

Proposal for 4 affordable cottages for local residents

Lower Neatham Mill Lane, Holybourne, Alton, GU34 4ET

Land History

The Denyer family operated Lower Neatham Mill from 1895-1960, it was the last of eight mills operating between Alton and Farnham.

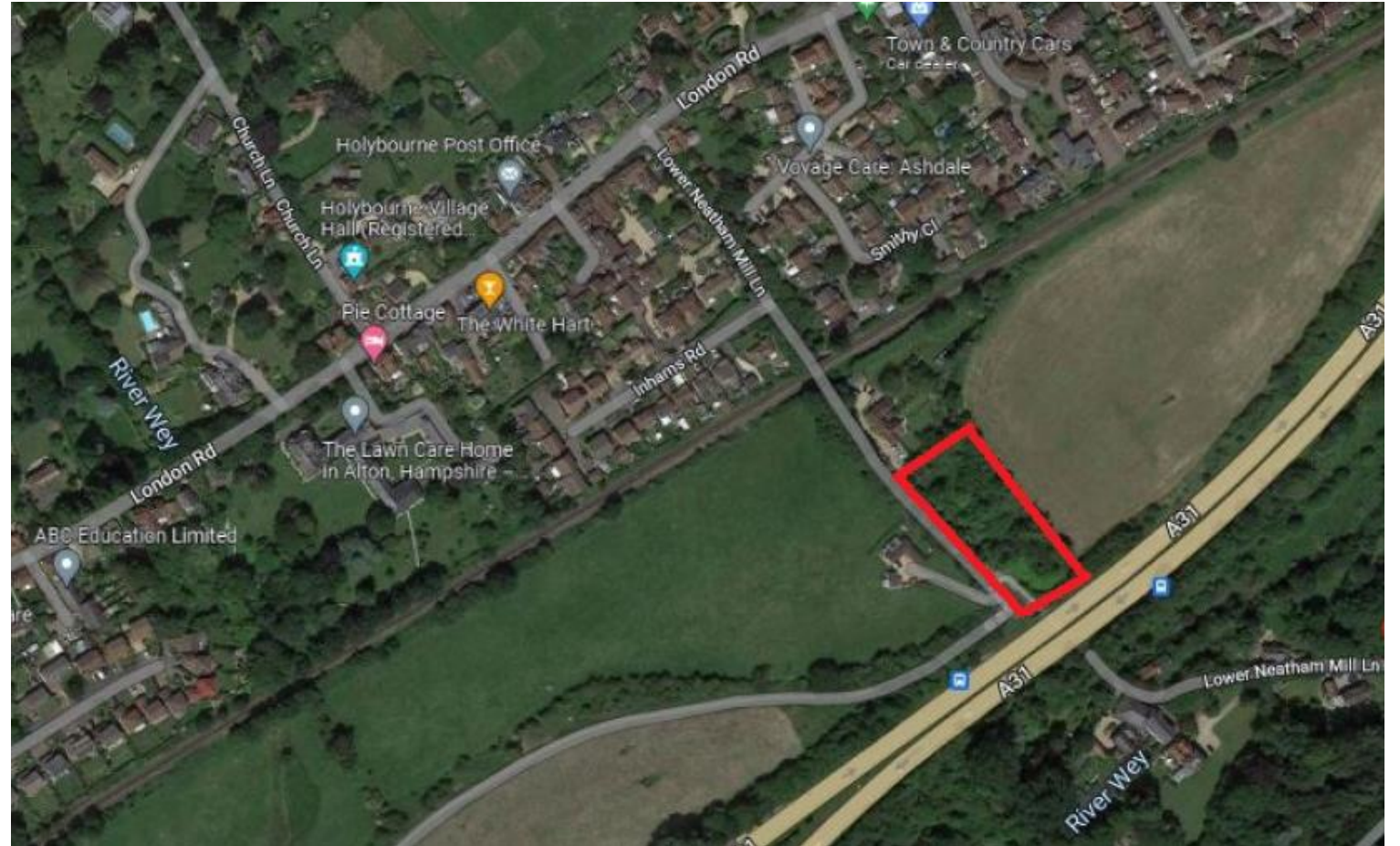
Insufficient water in the Wey allowed only three hours of operation/day, and auxiliary engine power was required.

The Alton bypass was opened in 1970 and it cut through the middle of the Mill estate, Aberdeen Steakhouses acquired the Mill but decided not to develop the site and it became a domestic property.

The Mill owned a number of properties in the village and these were sold to the tenants including Steps Cottages, only the land in Lower Neatham Mill lane remains.



Land Location



Land Classification

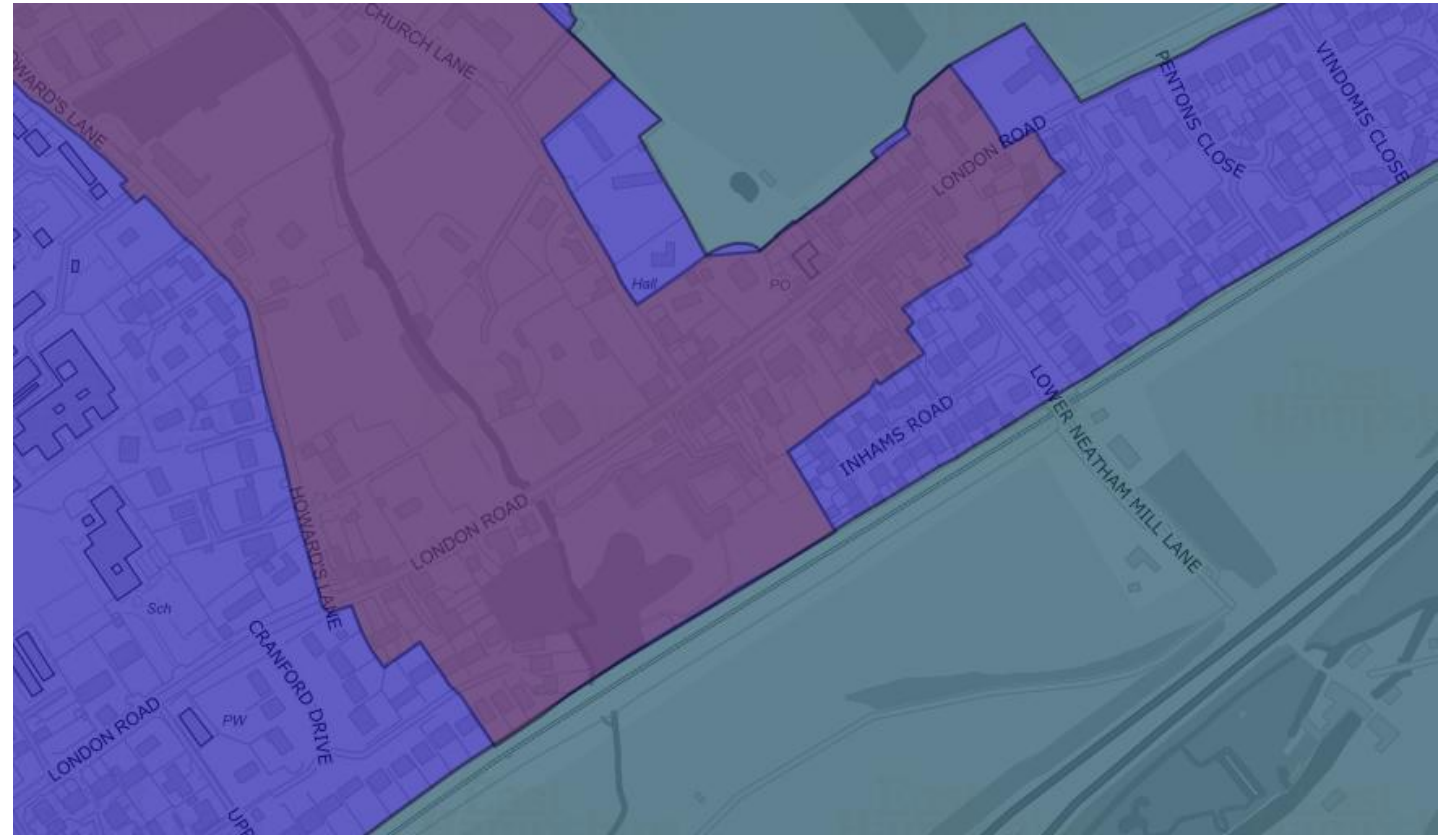
The land is outside the Holybourne settlement area (blue) and conservation area (purple), it is not a SSSI. It will require a rural exemption for housing development.

Typical Planning Guidance:

- Rural exception sites are sites for affordable housing development in rural locations where market housing would not normally be acceptable because of planning policy constraints.
- Homes can be brought forward on these sites only if there is a proven unmet local need for affordable housing and a legal planning agreement is in place to ensure that the homes will always remain affordable, will be for people in housing need and prioritised for those with a strong local connection to the parish.

It is within the Alton neighbourhood plan area which is currently being updated (est 2024). The plan designates a protected view from the east.

[Alton Neighbourhood Development Plan.pdf](#)
(easthants.gov.uk)



Land Suitability

- The site is close to the village centre and amenities.
- The site is accessed from a quiet public road which has all the required utilities.
- The site is not being used for any other public or commercial purpose.
- The site is screened with mature trees along all the boundaries including the view from the East.
- The site is not in a flood area.



View from the East



View from the South, lower end
of Neatham Mill lane

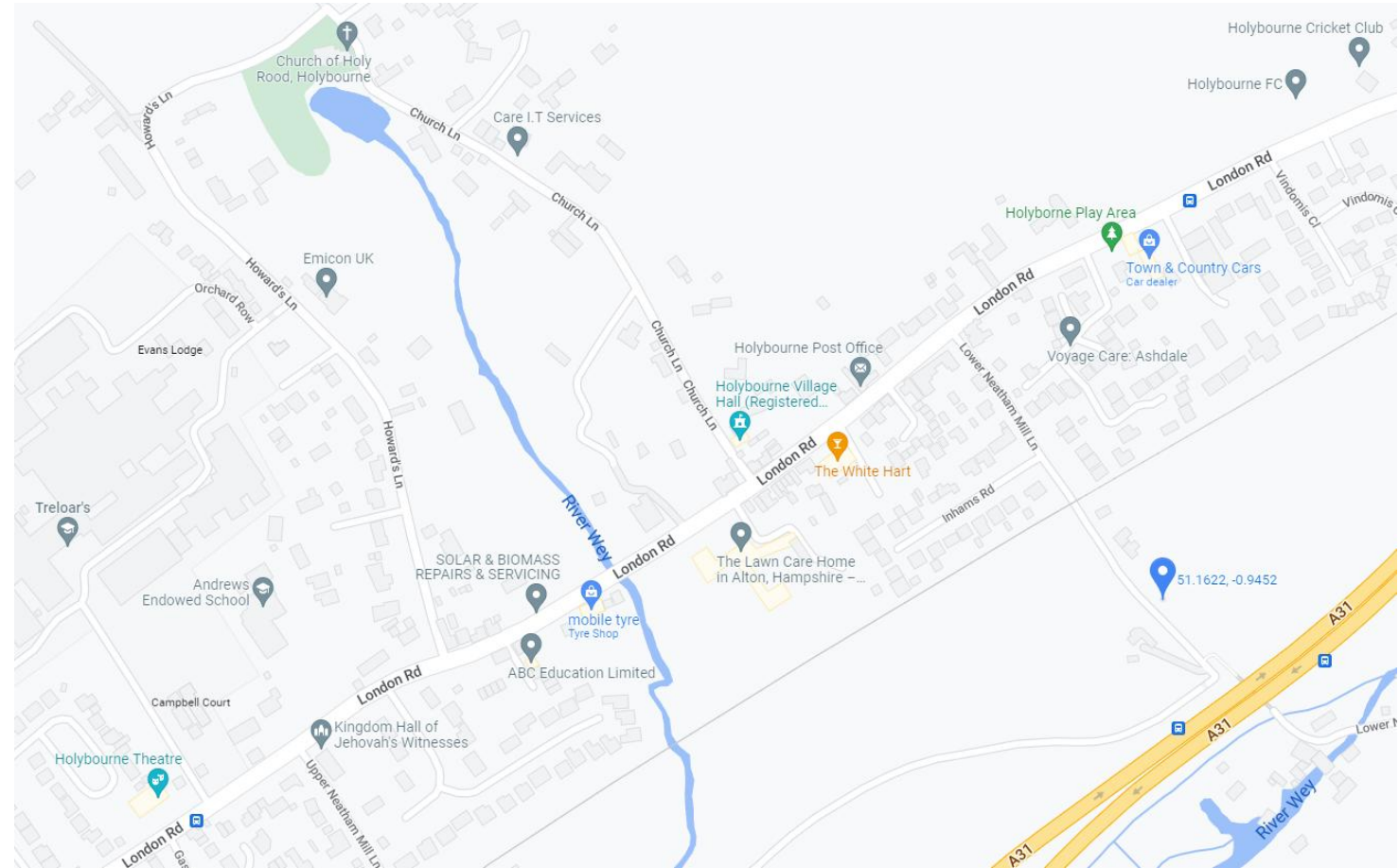
Access to Local Services (Map)

The site is within 0.5 mile of;

- Primary School
- Post Office/Shop
- Play Area
- Village Hall
- White Hart Pub
- Theatre
- Church

Alton town centre is 2 miles;

- Supermarkets
- Railway Station



Local Need: ATC & EHDC Discussion

Alton Town Council (ATC) Representative: Leah Coney (Town Clerk)

EHDC Representative: Mark Barnett (Housing Development Manager), Dave Lindsay Housing Development Officer

- ATC & EHDC were both interested in additional provision of affordable housing in the Alton area.
- Disabled housing is a very family specific need and they wanted to hear Treloars' view as an important local provider.
- Local developments can be prioritised for local needs, so long as there is a cascade approach for other people if the local need is not required, this ensures houses do not remain unused.
- Housing in the countryside must be sympathetic to the local environment and they suggested chalet style buildings to minimise the ridge height.
- Affordable housing needs to be energy efficient so solar power and efficient heating are important design features.
- EHDC provided current data on affordable housing needs in the area.
- EHDC provided contact information for four housing association partners who they have worked with to develop small affordable rural sites.

EHDC Affordable Housing Needs 11/2022

Bedroom Need	Holybourne Connection	Alton Connection
1 bed	8	213
2 bed	6	110
3 bed	5	70
4 bed	1	34
Total	20	427

- Data provided by the East Hampshire District Council.
- There are 20 households registered as needing affordable housing with a connection to Holybourne.
- The register does not specifically record disability as these are allocated based on individual family needs.

Treloar's

Treloar School and Treloar College in Holybourne offer around 170 students (aged 2 to 25 years), who are physically-disabled with complex needs, a specialist environment where learning takes place alongside therapy and care. They are a major employer with over 850 staff and volunteers.

Meeting with Simon Birch Finance Director and Alvin Allison Head of Facilities to understand if they had demand for accommodation in the area.

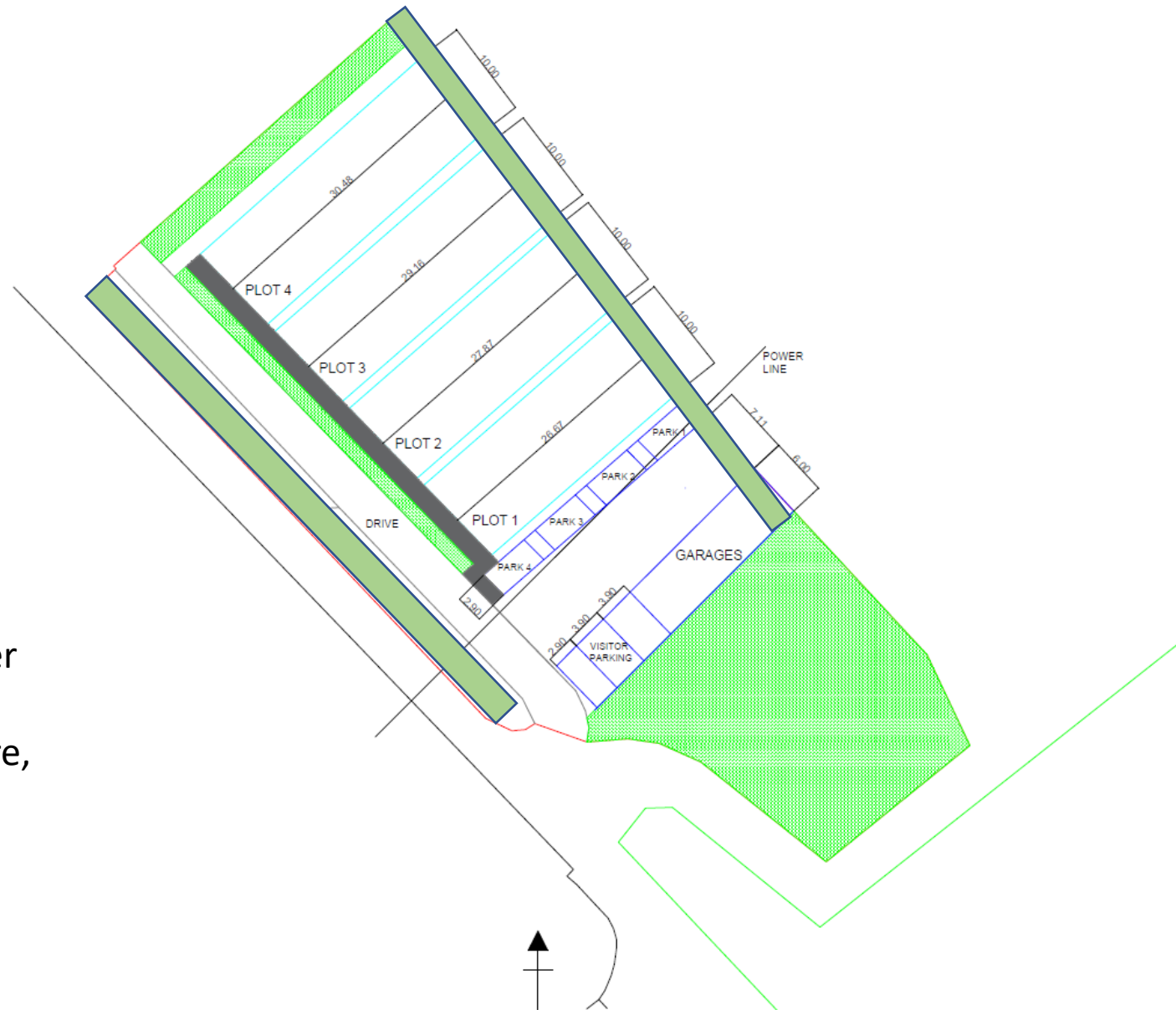
Accessible housing;

- They have 4 units on the Brewery Site being build specifically for Treloars, which will be staffed by Treloars.
- This accommodation is suitable for powered wheelchairs with hoist facilities and 24hr carer accommodation.
- Housing needs to be at housing benefit rates as ex-students have limited income.
- They are not planning any more units in the Alton area as it impacts on the demand for overall staff numbers in this area including the college.
- Planning more units in other towns in the Hampshire area so the demand on staff is spread out.

Staff Accommodation;

- They have previously rented multi-occupancy housing in Alton for staff, typically 4 bed.
- Now have 40 units on site, and are in the process of evaluating the need for any additional offsite accommodation in the future.
- Staff are provided with bicycles to get to work, as very few have their own transport.

Proposed Plot and Parking Layout (for discussion)



4 plots would be a lower density development equivalent to 14/hectare, national average is 30/hectare.

Design (should be sympathetic to local properties)



EHDC Housing Association Partners

Merlion Homes

Delivering innovative and affordable routes into home ownership since 1995, through the strong and lasting relationships we build with Local Authorities and Developers, we are actively helping more people onto the housing ladder across the UK.

Our affordable purchasing solution enables you to purchase 100% of your home, between 65% and 75% of market value, with no rent or interest to pay on the outstanding stake making this a truly affordable option.



Example pair of two bedroom semi-detached homes in Houghton. © Merlion Homes

English Rural

English Rural is a specialist non-profit rural housing association with an active development programme – only building and managing homes in **village locations**, principally across the south of England.

All the homes we build are developed in **conjunction with the local community** and designed to benefit **local people**. Our developments are **high-quality** and have a **small footprint** with an average scheme being only six homes.

Our shared ownership houses are designed to cater for households who are unable to purchase on the open market but can afford a modest mortgage. The shares available for purchase on our properties start from 40% and are restricted to 80%.



Millfields Place Ashford Kent
© English Rural

Hastoe

Hastoe is an award winning rural housing association that manages over 7,500 rented, shared ownership and leasehold homes across the south of England.

We hold charitable status and support communities by providing affordable and environmentally sustainable homes for local people.

We have been building high-quality, energy-efficient affordable homes in rural areas of England since the 1980s.



Newton Suffolk
© Hastoe

Holybourne Village Association View

- What is the HVA view on local affordable housing on this site?
- Does the HVA see a local need for affordable housing for people with a connection to Holybourne?
- If the HVA sees a benefit for local affordable/disabled housing on this site, what issues need to be addressed in a successful community focused development?

Hampshire Home Choice Village or Parish local connection is defined as;

- Ordinarily resident in the village or parish.
- Previously ordinarily resident in the village or parish prior to the date of allocation/nomination and as family who ordinarily reside there.
- Employment – current or to take up permanent employment in village or parish.
- To support or be supported by member of family ordinarily resident in the village or parish.