

CONSULTATION ON POTENTIAL HOUSING DEVELOPMENT SITES – SUMMARY OF RESPONSES

Q1. Please indicate your level of support for building each of the following sizes and types of home on sites within (or on the edge of) Beech village's current built area.

Type of new housing within (or on the edge of) Beech village (Sites BEE-001, 002, 003, 004, 007, 008, 009, 012)	Level of support (%)					Overall level of support
	1	2	3	4	5	
	Strongly support	Support	Neutral	Against	Strongly Against	
1-bedroom homes	2	5	21	22	50	Strongly against
2-bedroom homes	8	11	31	13	37	Against
3-bedroom homes	15	22	27	6	30	Neutral
4-bedroom homes	12	29	29	8	22	Slightly support
5+ bedroom homes	12	16	33	6	33	Slightly against
Flats	3	1	4	13	79	Strongly against
Terraced houses	4	5	13	14	64	Strongly against
Semi-detached houses	4	14	34	11	37	Against
Detached houses	22	29	25	3	21	Support
Bungalows	12	29	32	3	24	Slightly support
Homes for downsizing	16	21	32	9	22	Slightly support
Homes for 1 st time buyers	12	11	30	13	34	Against
Affordable/social housing	5	8	22	15	50	Against
Self-build plots	6	15	36	10	33	Against

Q2. Please indicate your level of support for building each of the following sizes and types of home on sites within Beech parish but away from the village's current built area.

Types of new housing away from Beech village (Sites BEE-010, 011, 013, 014)	Level of support (%)					Overall level of support
	1	2	3	4	5	
	Strongly support	Support	Neutral	Against	Strongly Against	
1-bedroom homes	6	10	29	17	38	Against
2-bedroom homes	10	21	28	10	31	Slightly against
3-bedroom homes	13	30	27	7	23	Neutral
4-bedroom homes	5	33	31	9	22	Neutral
5+ bedroom homes	5	20	31	9	35	Against
Flats	3	5	11	15	66	Strongly against
Terraced houses	3	16	20	18	43	Against
Semi-detached houses	4	26	33	8	29	Slightly against
Detached houses	12	37	27	3	21	Support
Bungalows	12	31	26	8	23	Slightly support
Homes for downsizing	15	25	32	5	23	Slightly support
Homes for 1 st time buyers	12	23	30	8	27	Neutral
Affordable/social housing	6	14	27	14	39	Against
Self-build plots	7	19	29	13	32	Against

Q3. Please indicate your level of support for housing development on each of the potential sites identified in EHDC's Land Availability Assessment (2024) – all sites

Site Name	LAA Site Ref	Level of support (%)					Overall level of support
		1	2	3	4	5	
		Strongly support	Support	Neutral	Against	Strongly Against	
Snode Hill House	BEE-001	3	22	21	15	39	Against
Highwood, 35 Snode Hill	BEE-002	4	21	26	15	34	Against
Land rear of 76 Wellhouse Rd	BEE-003	2	22	24	10	42	Against
Beech Copse	BEE-004	5	15	16	19	45	Against
Thedden Farm[land], Beech	BEE-007	2	6	18	16	58	Strongly against
Land adjoining Medstead Rd	BEE-008	6	32	25	11	26	Neutral
Land at Spring Stables	BEE-009	3	9	21	23	44	Against
Land at Whitedown Lane	BEE-010	11	26	23	13	27	Neutral
Land at Wyards Farm	BEE-011	4	8	14	24	50	Strongly against
More Land at Spring Stables	BEE-012	3	6	14	22	55	Strongly against
Alton Abbey, Beech	BEE-013	12	29	32	2	25	Slightly support
Keepers Lodge, Basing. Rd	BEE-014	8	21	21	17	33	Against

Q4. There is currently a planning application to build 99 homes on 'Land at Whitedown Lane' (BEE-010). If that planning application is successful it still may be necessary to build on one or more other sites in order to meet EHDC's minimum expectation for new homes in Beech until 2042. If this is the case, what would be your level of support for also developing the other potential sites?

Site Name	LAA Site Ref	Level of support (%)					Overall level of support
		1	2	3	4	5	
		Strongly support	Support	Neutral	Against	Strongly Against	
Snode Hill House	BEE-001	5	17	22	12	44	Against
Highwood, 35 Snode Hill	BEE-002	6	15	23	14	42	Against
Land rear of 76 Wellhouse Rd	BEE-003	2	21	20	9	48	Against
Beech Copse	BEE-004	4	13	20	16	47	Against
Thedden Farm[land], Beech	BEE-007	2	6	17	17	58	Strongly against
Land adjoining Medstead Rd	BEE-008	7	27	24	13	29	Slightly against
Land at Spring Stables	BEE-009	2	11	15	23	49	Strongly against
Land at Wyards Farm	BEE-011	3	10	11	23	53	Strongly against
More Land at Spring Stables	BEE-012	3	7	11	24	55	Strongly against
Alton Abbey, Beech	BEE-013	13	34	24	3	26	Slightly support
Keepers Lodge, Basing. Rd	BEE-014	8	22	20	14	36	Against

Number of responses received = 100 (each from a different household)

Number of properties in Beech parish = c.230. Response rate = 43%

Number of responses on paper forms = 36 (i.e. 36% of responses, with 64% completed online)

Conclusions from consultation responses

Taking the LAA sites themselves (Q3):

- The only site where there can be construed to be overall support for development is Alton Abbey (just about). It seems likely that people recognise that something needs to be done with the site.
- Then 'Land at Whitedown Lane' elicits a broadly neutral response (people resigned to its development and/or seeing it as an Alton extension).
- And 'Land adjoining Medstead Rd' (the gap in housing opposite the privately-owned woodland) is also viewed neutrally overall. Perhaps it is viewed as a gap in the ribbon development that would matter little if it were to be filled.
- Strong opposition, with relatively little support, to the Thedden farmland (no doubt access- and bridleway-related), 'Land at Wyards Farm' and the Spring Stables land (both of which would be visible reducers of the Beech-Alton gap).
- Clear overall opposition, despite some support, to the other sites (two on Snode Hill, behind 76 Wellhouse Rd, Beech Copse and Keepers Lodge).

If it is assumed that 'Land at Whitedown Lane' is developed (Q4) and one or more other sites are needed:

- There is a little more support for development at Alton Abbey than in the Q3 responses.
- For all of the other sites the outcome is virtually the same as in the Q3 responses, or with a little more opposition than in the Q3 responses. This enough to tip 'Land adjoining Medstead Rd' from overall 'Neutral' to 'Slightly Against'.

As for types of housing (Q1/Q2):

- Within (and on the edge of) the village there is overall support (in declining order) for: Detached Houses; Bungalows; 4-bed Houses; Homes for Downsizing; 3-bed Houses ('neutral'). With the most opposition to: Flats; Terraced Houses; 1-bed Houses. This appears to reflect a desire for new housing to be similar to the existing housing within the village.
- Away from the edge of the village there is overall support (in declining order) for: Detached Houses; Bungalows; Homes for Downsizing; 3-bed Houses; 4-bed Houses; Homes for 1st-time Buyers ('neutral'). With the most opposition to Flats; Terraced Houses; 1-bed Houses.
- Away from the edge of the village there is less opposition to: 1- 2- & 3-bed Houses; Flats; Terraced Houses; Semi-Detached; Homes for Downsizing; Homes for 1st-time Buyers; Affordable/social Housing (not that some of these categories can be said to be supported overall).

The results of the consultation will be used by the Parish Council and the Neighbourhood Plan Working Group when discussing potential housing development sites with EHDC, later in 2025.