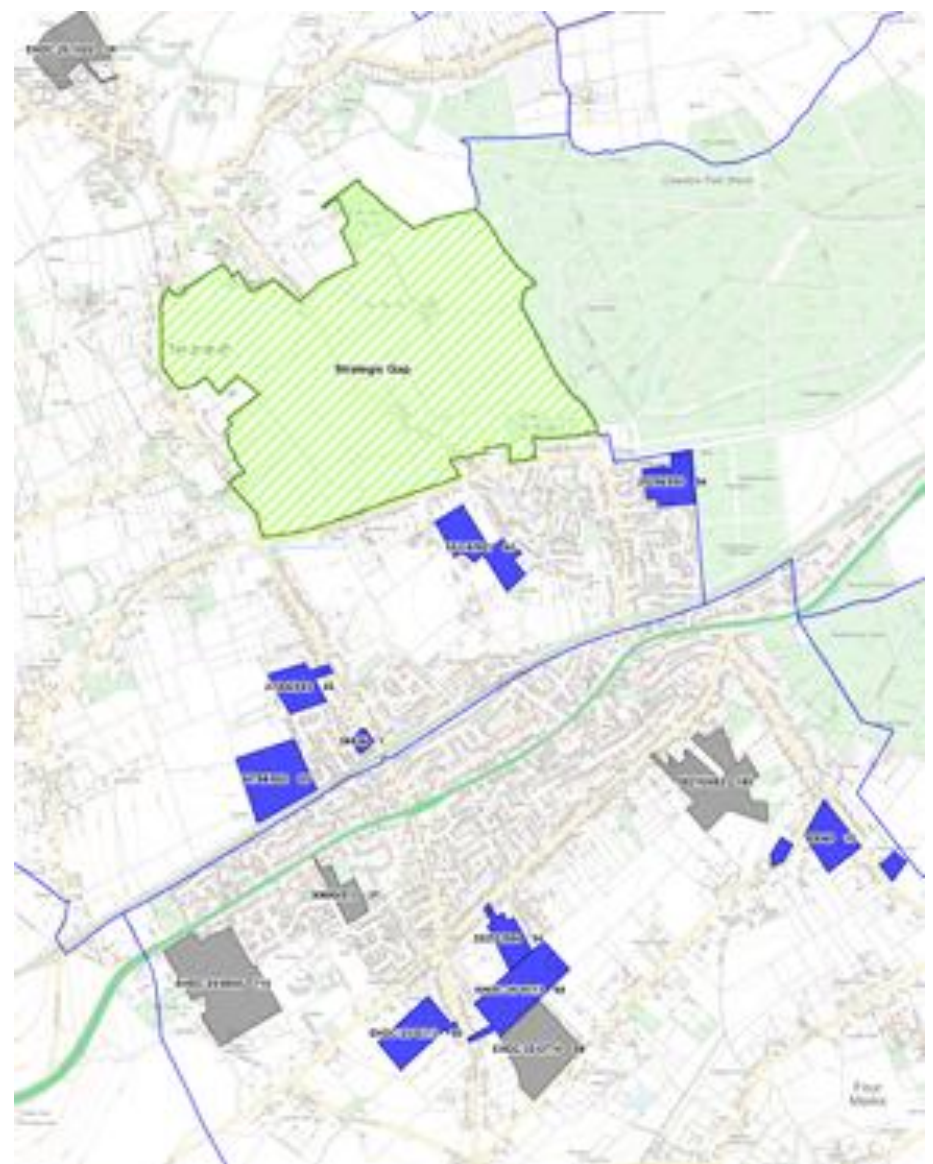
- Consultation on the first draft of the Local Plan was carried out in Spring 2024
- It identified a "Settlement Hierarchy" (Tiers 1 to 5) across the district based on the level of services and facilities in towns and villages, where Tier 1 was the largest settlement.
- Four Marks was classed as Tier 3 and Medstead, Tier 4.
- The 2024 Draft Local Plan identified new sites in Four Marks and Medstead that would deliver 225 new homes, as illustrated, based on the previous housing numbers.

The Local Plan is required to indicate the housing requirement for Neighbourhood Areas, like Four Marks and Medstead.

The minimum figure is now 1,168 new homes between 2024 and 2043.

By comparison, between the 2001 and 2021 Census, an additional 873 homes were built in the parishes.

What this means for us today is explained on a later board.



**If you do not agree with the minimum housing requirements for Four Marks and Medstead, it is important that you submit your comments to East Hampshire District Council when they next carry out consultation on the Draft Local Plan in summer 2026**

# Housing Needs



The **Housing Needs Assessment** looked at:

- Affordability of housing
- House types and tenures, and
- The need for specialist housing for older people

## **Affordability**

- The current median<sup>1</sup> house price in Four Marks and Medstead is £550,000 compared with £420,000 across the whole of East Hampshire.
- The lower quartile prices (lowest 25% of prices) is £440,000.
- Based on average household incomes data median house prices are over 8 times average household incomes.
- Based on lower quartile individual earnings, lower quartile house prices are 21 times earnings.
- The Assessment supports the proposed Local Plan requirement that 40% of new homes on sites of 10 or more should meet the "affordable" definition, of which 70% should be social/affordable rented and the remainder falling into the affordable home ownership category (typically shared ownership).

## **Tenure**

- 70% of homes in the parishes are detached
- Over 80% have 3 or more bedrooms
- The largest sector of recent population growth in the parishes falls into those aged 65 and over. There is the potential for a further 90% increase in this sector over the next 20 years
- The Assessment recommends the following mix for future housing developments:
  - 1 bedroom – 15-25%
  - 2 bedrooms – 30-50%
  - 3 bedrooms – 30-50%
  - 4 bedrooms – 0-20%

## **Specialist housing for older people**

- The number of residents aged 75 and over in then parishes is projected to nearly double over the next 20 years, when they would represent nearly 20% of the total population.
- There is a potential need for 73 bedspaces in care or nursing homes in the next 20 years.

In our January Survey, you told us that your preferred house size was:

- 75% suggested need for 3 bedroomed houses and 2 bedroomed houses.
- 33% suggested a need for 4 bedroom houses and 2 bedroomed Flats.
- The lowest need was for 1 and 3 bedroom flats and 5+ bedroomed houses.

With regard to housing type:

- 66% preferred Semi-Detached Houses and bungalows.
- 50% preferred Detached Houses.
- 33% preferred Terraced Houses.
- 25% preferred Flats - within a Block the size of a house, Sheltered accommodation, for those that need support; Care Home Places and Maisonettes.
- Flats - within a midrise building, 3 or 4 Storey and High-Rise blocks were not supported.

With regards to tenancy:

- 33% wanted a mix of Owned, Rented and Shared - 60%/20%/20%.
- 25% wanting 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 by many.

<sup>1</sup> *The middle number when arranged from lowest to highest*

# Housing Sites



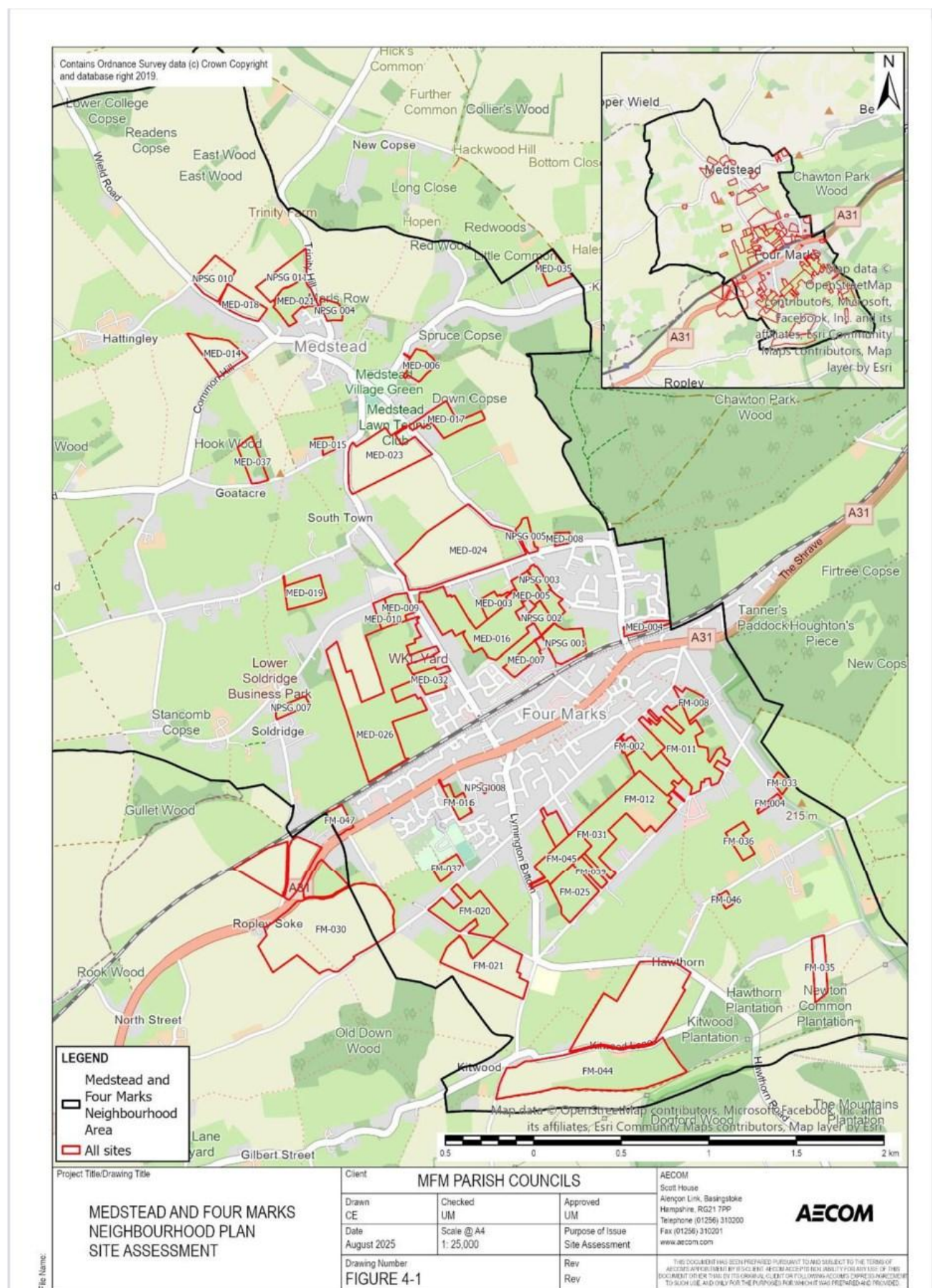
The draft EHDC Local Plan identifies a requirement to find sites for at least 1,168 new homes in the 2 parishes between 2024 and 2043

Of the 1,168, 480 have been built or granted planning permission since April 2024, leaving a residual of sites to find for 198 houses in Medstead and 490 in Four Marks, a total of **688** homes

EHDC carried out a “Call-for-Sites” to inform the Local Plan of land availability, and a large number of sites were offered as the map shows:

The Neighbourhood Plan Steering Group carried out further call to ensure that all possible opportunities would be identified and assessed.

With the exception of those sites allocated in the Draft Local Plan, our AECOM Consultants assessed the sites for their suitability for development.

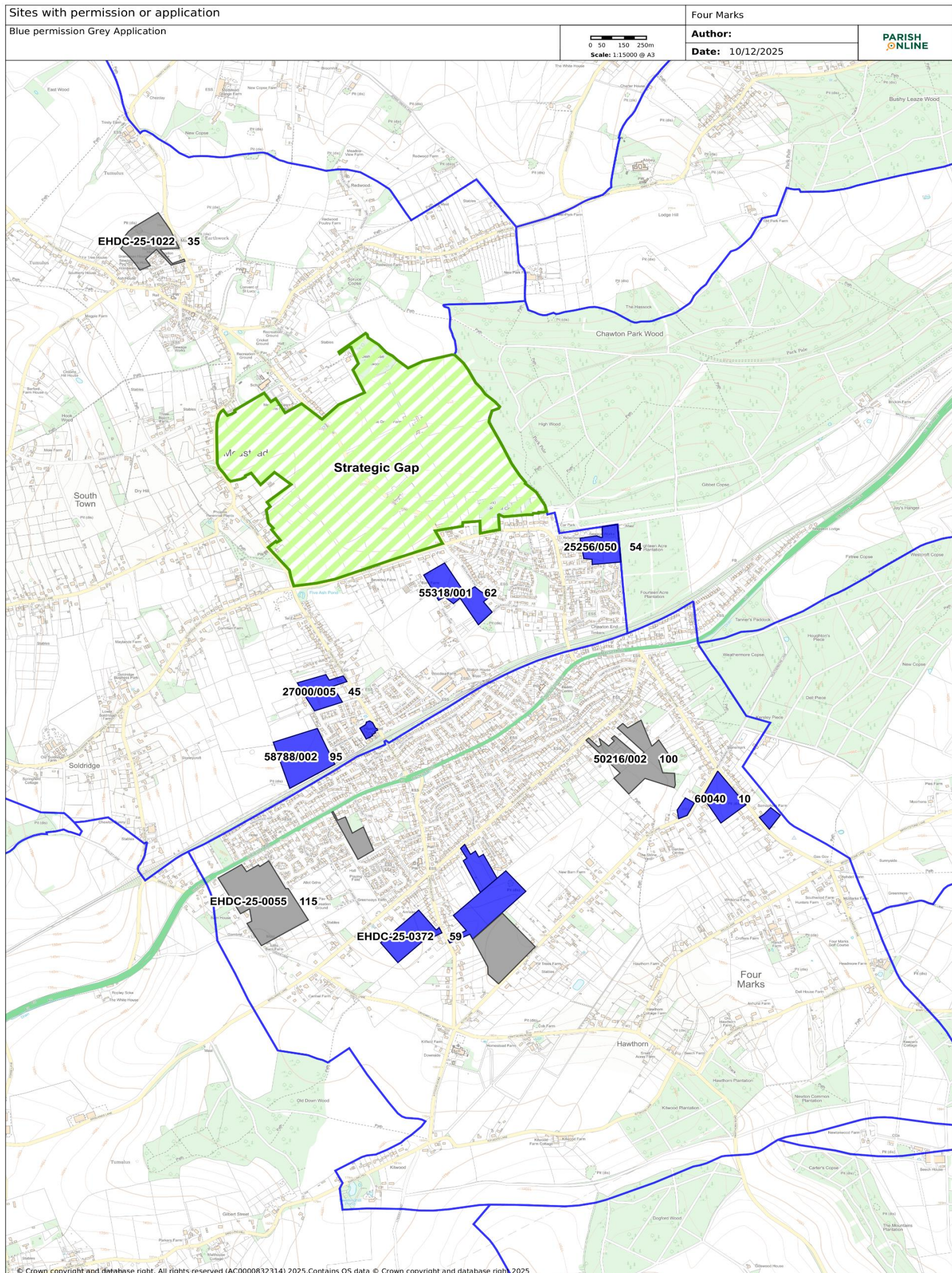


# Housing Sites-1



Firstly, we have to consider which sites have already got permission or are a registered planning application. These can be deducted from our total.

**Blue = with permission, Grey = application in process (see large prints for detail)**

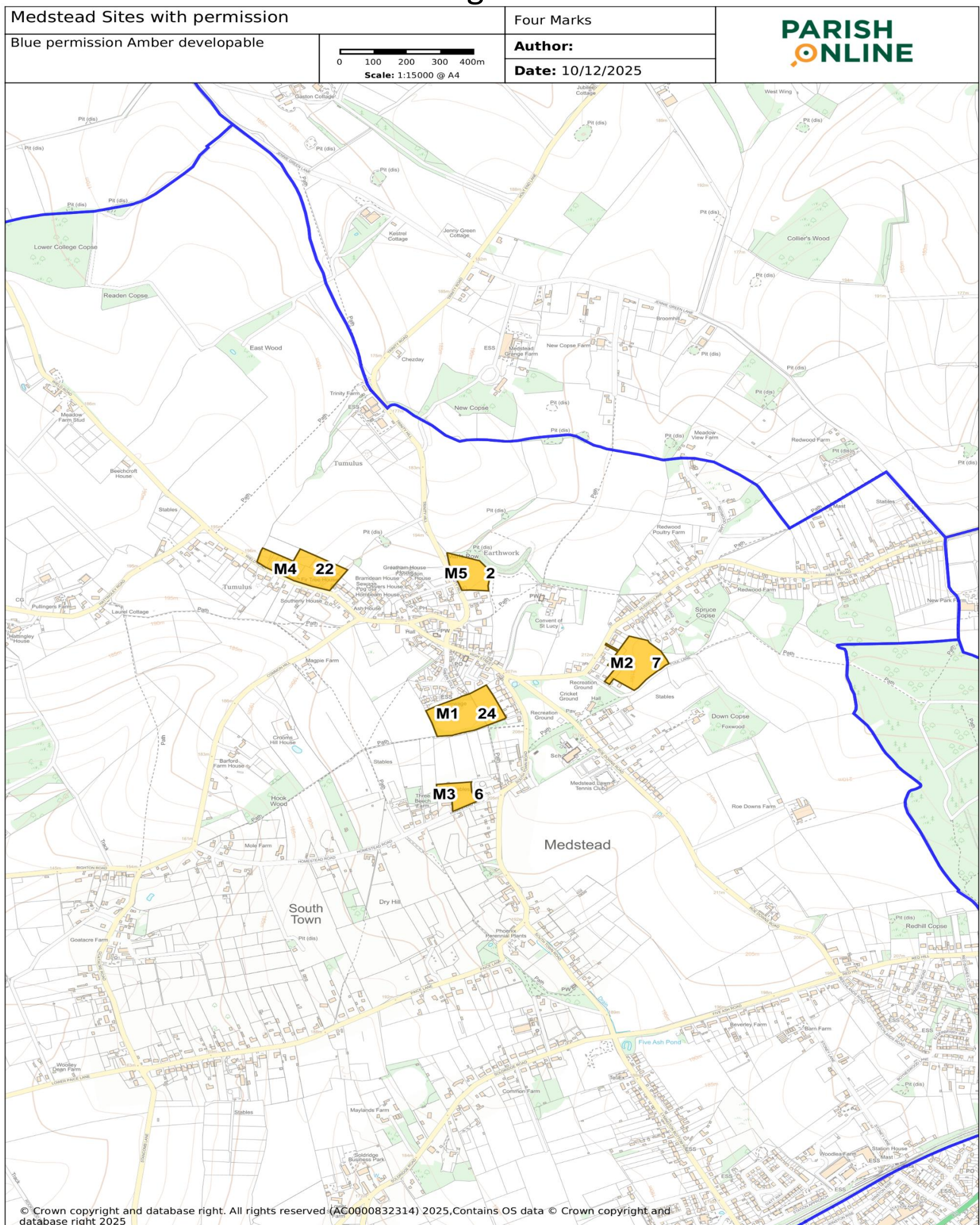


# Housing Sites - 2



## Medstead Village: developable sites (yellow)

Indicative housing numbers shown



Total of M1 = 24, M2 = 7, M3 = 6, M4 = 22, M5 = 2. Total = 61

# Housing Sites - 3

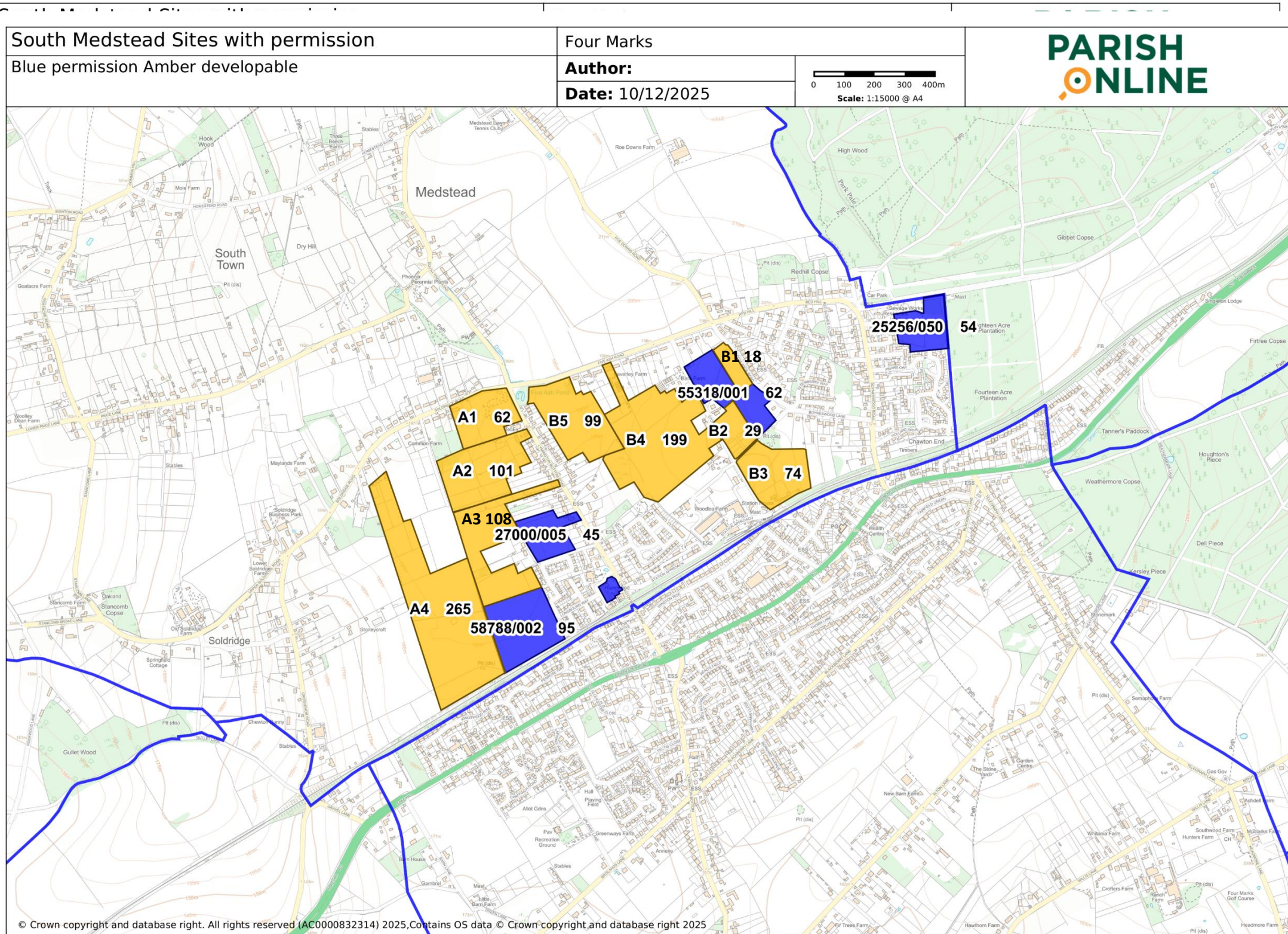


## South Medstead developable sites and permissions

(South Medstead is the recognised planning area description at EHDC)

Blue = with permission, Yellow developable

Indicative housing numbers shown



A1=62, A2=101, A3=108, A4=265. Total 536

B1=18, B2=29, B3=74, B4=199, B5=99. Total 419

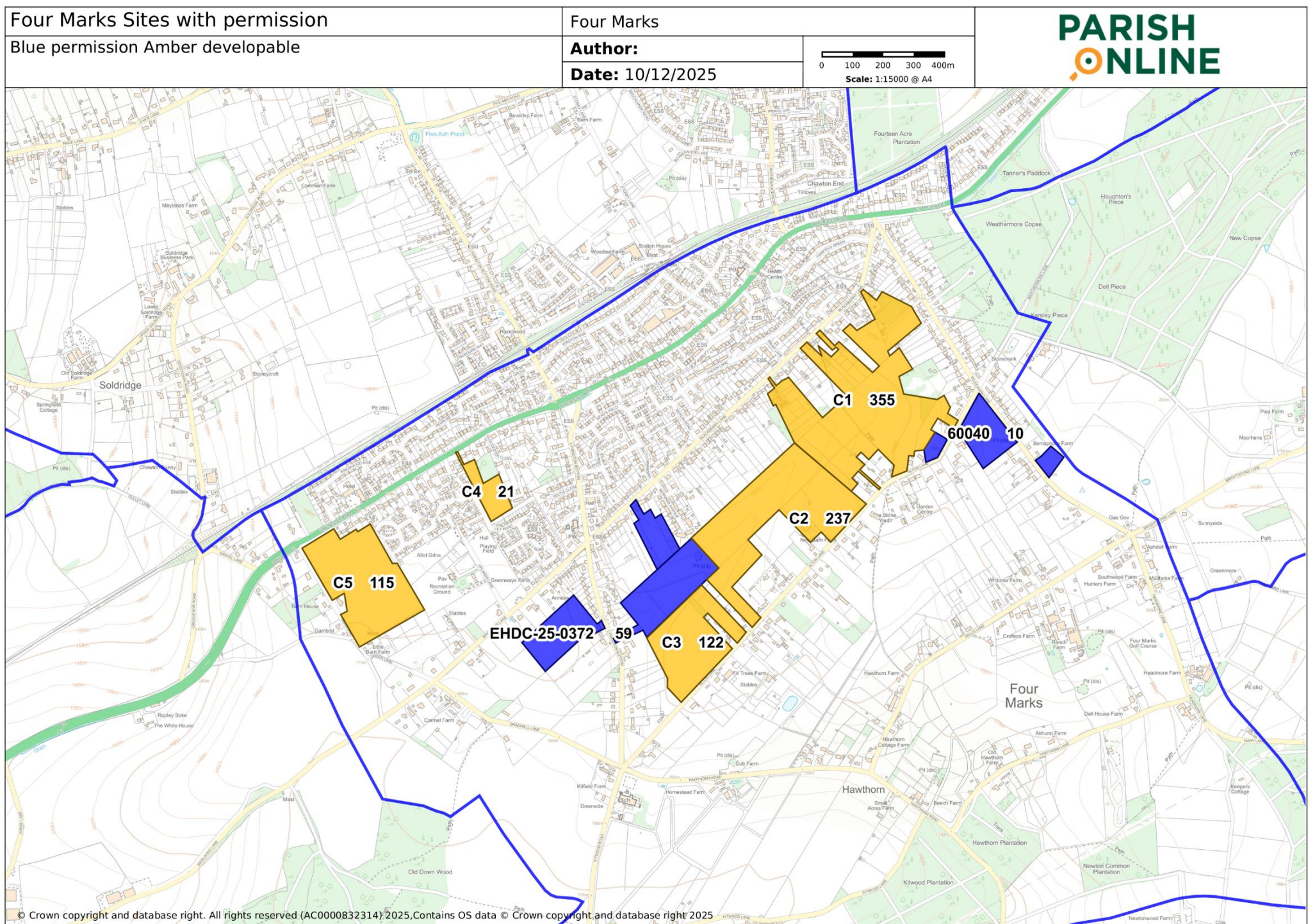
**With permission:** 58788/002 = 95, 27000/005 = 45, 55318/001 = 62, 25256/050 = 54, 56936 = 7. Total 263

# Housing Sites -4



## Four Marks sites, developable and with permission

Blue = with permission, Yellow developable  
Indicative numbers shown



C1 = 355, C2 = 237, C3 = 122, C4 = 21, C5 = 115. Total = 850

**With Permission**, 250372 = 59, 640040 = 10, 60062 = 3, 60425/001 = 2,  
EHDC-25-0313 = 65, 20252/004 = 34 Total = 173

Grand total = 2,302 homes, which is more than the minimum we need.

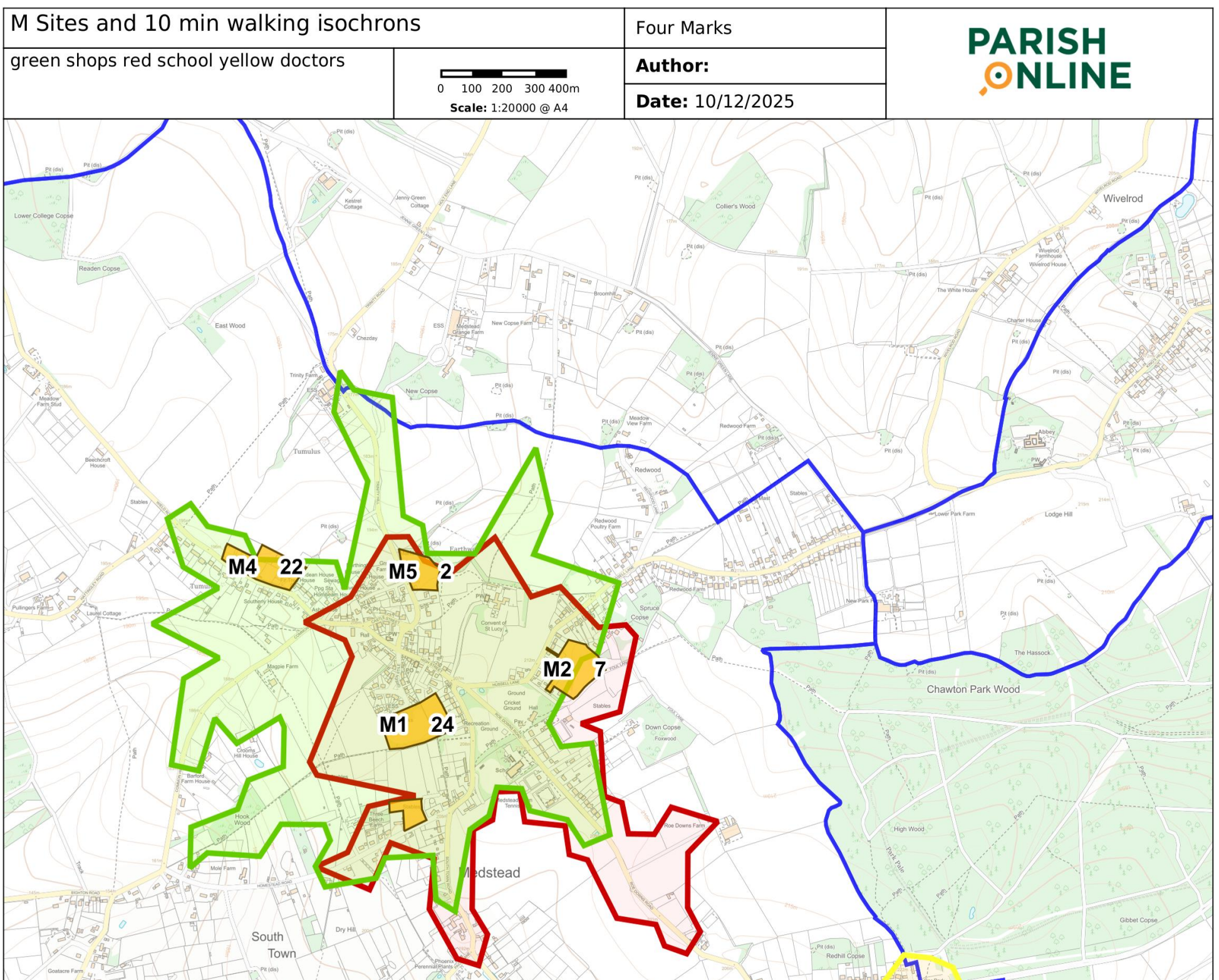
# Which Sites? - 1



Further work by the Neighbourhood Plan Steering Group is required for each of the main areas identified to assess their suitability in terms of site mitigatable constraints, such as flood risk, drainage, and the ease in which residents living on the sites could reach services and facilities such as schools, health providers and 10 minute walking distances (known as Isochrons) to the most local shops.

## Medstead Village sites suitability

Green = Shops, Red = Primary School Yellow = Doctors' Surgery  
(Surgeries not within a 10 minute walk from the Village)

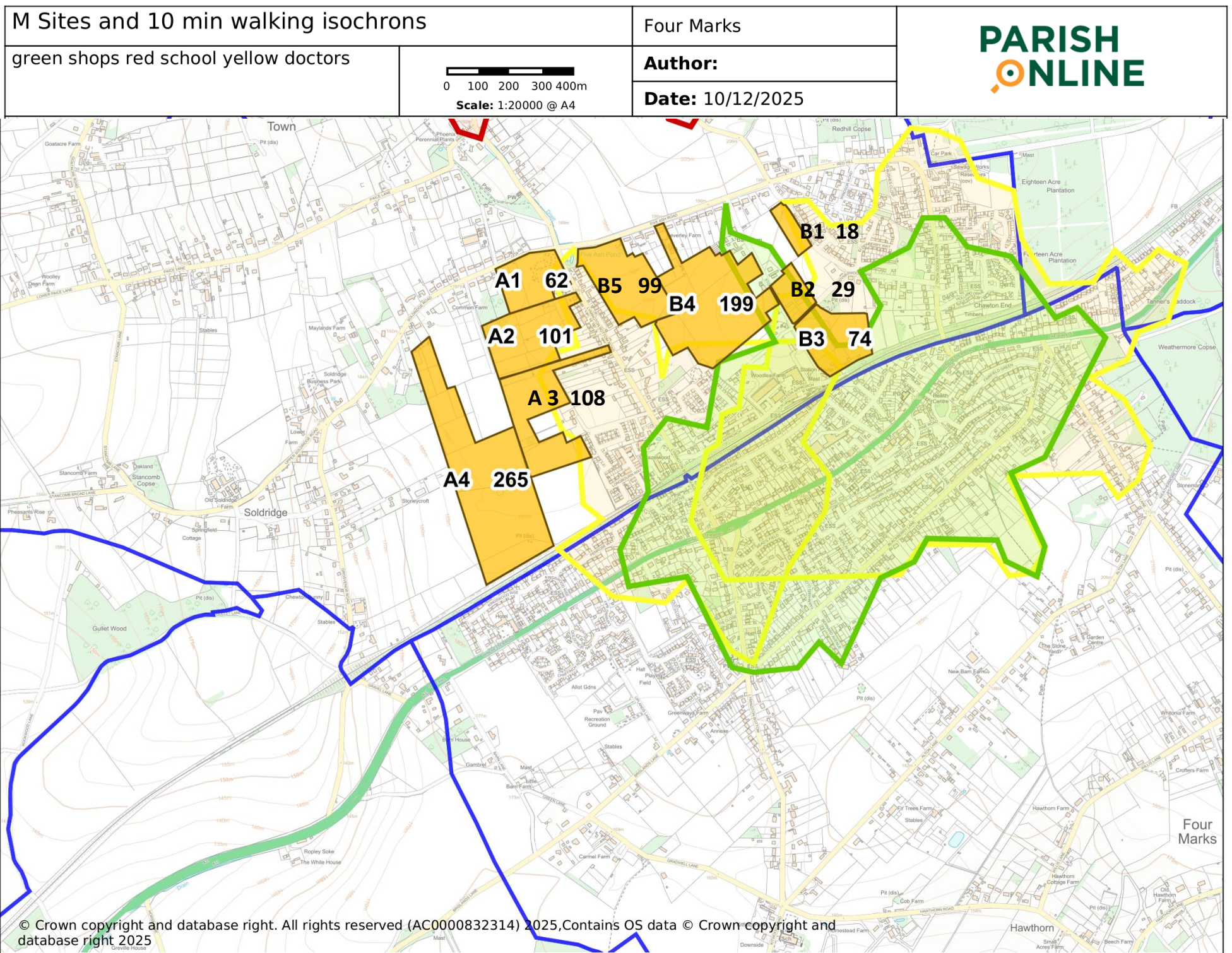


# Which Sites? -2



## “South Medstead” sites suitability

Green = Shops, Red = Primary School  
Yellow = Doctors' Surgery

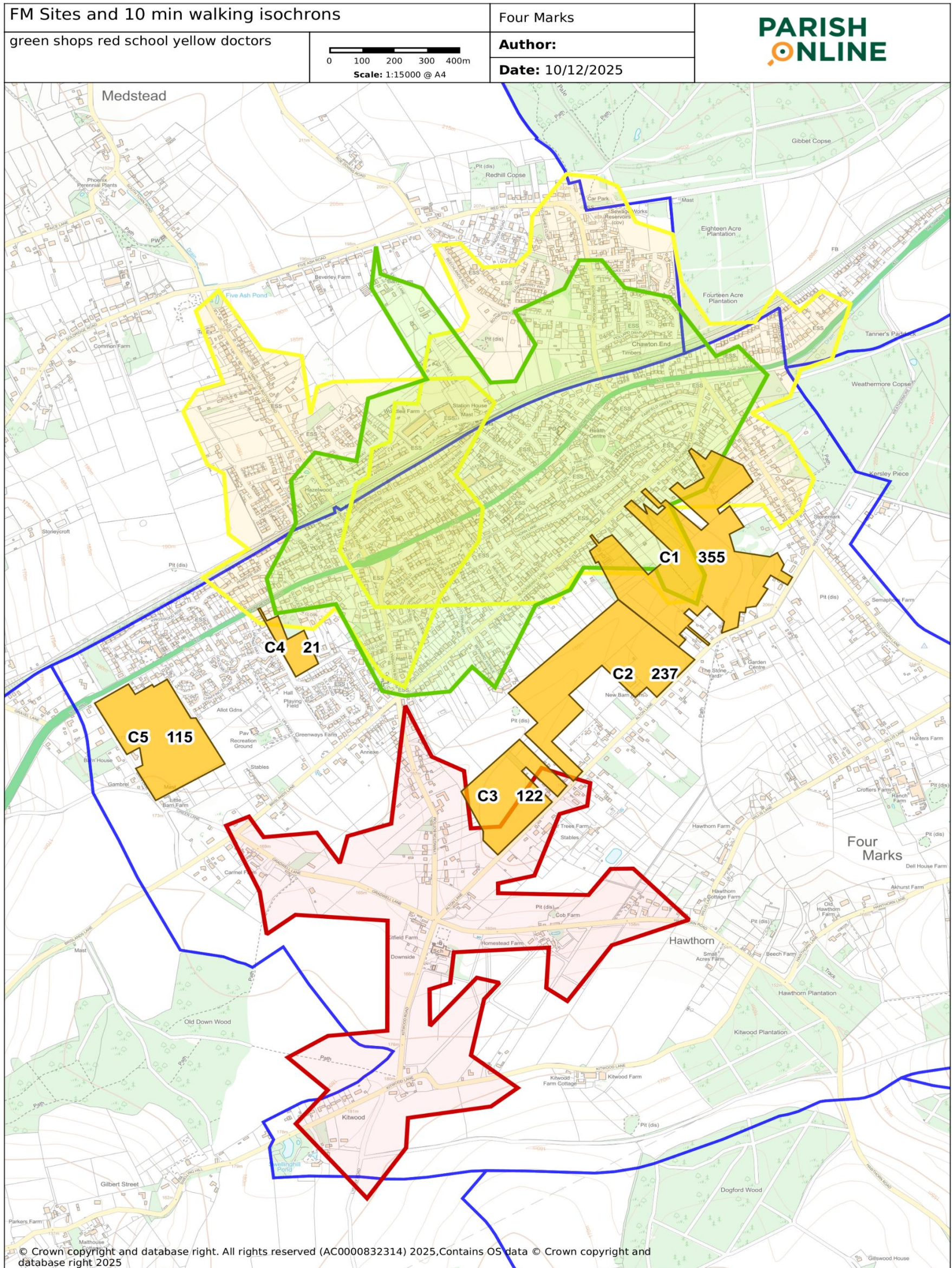


# Which Sites? - 3



## Four Marks Sites suitability

Green = Shops, Red = Primary School  
 Doctors = Yellow within a 10 minute walk



# What's your preference?



**It is important to acknowledge that the Neighbourhood Plan cannot stop East Hampshire allocating sites for further development.**

Based on the Medstead Village, South Medstead and Four Marks areas identified on the previous board, **what would your preferred site options be?**

**To answer this please fill in the preferences table provided in this drop-in session or please complete the online survey.**

QR code

