



**WEST DEAN**  
Parish Council

**Minutes of the extraordinary Parish Council meeting held on  
Friday 30<sup>th</sup> August 2024 at 18:00 at King George’s Hall, West Dean.**

**COUNCIL MEMBERS**

	<b>In Attendance</b>	<b>Apologies</b>	<b>Absent</b>
<b>Councillor Higgins</b>	✓		
<b>Councillor J Camilleri</b>	✓		
<b>Councillor Seabrooke</b>	✓		
<b>Councillor M Camilleri</b>		✓	
<b>Councillor N Hiddleston</b>	✓		
<b>Vacancy</b>			
<b>Vacancy</b>			

Also, in attendance:

Amanda Owen – Clerk, West Tytherley Councillor Margaret Down & 4 members of the public.

<b>95/24</b>	<p><b>To receive Chair’s opening remarks.</b> Councillor Higgins welcomed everyone to the meeting.</p> <p>Councillor Higgins advised that a meeting was held in June 2024, concerning Glebe Farm which was arranged and chaired by Paul Goodman, Senior Planning Officer at Test Valley Borough Council. In attendance at that meeting was Borough Councillor Stewart McDonald, County Councillor Nick Adams-King, Councillor Higgins, Councillor Seabrooke, Councillor J Camilleri and West Tytherley Parish Councillors Councillor Urquhart &amp; Councillor Down. The aim of the meeting was for Mr Goodman to be reassured that both West Dean and West Tytherley Parish Councils were in agreement over the Glebe Farm development. The Borough and County Councillors present were united in their praise of the way the Councils had worked with the developers.</p> <p>Since this meeting Paul Goodman has been working in the background and some S106 feedback from TVBC Housing Department has now been received. Hence this evening’s meeting. The response from Paul Goodman can be found at <b>APPENDIX A</b>.</p>
<b>96/24</b>	<p><b>To receive and accept apologies for absence.</b> Apologies were received and accepted from Councillor M Camilleri. Apologies were also noted from West Tytherley Councillors: Councillor Urquhart, Councillor Collier, Councillor Collyer and Councillor James.</p>
<b>97/24</b>	<p><b>To receive declarations of interests relating to items on this agenda.</b> No declarations of interest were received relating to items on this agenda.</p>
<b>98/24</b>	<p><b>To agree the S106 agreement for Glebe Farm.</b> After discussion, including members of the public present a decision was made by Councillors to choose between two options for the ‘affordable’ housing. It was agreed to accept the ‘Discount Market Homes’ guideline as listed in <b>APPENDIX A</b> for the S106 agreement. Proposed by Councillor J Camilleri, seconded by Councillor Seabrooke. All members voted unanimously to accept this resolution.</p>
<b>99/24</b>	<p><b>To note the date of the next meeting as Monday 16<sup>th</sup> September 2024.</b> The date of the next meeting was agreed as Monday 16<sup>th</sup> September 2024.</p>

There being no other business, the meeting closed at 18:43.

## APPENDIX A

Morning All,

My housing colleagues have provided some feedback on the proposed s106 restrictions and have raised some concerns regarding the restrictions associated with the First Homes affordable housing. I have outlined their advice below.

The affordable homes must comply with NPPF definitions of affordable housing. That means that they can only be sold to qualifying applicants who meet the relevant criteria, and must be delivered in line with guidance which is explained in a bit more detail below.

I understand that the applicants/Parish Council wish to deliver the affordable homes as either First Homes or Discount Market homes. The two products are very similar, but there are some differences which are likely to influence the outcome of the tenure that is delivered. I have set out below the key elements of each product:-

### First Homes

- To qualify for a First Home a purchaser (and any other household member who jointly purchases with them) must be first time buyers, must have a household income of less than £80,000 and must have a local connection.
- First Homes must be sold with a 30% discount, and that discount remains in perpetuity, so if a purchaser buys the property at 70% of OMV they can only ever sell it on at 70% OMV in future.
- The local connection criteria for First Homes usually only requires applicants to have a local connection to the borough, not a specific parish and after 3 months the local connection criteria drops away and a home can be sold to anyone from within the UK. It may be possible to include an additional provision that within those first 3 months higher priority would be given to someone with a local connection to the parish/NDP area, as opposed to elsewhere in Test Valley, but the 3 month limit before cascading out to anywhere in UK would still apply.
- Most importantly a First Home cannot be sold for a price that exceeds £250,000 after the discount has been applied. This is a fixed price cap set out in government guidance. A purchaser must also be obtaining a mortgage for at least 50% of the purchase price.
- TVBC would require evidence from the developer that the purchaser meets all criteria, and would only issue consent to proceed once evidence has been supplied.

### Discount Market Homes

- To qualify for a discount market home a purchaser (and any other household member who jointly purchases with them) must be a first time buyer \*(some exemptions apply – see note below), must have a household income of less than £80,000 and must have a local connection.
- A local connection cascade which prioritises residents from West Dean could potentially be included in the S106 agreement, but there is a risk that mortgage lenders won't lend where any detailed restrictions exist. The timescales for restricting sales to those with a local connection to West Dean or the remaining NDP area would have to have a very short timescale to give comfort to any mortgage lender that a sale could easily be achieved, and a cascade would ultimately need to include local connection to the whole of Test Valley or beyond.
- The discount would continue in perpetuity, so if someone purchased a property at 80% of market value they, and any other future owners, could only ever sell it on at 80% of market value.
- TVBC would require prospective purchasers of a discount market home to complete a basic application form confirming their details so that eligibility could be checked.
- The S106 agreement would secure all relevant provisions, including the requirement for a purchaser to enter into a Deed of Adherence relating to the above conditions.

\*a purchaser may be deemed a qualifying applicant if they have previously owned a home which has been sold due to a relationship breakdown and have insufficient funds to purchase a property on the open market.

Based on the above, the Housing Officer has suggested that of the two options, the discount market home product is more appropriate, but that does still require some fairly significant obligations to be included in the S106 agreement. This is essential to ensure that the homes meet the NPPF definitions of “affordable housing” and therefore comply with policy.

I would agree with that assessment. Based on our previous conversations I would anticipate that the PC’s would prefer the control over the cascading provided by the discount market tenure. However, I would be grateful for your thoughts on the matter before the final drafting of the clauses for the legal agreement.

Kind regards

Paul

**Paul Goodman**

Senior Planning Officer

Planning & Building

