

MEDSTEAD & FOUR MARKS NEIGHBOURHOOD PLAN 2015 – 2028

SUBMISSION PLAN



*Published by the Parish Councils of Medstead and Four Marks for
Independent Examination under the Neighbourhood Planning
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FOREWORD

Many of the residents of our two parishes feel that we have been a community "that was basically 'under siege' because of an 'open season' attitude for developers" (to quote from the parliamentary proceedings of the Community and Local Government Committee.)

To try to address these deep seated concerns about how our community will develop and evolve, and yet at the same time meet the presumption in favour of 'sustainable development' which is central to the National Planning Policy Framework (NPPF) a group of local residents and parish councillors (with the help of rCOH, an independent planning consultancy) have put together this Submission Neighbourhood Plan.

Neighbourhood Plans were introduced in the new Localism Act of 2011. This Localism Act passed significant new rights direct to communities and individuals, making it easier for them to get things done and achieve their ambitions for the place where they live.

One of the main roles of a Neighbourhood Plan is to 'say where new houses should go'. For new dwellings outside the Settlement Policy Boundary (SPB) our Plan follows the guidance on site allocations given to us by East Hampshire District Council (EHDC). There will also be some new houses that will be built within the Settlement Policy Boundary. Our Plan therefore concentrates on describing policies that will determine key aspects of the design of any such dwellings to ensure that they fit in with the character of their surroundings – especially seeking to retain the rural character of our villages.

Our Plan also looks at other elements of the 'spatial strategy' and seeks to identify areas within the villages where we feel that it is important that we take a positive and pro-active role in defining land-use in the best interests of the community.

We believe that the policies contained within this Submission Plan will play a critical role in making sure that our community develops and evolves in a way that reflects the views of those who live in our villages. It will achieve this because, once these policies have been approved by a referendum of all those on the electoral roll in the villages, the legislation enshrined in the Localism Act 2011 gives all the policies contained in the Plan a 'statutory weight' in all future decisions to be made about the developments in our villages.

We are greatly indebted to the Neighbourhood Plan Steering Group for all the hard work that they have put into the development of this Plan and wholeheartedly endorse all the policies in the Plan.

Deborah Jackson
Chair
Medstead Parish Council

Janet Foster
Chair
Four Marks Parish Council

1. INTRODUCTION

1.1 This Submission Plan has been drawn up by the Neighbourhood Plan Steering Group (NPSG) based on the comments and observations that we've heard from local residents over the last few months. The most important feedback that we obtained was from the questionnaire that was sent round to every home and business. The results of this survey have been used extensively in the development of this Plan. If you would like to see the full details of the results of the survey they are available on the website www.mfmplan.org

1.2 This final Submission Plan is sent to EHDC who will arrange for it to be examined by an independent examiner. Once the Plan passes its examination, it will then be put to a referendum of all those on our electoral rolls. Only once it has been approved at the referendum will our Plan carry 'statutory weight'. This means that the policies contained in this Plan will then be used to determine the future planning decisions in our villages.

1.3 To meet the needs of this formal process, this Plan is necessarily quite a technical Planning document. So this introduction is designed to give those who are perhaps less familiar with the arcane world of Planning, a bit more background and context to some of the policies contained within the Plan. The roadmap on the following page shows the proposed timeline for the Medstead & Four Marks Neighbourhood Plan.

Neighbourhood Plan Roadmap



2014

5 April: Public Meeting called by Medstead and Four Marks Parish Councils to gauge interest in the idea of a Neighbourhood Plan

29 April: Community Meeting sets up a Neighbourhood Plan volunteer structure – including an acting steering group

17 June: Community Meeting elects members to the Neighbourhood Plan Steering Group (NPSG)

Early Sept: Work Streams identified and Work Groups set up
25 October: Open Day for the launch of the Neighbourhood Plan project

1 December : Visioning Workshop Meeting. District Councillor, Medstead and Four Marks Parish Councils, and representatives of Interest Groups - No Green Grab, F4FM & C4M

2015

7 – 31 January: Questionnaire sent to all households and businesses

12 March: The Draft of the Neighbourhood Plan published on the website

19, 21, 22 March: Open Days to discuss the Draft Plan

31 March: Closing date for comments on the Draft Plan

Mid April: Pre-Submission Plan to be sent to statutory consultees

We are here

August: Submission Plan sent to EHDC for examination by an independent Examiner

Referendum of all residents of Four Marks and Medstead on the electoral roll; date to be decided by EHDC.

Planning for our future

Housing

1.4 EHDC has issued three important documents relating to the allocation of sites for housing:

- the Joint Core Strategy (JCS),
- the Draft Site Allocations Plan (DSAP)
- the Proposed Submission East Hampshire District Local Plan : Housing and Employment Allocations (LP 2)

The JCS sets out the strategic context in which our Neighbourhood Plan is set, and specifies minimum targets for new houses to be built outside of our current Settlement Policy Boundaries (SPBs). The Allocations Plans allocates sites which significantly exceed these minimum targets.

1.5 For the Planning Area described as Four Marks/ South Medstead, LP 2 has allocated sites outside the SPB for 237 new residential dwellings (Part of the total of 241 that have been approved since the beginning of this JCS planning period. This is significantly more than the minimum target of 175 specified in the JCS. The Neighbourhood Plan has therefore followed the guidance from the DSAP which stated that– *“sites for a total of 191 dwellings have already been granted planning permission and no further allocations are required”*



Aerial photo of Four Marks, '© Alton Camera Club 2015'

1.6 For planning purposes, Medstead Village is included within the Level 4 settlements jointly described as 'Villages north of the South Downs National Park'. In the JCS, the 18 nominated villages have a combined minimum target of 150 allocated dwellings. The JCS did not divide this allocation between these villages, so Medstead Village has no specific minimum target included in the JCS.

1.7 At an early stage in the process of developing our Neighbourhood Plan, the NPSG sought guidance from EHDC as to what would be an appropriate target for Medstead Village. EHDC confirmed that a figure of somewhere between 11 and 15 new dwellings outside the SPB would be appropriate.

1.8 Prior to the publication of the Draft Plan for consultation, EHDC issued the DSAP. The DSAP allocated sites for 191 new dwellings in Four Marks/South Medstead and 24 new dwellings in Medstead Village.

1.9 Following the publishing of the DSAP, planning permission was granted on appeal for a further 51 houses on land north of Boyneswood Lane within Four Marks/South Medstead.

1.10 With these additional 51 dwellings approved, the NPSG made representations to EHDC that the target for Medstead Village should revert to the original number advised by EHDC. With new site allocations of 11-15, the minimum housing targets included in the JCS would have been achieved.

- The JCS target for Four Marks/South Medstead would be exceeded
- The JCS target for 'Other Villages' would be exceeded.
- The EHDC target for the designated area would be exceeded

1.11 As a result the Neighbourhood Plan that was published for consultation (both the Draft Plan and the Pre Submission Plan) included two sites in Medstead Village which would deliver 14 new dwellings.

1.12 Subsequently, the Local Plan 2 has been published and the NPSG recognise that this proposes an additional site for 12 new dwellings at VL 7 : Land rear of Junipers, South Town Road, Medstead. Nevertheless, this Submission Plan continues to recommend the exclusion of this site from the site allocations plan.

1.13 The fact that this Plan makes no further allocations (over and above those contained in LP2) does not mean that there will be no other new houses built in the villages. There will be some '*windfalls*'. As the Draft Site Allocations Plan from EHDC makes clear "Housing provision will continue to be accommodated on acceptable sites within the settlement policy boundary of Four Marks/South Medstead". These *windfalls* refer to the natural process of evolution that goes on in any village over the years. We can be confident that they will be small scale developments and many will be updating the existing housing stock. Furthermore, the policies contained in our Neighbourhood Plan will ensure that any such developments conform to the design requirements included within our Plan.



Aerial photo of South Medstead, '© Alton Camera Club 2015'

Improving the world around us

1.14 From the results of the questionnaire, it is clear that many local residents believe it to be important that we retain the essential 'rural feel' of our villages and also ensure that we preserve the sense of community.

1.15 We have set out to do this in a very positive way by identifying specific projects that we believe will both enhance our local environment and give greater coherence to our community. There are three specific projects that have been included in the Plan and which are underpinned by relevant policy statements.

- i. The Green Infrastructure Network: we have been looking to find ways to both protect and enhance the many green spaces in and around the built up areas. We have looked at all the green spaces, the existing network of footpaths, the bridleways, the cycleways, the public open spaces and the other outdoor recreational and leisure assets that already exist and sought to find ways in which we can improve their protection, their appeal and their connectivity. This Green Infrastructure Network includes Open Spaces, Local Green Spaces, the Local Gap (between Medstead Village and South Medstead) and a number of historic routes around or through the villages such as the Pilgrims Way.
- ii. The Wildflower Walk: the Plan includes the development of a Wildflower Walk from one end of Medstead Village to the other. It is planned to start at Cedars Stables at the northern end of the village, pass by the village pond and end just beyond the Bowls Club at the southern end. To transform this project from a concept into a practical reality will require the support of the private landowners along the way. The first one acre of the walk has already been agreed. Residents of

Medstead Village are in discussions with the other landowners involved and are hoping for a positive response. A similar scheme is also being considered for Four Marks/South Medstead.

iii. The Railway Station Hub: With the speed of development in Four Marks/South Medstead, there is a sense in which the built up area is beginning to stretch out along the A31 and that there is less of a centre to the community. To address this, the NPSG have proposed the concept of creating a 'heart' to the community. After considering the various options, the team felt that the area around the heritage railway station on the Watercress Line (the Medstead and Four Marks railway station) was one that offered a number of potential benefits:

- It is an area of character with a number of traditional buildings.
- The station is already a popular attraction.
- It is in the heart of the community and in walking distance to the existing retail facilities in Four Marks.
- It is close to a number of thriving local businesses.
- It is well positioned to make use of existing pedestrian and cycle links, thus opening up an important green breathing space within the settlements.

1.16 The concept has been developed and the team have come up with an initial view of what the proposed 'Railway Station Hub' might include:

- the renovation of the buildings of historic interest.
- a family friendly eatery (licensed).
- half a dozen small booth spaces, to present craft style offerings.
- space for an 'indoor market'.
- additional car parking space.

1.17 The location of the Railway Station Hub can be seen in Annexe C on the Policies Map Inset 2.

1.18 The comments made by residents during the public consultation on the Draft Plan show that this proposal has widespread support within the community. In excess of 75% of those who commented on this proposal either 'agreed' or 'strongly agreed' with it.

Infrastructure

1.19 The results from the questionnaire made it very clear that residents are concerned that investment in the infrastructure in our villages has lagged significantly behind the very rapid increase in the number of new houses that have been built.

1.20 The NPSG set up Work Groups to address all the major infrastructure issues (e.g. schools, medical facilities, water, sewage, electricity). The Work Groups carried out very thorough assessments for their particular topic and made direct contact with all the relevant organisations involved. Their reports can be found on the website (www.mfmplan.org).



Aerial photo of Medstead Village, '© Alton Camera Club 2015'

1.21 However, when the findings were reviewed, it became clear that there were very few specific policies that could be included in the formal Neighbourhood Plan that could deal with many of the issues raised. This is for a number of reasons:

- The Neighbourhood Plan is primarily about 'spatial policy' or land use. Few of the issues that were reviewed related to land use.
- Most of the organisations involved are governed by statutory regulations. These regulations oblige them to meet the specified needs of the local community. Certain other aspirations from the questionnaire fall outside the scope of a Neighbourhood Plan.

1.22 Nevertheless, there is a way that a Neighbourhood Plan can help to address any infrastructural issues that are of concerns to residents. Once the Neighbourhood Plan has been approved at the referendum the 'Community Infrastructure Levy' will become more directed towards the needs of our area.

1.23 The Community Infrastructure Levy (CIL) came into force in April 2010. It allows local authorities in England and Wales to raise funds from developers undertaking new building projects in their area. The money will be raised from all developments that have gained approval once the CIL has been adopted.

1.24 The money can be used to fund a wide range of infrastructure that is needed as a result of development. This includes new or safer road schemes, flood defences, school facilities, health and social care facilities, park improvements, green spaces and leisure centres.

1.25 Parishes with an adopted Neighbourhood Plan will receive 25% of any Community Infrastructure Levy arising from developments in their area compared to parishes without a Neighbourhood Plan who will receive 15%.

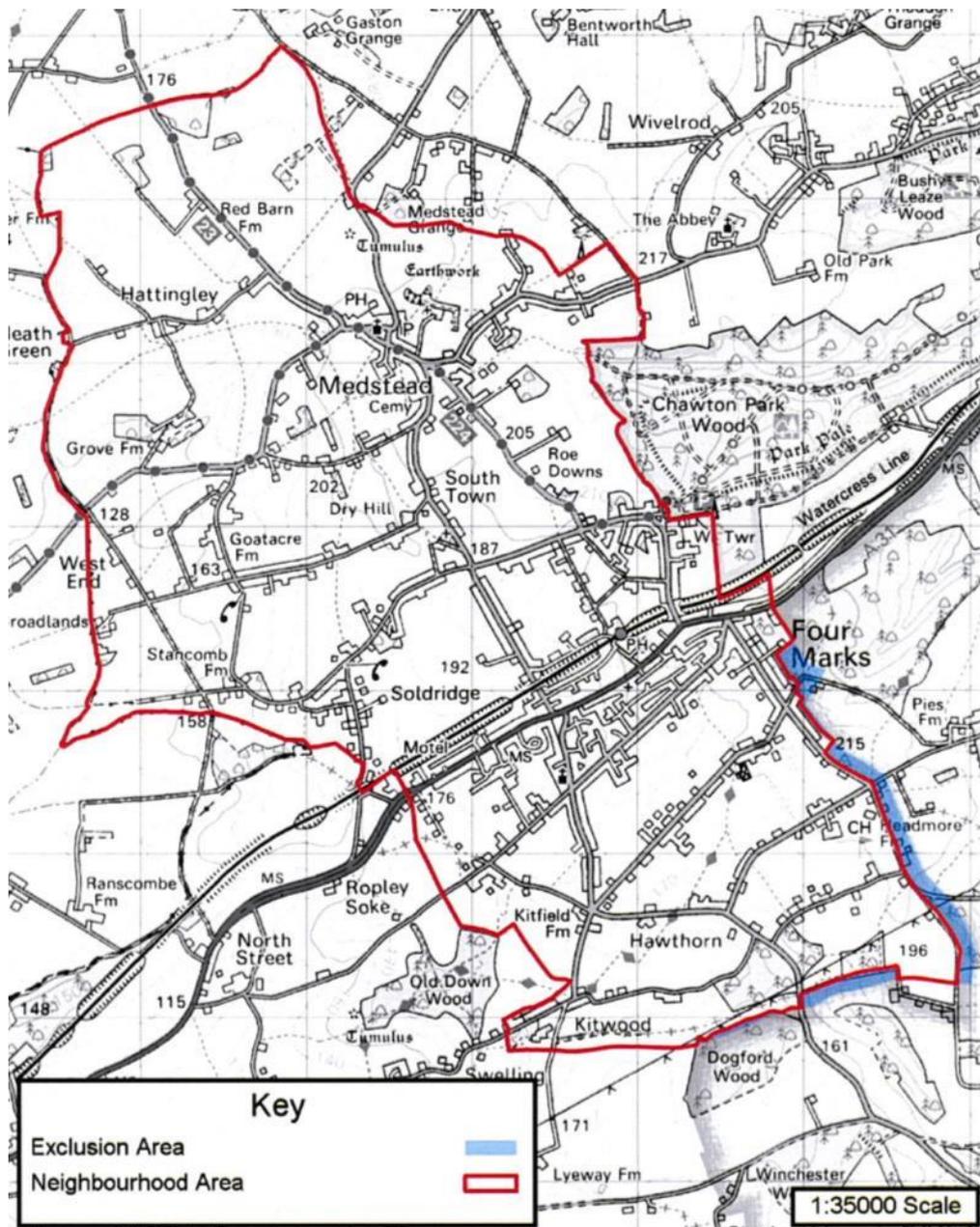
1.26 Our Parish Councils will be able to direct these new funds towards the most important projects in Medstead and Four Marks

Chairman of the Neighbourhood Plan Steering Group
Nick Stenning

2. BACKGROUND & PURPOSE

The Medstead & Four Marks Neighbourhood Plan

2.1 Medstead Parish Council and Four Marks Parish Council have together prepared this Neighbourhood Plan for the area designated by EHDC under the provisions of the Localism Act 2011 and the Neighbourhood Planning (General) Regulations 2012. The designated area can be seen in Plan A below where the blue areas show land that is located within the South Downs National Park and within the Four Marks Parish Boundary, but excluded from the Medstead and Four marks Neighbourhood Plan Area. The MFMNP area was designated by EHDC on the 19 June 2014.



Plan A: Medstead & Four Marks Designated Neighbourhood Plan Area
(Crown Copyright Reserved LC 100024238-2014 East Hampshire District Council)

2.2 The Neighbourhood Plan, therefore, covers the parishes of Medstead and Four Marks, excluding the areas that fall within the South Downs National Park (shown as the exclusion areas in the map above).

2.3 For planning purposes, EHDC have identified a part of Medstead parish as "South Medstead". They define South Medstead as the area within the Settlement Policy Boundary (SPB) just to the north of the railway line which acts as the boundary between the parish of Four Marks and the parish of Medstead.

2.4 In their JCS, EHDC have designated Four Marks /South Medstead as a Level 3 settlement. The remainder of Medstead parish is described as Medstead Village. In the JCS, Medstead Village is considered to be a Level 4 settlement. Further details on the Settlement Hierarchy, are available on the MFMNP website www.mfmplan.org

2.5 The purpose of the Medstead & Four Marks Neighbourhood Plan (MFMNP) will be to make planning policies that can be used to determine planning applications in the area. In some cases, its policies will encourage development proposals for the benefit of the local community. In others, its policies will aim to protect the special character of the parishes.

2.6 Neighbourhood Plans provide local communities with the chance to shape the future development of their areas. Once approved at a referendum, the Plan becomes a statutory part of the development plan for the area and will carry significant weight in how planning applications are decided. Plans must therefore contain only land use planning policies that can be used for this purpose. This often means that there are important issues of interest to the local community that cannot be addressed in a Plan if they are not directly related to planning, such as infrastructure, education, health, transport and utilities.

2.7 Although there is considerable scope for the local community to decide on its planning policies, Plans must meet four 'basic conditions'. These are:

- Is the Plan consistent with national planning policy?
- Is the Plan consistent with local planning policy?
- Does the Plan promote the principles of sustainable development?
- Has the process of making of the Plan met the requirements of European environmental standards?

2.8 In addition, the NPSG must be able to show that it has properly consulted local people and other relevant organisations during the process of making the Plan and has followed the Regulations. This will be demonstrated through the Consultation Statement submitted together with this final Neighbourhood Plan. The Basic Condition Statement will accompany these two documents to demonstrate how the Submission Plan relates to the Basic Conditions as per the Neighbourhood Planning (General) Regulations 2012.

2.9 These requirements will be tested by an independent examiner once the Plan is finalised. If satisfied, the examiner will recommend to EHDC that the Plan goes to a referendum of the local electorate. If a simple majority of the

turnout votes for the Plan then it must become adopted as formal planning policy for the area.

The Submission Plan

2.10 This Submission Plan is the final version of the Neighbourhood Plan. The Basic Condition Statement accompanying the Submission Plan will demonstrate how the plan conforms to existing national and local planning policies.

2.11 The Plan has been through community engagement events including an informal consultation of a Draft Plan and the statutory consultation of the Pre Submission Plan to obtain the views of the local community and other organisations on the vision, objectives and policies of the Plan.

2.12 This Submission Neighbourhood Plan is being submitted to EHDC for a 6 week publication period as per the Neighbourhood Planning (General) Regulations 2012 (Reg. 16) EHDC. The Submission Neighbourhood Plan and the responses received will then be handed over by EHDC for assessment by an independent examiner. If the MFMNP is approved by conforming to the basic conditions, it will then be the subject of a referendum by all those who are on the electoral roll in Medstead and Four Marks.

Medstead and Four Marks – the place

2.13 The parishes of Medstead and Four Marks are located high in the 'Hampshire Alps' – the nick-name given to this part of the Hampshire downs back in the mid-nineteenth century when the railway was being built. It is this topography that has become the defining feature of our area.

2.14 At the time of the Napoleonic Wars, for example, Four Marks was chosen as the location for one of the chains of Semaphore Stations which provided the communication between the Admiralty in London and the ships at Portsmouth and Plymouth. More recently, Four Marks took part in a chain of beacons to commemorate the anniversary of the Armada and HM the Queen's Silver Jubilee in 1977 and her Diamond Jubilee in 2012. It is no coincidence that the Ordnance Survey chose a site for a triangulation point at Telegraph Lane.

2.15 Our villages are believed to be the 'highest' settlements in Hampshire and as a result, we all enjoy spectacular and far reaching views across the Hampshire countryside, particularly to the north and west of the villages.

2.16 The earliest evidence of settlement is the two Tumuli (burial grounds) to the north of the village of Medstead which are believed to date from 1000 BC and the Entrenchment just to the east of Trinity Hill that was built sometime between 500 and 300 BC. But eking out a living from farming on these flinty hills was always a struggle and the settlement never really developed.

2.17 Nineteenth century maps show Medstead as a small hamlet. The village centre was in a form largely similar to today's and there were small clusters of buildings around the farms at Hattingley, Heath Green, Goatacre, Stancomb,

Soldridge, South Town and Red Hill. The 1851 census shows that there were 89 inhabited dwellings in the parish.

2.18 In the twentieth century, as rural living became firstly feasible and then attractive for those working in nearby towns, demand for small dwellings with large garden plots increased. In Medstead, this manifested itself by the building, of mainly bungalows along road frontages with large garden plots backing onto open countryside. This 'stellate' development radiating out from the centre of the village remains an unusual feature of the parish today.

2.19 Historically, the area of Four Marks was also not heavily settled. There is some evidence of Stone Age and Bronze Age activities and a Celtic track way passed through the village linking larger ridgeways with evidence found at Headmore Farm confirming the existence of a Celtic farm. Later, pilgrims travelling from Winchester to Canterbury formed the 'Pilgrims' Way' through the village along Brislands Lane and Blackberry Lane a route still followed by pilgrims today. Four Marks was recorded as a place in documentation in 1550 but only a few tens of dwellings, an inn and the railway station had been established by 1875.

2.20 However, there was further settlement in the area after the First World War when the Government encouraged small holdings to be set up with plots of one or two acres with a small 'Colonial' bungalow erected on the plots. It still took a while to attract people to this rural location and it was not until 1932 that there was a sufficient number of these 'Colonial' plots to justify the creation of Four Marks as a civil parish and create the pattern of the settlement which was largely responsible for the form seen today of low density development surrounded by open fields.

2.21 The late 1950s and early 1960s saw the next major phase of building. Once again, the dwellings were mainly bungalows although there were a greater variety of designs. Better quality bricks were used, reducing the need for rendering and painting. It was also during this period that roofs were mainly tiled with profiled tiles.

2.22 For the next few decades, the number of new dwellings maintained a steady but sustainable pace. By and large the infrastructure kept pace with the development with, for example, the schools being expanded, mains drainage arriving in 1991 and the expansion of the Mansfield Park medical centre.

2.23 However, the rate of change has increased dramatically in the last few years. As can be seen from the table below the number of houses built each year (or approved to be built) has increased fourfold – from 32 to 120 per annum.

2.24 Once the new approvals have been built, the total number of houses in this community will have increased by over 38% since 2001. The scale and speed of this growth in the number of houses puts a great deal of pressure on community cohesion in a number of different ways.

	2001 to 2011	2011 to 2015	Approvals to be built
Houses added	326	240	241
Increase in houses per annum	32.6	60	120

Table A: Total number of new houses added

2.25 Firstly, it risks changing the character of the area from Rural to Urban. The new houses have been built in configurations that are distinctly urban and at a much higher density than has been traditional in these parishes.

2.26 Secondly, it is developing into a 'dormitory population'. As there has been no commensurate increase in employment within these parishes, the majority of the new residents commute to work in neighbouring towns. This not only creates traffic congestion at peak times, it also undermines the sense of belonging.

2.27 Thirdly, investment in the infrastructure has failed to keep pace with the increase in the population. This has put an increased level of pressure on all the local services and is most concerning in terms of the lack of facilities for the young people in our community.

2.28 As a result of their location on the top of the 'Hampshire Alps', the settlements of Medstead and Four Marks have always had a rural character to them and this has largely been preserved until today. This Neighbourhood Plan seeks to put in place policies to help retain the rural character of the parishes as this is seen to be central to the character of both settlements and something to be cherished and protected. This will also give the residents of Four Marks and Medstead the opportunity to ensure that we can build a sustainable social infrastructure in terms of the sense of community, the feeling of belonging and the nurturing of civic pride.

The Planning Policy Context

2.29 The two Parishes are part of East Hampshire District in the County of Hampshire. East Hampshire District Council has policies and proposals that have a significant influence over the strategy and detailed content of the MFMNP.

2.30 The National Planning Policy Framework (NPPF) published by the Government in 2012 is also an important guide in the preparation of local plans and neighbourhood development plans. The MFMNP must demonstrate that it is consistent with the provisions of the NPPF.

2.31 The development plan for East Hampshire comprises the Local Plan Part 1 – Core Strategy, adopted in June 2014 and the non-strategic Local Plan saved policies from 2006. The saved policies will be replaced by the Local Plan Part 2 – Site Allocations Plan, Part 3 - Site Allocations & Development Management and Neighbourhood Plans in due course. The

MFMNP must be in general conformity with the strategic policies of the development plan as required by the 2012 Neighbourhood Plan Regulations.

The Local Plan Part 1 – Joint Core Strategy (2014)

2.32 The Core Strategy sets out the spatial plan until 2028 for East Hampshire and the part of South Downs National Park that falls within East Hampshire. The plan has divided the district into four geographical areas. Medstead and Four Marks are situated in the 'North of the South Downs National Park' area.

2.33 The Core Policy 2 (CP2) *Spatial Strategy* policy sets out a settlement hierarchy for the district. The settlement known for planning purposes as Four Marks/South Medstead (although located in separate parishes) has been identified as *Level 3 – Small Local Service Centres* and as such is expected to maintain its role as a sustainable community.

2.34 Medstead Village has been identified as *Level 4 - Other Settlements with a settlement policy boundary*. Level 4 includes 18 villages that are 'other villages outside the National Park' (CP10). Medstead Village, South Medstead and Four Marks all have their own settlement policy boundaries. These will be reviewed by the Neighbourhood Plan.

2.35 The *CP10 Spatial Strategy for Housing* sets out the minimum number of new dwellings to be developed in each of the levels in the settlement hierarchy and identifies:

- Four Marks/South Medstead to provide a minimum of 175 dwellings over the plan period. However as there has been residential development already built and more granted planning permissions recently of substantially more than this number, EHDC has advised that there is no need for the MFMNP to allocate any additional homes over the plan period.
- Medstead Village is one of the 18 settlements referred to as "*other villages outside the National Park*" that should together provide a minimum of 150 dwellings. The guidance given by EHDC was that a range of 11-15 was a reasonable share of this allocation for Medstead Village.

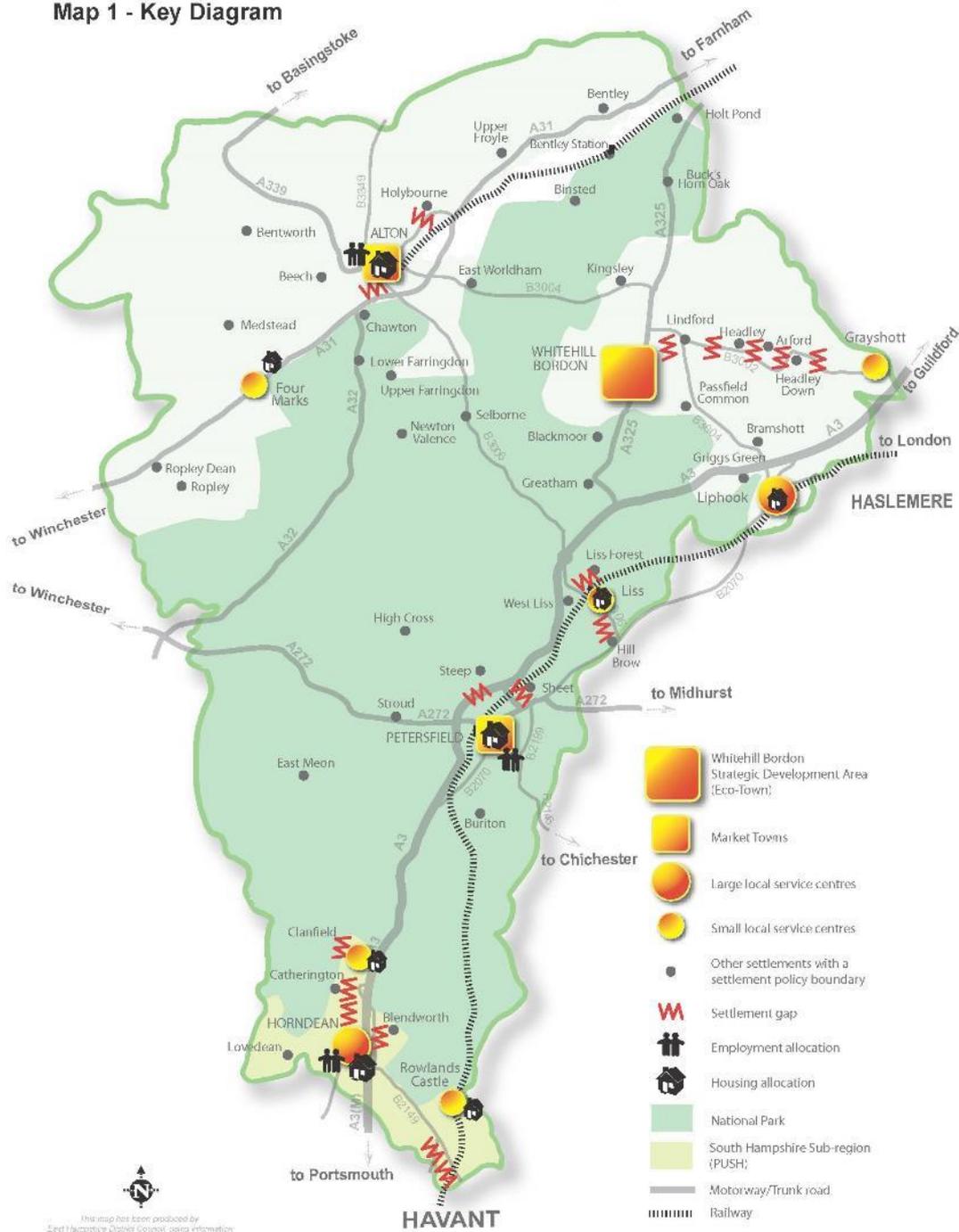
2.36 The two policies above are the most important to the MFMNP in terms of the parishes' level of growth. Further strategic policies of the East Hampshire Core Strategy that set the policy framework for all the Neighbourhood Plans in the District are the following:

- Core Policy4 (CP4): Existing employment land – Supporting an enterprise centre or managed workspace or a contribution to a local employment scheme.
- CP6: Rural economy and enterprise – supporting development to help nurture markets and business enterprise in rural skills including traditional building skills.

- CP8 Town and village facilities and services – supporting small scale (infill) development for retail uses as well as non-retail services and community facilities.
- CP 9: Tourism – Promoting the existing visitor attraction through improving the facility and or surrounding area to benefit the local community and supporting the local economy.
- CP 13: Affordable housing on residential development sites – Reinforcing the affordable housing provision set in the JCS.
- CP 16: Protection and provision of social infrastructure – promoting innovative schemes that seek to improve local delivery of services.
- CP 18: Provision of open space, sport and recreation and built facilities – the policy encourages sites for open space, sport and recreation and built facilities to be allocated through Neighbourhood Plans.
- CP20: Landscape – to protect and enhance local distinctiveness, sense of place and tranquillity.
- CP28: Green infrastructure – improving access between new and existing open spaces and outdoor recreational / sporting facilities.
- CP29: Design - requiring proposals for residential development to display high standards of design and landscaping in order to create attractive and safe residential areas as per the parishes Design Statements.
- CP30: Historic Environment – ensuring that its heritage assets such as the three Scheduled Ancient Monuments in Medstead (the Tumulus off Wield Road, the Tumulus near Trinity Farm and the Entrenchment at Marls Row), Pilgrim's Way and the beacon site at Semaphore Farm in Four Marks, and the character of the surrounding areas are preserved.
- CP31: Transport –support safe and convenient cycle and pedestrian links that integrate with existing cycle and pedestrian networks.
- CP32: Infrastructure –to prioritise infrastructure projects that the future Community Infrastructure Levy can help fund.

2.37 Together, these policies provide the framework, within which the general conformity of the MFMNP with the development plan will be assessed. The MFMNP should not however repeat what the district plan is saying but add local land use policies.

Map 1 - Key Diagram



Plan B: Core Strategy 2014: Key Diagram

The Local Plan Part 2 and 3

2.38 The work towards the 'Local Plan Part 2 - Site Allocation Plan' has started through consulting the towns and villages in the district and the final document is expected to be adopted in December 2015. The main aim of the Part 2 document is to allocate sites for both housing and employment development in the district. Adopted Neighbourhood Plans work as site allocation plans for their specific plan area and hold the same weight as the Local Plan.

2.39 The saved policies in the East Hampshire District Local Plan (2006):

Second Review, are currently the development management policies that set out the guidance for deciding on planning applications in the district. These will be superseded partly by Neighbourhood Plans and by the Local Plan Part 3 - Development Management. The document is expected to be adopted in December 2016.

Village Design Statements

2.40 Both Medstead and Four Marks have Village Design Statements (VDS) which have been adopted as Supplementary Planning Documents (SPD) by EHDC. As such the documents are material considerations, which mean that their guidance needs to be considered in planning applications. The MFMNP have incorporated the VDSs in its policy on design which will give the statements increased planning weight.

2.41 There have been a number of substantial developments approved in Medstead and Four Marks since the VDSs were last prepared. Therefore the Parish Councils are currently reviewing these documents to ensure they accurately reflect the character of the different areas.

Community Views on Planning Issues

2.42 The people who live in the villages of Medstead and Four Marks feel that their community is "*basically 'under siege' because of an 'open season' attitude for developers*" (Source: Operation of the National Planning Policy Framework - Communities and Local Government Committee)

2.43 This level of concern was confirmed by the results of the questionnaire which was distributed to all the households in the villages. When asked 'what is your opinion about the number of dwellings in the area', over 90% of respondents said that they believed 'we have too many already' or 'it's about right at present'.

2.44 The reason that the sentiment in these villages is so strong is a direct result of both the very dramatic increase in the rate of house building in the last few years as well as the sense that it has been 'unplanned'. Figure 1 on the following page shows the rate of growth in dwellings in recent years plus the recent approvals.

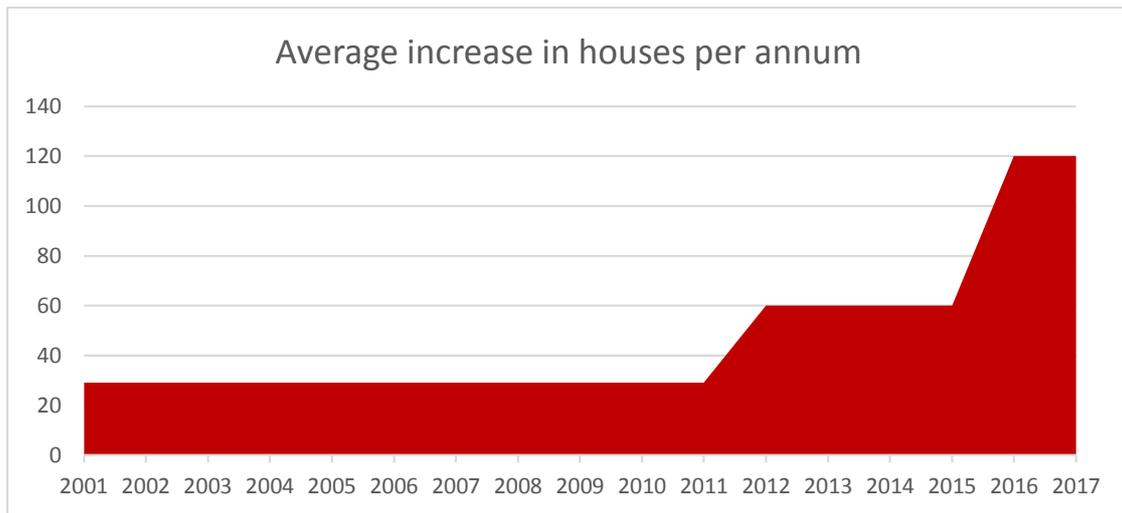


Figure 1: Medstead and Four Marks – average increase in housing per annum

2.45 Once all the houses that have received planning permission are built, the increase in the number of houses when compared to the 2001 census will be over 38%.

2.46 However, the concern of the residents is not only the quantity of new dwellings but the sense that these developments have been ‘unplanned’. This is reflected in the following issues highlighted by the results of the questionnaire.

- i. Lack of infrastructure: One of the most frequently expressed views from the questionnaire was that the new houses had been built so recently that the infrastructure to support a sustainable community had failed to keep pace. Indeed, over 18% of respondents commented that this was the *most* important factor in the future development of Four Marks and Medstead (e.g. ‘Do not build houses unless the community has the infrastructure to support them’).
- ii. The village atmosphere: Over 20% of the respondents expressed the view that ‘the most important factor in the future development of Medstead and Four Marks’ was that the new housing developments were undermining the sense of a village community. This concern is in part attributable to the lack of infrastructure mentioned. But it’s also to do with the style, nature, density and design of the new houses. There is a concern that the rural nature of the villages of Medstead and Four Marks is being radically altered by the urban nature of the new developments.
- iii. Preserving the ‘Open Spaces’ : more specifically, and indeed more positively, when given the opportunity to express their view on the importance of key features of the local area, 75.7% said that it was ‘Open/ green spaces in and surrounding the villages’.

2.47 In summary the results from the questionnaire highlighted a very real concern about the speed of change that this area is undergoing and a feeling that it is beginning to have a real impact on the sense of community.

There is clearly an understanding that the villages of Four Marks and Medstead have evolved over the generations and will continue to evolve in the future. However, the rapid growth in the number and the change in style of the dwellings in this area undermine the ability of the community to evolve in a sustainable way. Right now, the community feels that it needs a bit of a breathing space just to catch up.

3. VISION & OBJECTIVES

Vision

3.1 The vision for Medstead and Four Marks in 2028 is:

“The settlements will have retained their own distinctive characters with the quality of the landscape spaces between and surrounding them, continuing to define their shared identity.

Housing growth in Four Marks/South Medstead and Medstead Village will have been contained by clearly defined Settlement Policy Boundaries that will have preserved the quality of the setting.

Community facilities will have expanded and become more varied to meet the needs of all groups and age ranges of the increased population, with South Medstead and Four Marks sharing facilities and open spaces and taking a greater role in their management.

A new mixed use hub will have been established around the Railway Station, as a shared focus for South Medstead and Four Marks and to support local businesses. The re-planning of the station area will have also led to an increase in visitors and tourism.

The green interior of South Medstead will have been partially retained, to complement the setting of the station hub and to provide a much needed open green ‘breathing’ space.

Four Marks village centre will offer a wider range of shops and services and a stronger sense of place with an enhanced link to the station hub.

There will have been a growth in employment opportunities with greater scope for local businesses which will have helped reverse the dormitory trend in Four Marks/South Medstead.

Medstead Village will have retained its rural character and setting whilst accommodating a modest growth in housing numbers to meet the needs of its residents, and to provide a balance of dwelling types to serve the community over the long term.

Accessibility to and connectivity between the existing network of footpaths, bridleways, cycleways, public open spaces and other outdoor recreational and leisure assets will have been improved across both parishes”.

Objectives

3.2 In addition to providing a general development plan for the parishes, this vision translates into a framework of key objectives for the MFMNP:

1. Spatial Strategy

- to retain the rural character of the parishes through recognising the separate identities of the villages, protecting the landscape and to prevent coalescence.

2. Retail, Services and Community Facilities

- to strengthen and redefine the existing Four Marks shopping area/centre by improving the connection between business hub, employment areas and the Railway Station Hub.
- to establish the Railway Station as the focus for a mix of new facilities to serve the local community and increase the number of visitors.
- to identify and protect the assets and amenities of the parishes including the shops, pub and local green spaces.

3. Green Infrastructure

- to allocate Local Green Spaces as part of creating a wider green infrastructure network of rural landscapes, open spaces, nature areas, footpaths, heritage routes and bridleways.
- to improve the major footpaths and tracks to encourage greater use by pedestrians and cyclists.
- to prioritise pedestrian safety along school bus routes.

4. Employment

- to safeguard and support the existing employment areas and uses.
- to support a business hub to facilitate start-ups, growth of small businesses and to provide a showcase for local businesses and craft producers.

5. New Homes

- to ensure that any new homes built within the SPBs over the plan period are of an appropriate design and scale; are in a location that will not harm the character of the villages; and are of a type that meets local needs.

4. LAND USE PLANNING POLICIES

Policy Issues

4.1 The Planning Policy context and the community engagement work already undertaken have raised a number of issues for the Neighbourhood Plan to address:

- What are the shared design characteristics of the area that could be included in a policy; should the Village Design Statements be updated?
- Are there needs and opportunities for some retail and other employment development at the Railway Station area and, if so, is the land accessible and deliverable?
- What shape should the employment policy take in refining the existing protection policies? Can it be site specific?
- What community facilities should be on the list of those to be protected from a change of use?
- Which spaces meet the criteria for designation as Local Green Spaces? Do they already benefit from any type of protection and, if so, is there any additional value to a designation?
- What public footpaths, heritage routes, cycle routes and bridleways already exist? Can these routes be improved to better connect the villages and the access to the countryside?

Land Use Policies

4.2 Land use policies are used to determine planning applications made for development proposals. They can establish the principles for retaining or changing the use of land in settlements and in the countryside. They can also set out the conditions against which development proposals will be judged in terms of their design, access etc.

4.3 The purpose of these policies is to either encourage planning applications to be made for things the local community wants to see happen or to discourage applications for developments that they do not want to happen. Policies must be clearly written so they can be easily applied when considering planning applications.

4.4 The Plan deliberately avoids repeating existing national or local planning policies. The proposed policies therefore focus on a relatively small number of key development issues in the area. For all other planning matters, the national and local policies of other planning documents – the National Planning Policy Framework and the East Hampshire District Local Plan: Joint Core Strategy 2014 and the saved policies of the Local Plan 2006 – will continue to be used.

4.5 Set out below are the proposed policies of the Plan. Each policy has a number and title and the policy itself is written in bold italics for ease of reference. There is also a short statement explaining the intention of the policy

and any other relevant background information. At the end of this document is the Policies Map – where a policy refers to a specific site or area then it is shown on the Map.

Policy 1: A Spatial Plan for the Parishes

The Neighbourhood Plan designates a Medstead Village Settlement Policy Boundary (MVSPB), a South Medstead Settlement Policy Boundary (SMSPB) and a Four Marks Settlement Policy Boundary (FMSPB) as shown on the Policies Maps, for the purpose of containing the physical growth of the villages over the plan period.

Development proposals on land within the Settlement Policy Boundaries will be supported provided they accord with the other provisions of the Neighbourhood Plan and the East Hampshire Development Plan.

Land outside the Settlement Policy Boundaries will be regarded as countryside, where development proposals will not be permitted unless they are necessary for the purposes of agriculture or forestry, or for enterprise, diversification or recreation that benefits the rural economy without harming countryside interests. New development in the countryside should not result in the loss of open land that contributes to the form and character of the individual villages and their rural setting.

Development proposals for the subdivision of residential gardens will be refused in order to retain the special character of the parishes.

4.6 This policy directs future development in the parishes to the settlements of Four Marks/South Medstead and Medstead Village. In doing so, the policy proposes amendments to the Settlement Policy Boundaries (SPB) as defined by Policy CP19 of the JCS to accommodate development that has been built since the 2006 Local Plan and its proposals map was adopted. This includes land adjoining but outside the SPB where development has been granted planning permission since the SPB was last drawn.

4.7 In redefining the Settlement Policy Boundaries, some dwellings which are themselves contained within the Boundaries are shown as having parts of their curtilages outside those Boundaries. This has been done in order to prevent backland house-building from taking place, where such development is considered to be harmful to the character of the area and detrimental to the enjoyment of nearby dwellings by their occupiers.

4.8 The exclusion of part of the curtilage of a dwelling from the Settlement Policy area in no way affects the rights of the owners to continue using it as garden land, neither does it prevent them from carrying out the various forms of minor development for which planning permission is deemed to be granted under the terms of the Town and Country Planning (General Permitted Development) Order.

4.9 Maps of the proposed Settlement Policy Boundaries are included in the following annexes:

Annexe A: Medstead and Four Marks

Annexe B: Medstead Village

Annexe C: South Medstead

Annexe D: Four Marks - centre

Annexe E: Four Marks – south

Policy 2: Local Gap between Medstead Village & South Medstead

The Neighbourhood Plan defines the Local Gap between Medstead Village and South Medstead as shown on the Policies Map, for the purpose of applying development plan policy to prevent the coalescence of the settlements.

4.10 It seeks to protect the essential countryside character of the local gap between Medstead Village and South Medstead in order to prevent coalescence between these two separate settlements and to retain their distinctive identity or character. The gap is shown in the Policies Map in Annexe A. Although this gap has not been identified in the JCS, the MFMNP seeks to define and protect the Medstead Village & South Medstead Local Gap through identifying this area in line with the criteria of the JCS Background Paper on Gaps between Settlements 2011, informing Policy CP23 of the JCS.

4.11 The evidence paper does not identify a gap between Four Marks and Medstead which is understandable as the two settlements South Medstead, north of the railway line and Four Marks, south of the railway line have together been identified by EHDC as a *Level 3 settlement – Small Local Service Centres*. However the gap between Medstead village which has been identified as a separate Level 4 settlement by EHDC and Four Marks/South Medstead has not been reviewed.

4.12 The gap has been considered and defined by the following objectives;

- To retain the separate identities of the settlements and prevent coalescence
- Where there is absence of existing urban activity within the gap
- To follow boundaries, as far as possible, to recognisable features (e.g. a road, footpath, hedgerow, stream, field boundary etc.). In many cases the boundary of the gap will be identical to the settlement policy boundary if it is evident that all land outside the boundary contributes to the objectives of the policy

4.13 When determining the gap boundaries consideration has been given to;

- the visual perception of the gaps from the adjacent developed areas and from public rights of way as well as public highways within the gap itself
- The need to maintain sufficient separation between the settlements
- the value of a gap will depend more on the feeling of separation across its full extent rather than along any road corridor which crosses it

4.14 This policy does not intend to stretch out already set boundaries to include adjacent areas but is identifying a gap that has not been considered and assessed by the EHDC. The MFMNP sees this as an opportunity together with the district to protect and recognise a gap that contributes to the landscape character of the two parishes and the district.

Policy 3: Local Employment

Proposals that result in the loss of an existing employment or business use, will only be permitted where it can be demonstrated that its continued use is no longer viable. Proposals to expand an existing employment or business use will be supported, provided their impact on flood risk, local amenity, traffic, noise and landscape can demonstrate proven and deliverable mitigation.

4.15 This policy seeks to protect existing employment sites and their uses from any unnecessary loss and to encourage new employment development at existing sites. It is therefore consistent with the EHDC's JCS Policy CP6 in safeguarding sites for employment use and in continuing to play an important role in accommodating East Hampshire's business activities.

Policy 4: Local Shops & Village Centres

The Neighbourhood Plan designates Village Centres at Four Marks/South Medstead and designates Local Shops in Medstead Village as shown on the Policies Map.

Proposals affecting the defined Village Centre in Four Marks/South Medstead for the change of use of an existing shop (A1) premises to financial/professional services (A2), to a restaurant/café (A3) or to an office (B1a) will be supported provided:

- it can be demonstrated that the established A1 use premises are no longer economically viable.***
- the proportional number of non-A1 uses to A1 uses will not exceed 50% as a result of the change of use.***
- the proposal does not have a detrimental effect on residential amenities.***
- the design and/or use will cause no significant harm to a Building or Structure of Special Character or Asset of Community Value.***

Proposals, related to defined Local Shops in Medstead Village for a change of use of an existing shop (A1) premises will be refused.

Four Marks

- i. R G Rivers, Lymington Bottom Road, electrical shop**
- ii. Co-Op Store, 30 Winchester Road**
- iii. Oak Green Parade and adjacent shops, Winchester Road**

Medstead

- iv. The Handy Store, High Street (convenience store)**
- v. Medstead Hardware store and Post Office, High Street**
- vi. The retail and light industrial site at Lymington Barns, Lymington Bottom Road**
- vii. WKL Building Supplies, Lymington Bottom Road**

4.16 Due to the large increase in new homes in recent years, the MFMNP is looking to ensure that the parishes together can provide the appropriate number of shops and encourage the commercial activities of Four Marks and Medstead through defining their village centres, placing limitations on changes of use and on changes that could be harmful to their character.

4.17 The policy is in line with the JCS Policy CP8 as it supports continued maintenance and protection of local parades and small local centres to ensure all residents have access to a basic range of small shops and services.

Policy 5: Community Facilities

Proposals to improve the viability of an established community use of the following buildings and facilities by way of the extension or partial redevelopment of existing buildings as shown on the Policies Map, will be supported, providing the design of the scheme is appropriate and the resulting increase in use will not harm the amenities of adjoining residential properties.

Four Marks Community Assets:

- i. Benian's Pavilion**
- ii. Village Hall**
- iii. The Recreation Ground**
- iv. Scout Hut**
- v. Church of Good Shepherd, Lymington Bottom**
- vi. Four Marks Gospel Hall, Winchester Road**
- vii. Boundaries Surgery**
- viii. The Golf Club**
- ix. Primary School**
- x. Cedars Veterinary Surgery**
- xi. Allotments**

Medstead Community Assets:

- xii. Medstead and Four Marks Railway Station**
- xiii. Castle of Comfort Public House**
- xiv. Primary School**
- xv. Village Hall**
- xvi. Sports Pavilion**

- xvii. **St Andrew's Church**
- xviii. **Church Hall**
- xix. **Watercress Medical Centre**
- xx. **Shine Dental Clinic**
- xxi. **The Chapel and Nursery School at St Lucy's Convent**
- xxii. **Bowls Club**
- xxiii. **Tennis Club**
- xxiv. **Broadlands Riding Centre**
- xxv. **United Reformed Church**

4.18 This policy supports development proposals intended to secure the long term benefit of a range of facilities that are important to the local community. In some cases, remaining viable will require investment in updating and/or increasing the size of the facility to support new uses.

4.19 The policy identifies those uses that the local community strongly favours are retained. They comprise a range of buildings and associated land, all of which may be capable of being extended or redeveloped in ways that are suitable to a rural location. However, the policy requires that proposals avoid increasing the use of community facilities to the extent that they may harm the amenities of adjoining residential properties, for example, through traffic movements, on-street car parking and noise or light pollution.

Policy 6: The Railway Station Hub

Proposals for the development of a community hub including retail uses such as a restaurant/cafe, small retail units, an indoor market space and car parking provision, to serve the local community on land in the area around the Railway Station as shown on the Policies Map, will be supported.



Medstead and Four Marks Railway Station

4.20 This policy supports the establishment of a mixed use community hub around the railway station area, creating a shared focus for Four Marks/South Medstead. Some of the proposed uses are:

- a family friendly eatery
- small scale retail 'booth' spaces
- a foyer space, available for indoor markets, fund raising activities for local clubs & societies, community education, or for hire to commercial organisations
- a small number of car parking spaces, but with the emphasis on encouraging sustainable transport to and from the hub (walk, cycle, etc.)

4.21 The Medstead and Four Marks Railway Station is part of the Mid Hants Watercress Heritage line and located on the boundary between South Medstead and Four Marks with a connecting footbridge across the railway line. The area is attractive and interesting with its railway related buildings and setting.

4.22 The term 'community hub' refers to the main intent of the policy which is to create the opportunity for a mix of uses that will build on the existing qualities of the station setting and make the area more attractive to the local community and visitors.

4.23 This policy makes provision for uses and activities that will help achieve this and provide a new community focus which will support and complement the existing retail and employment uses within the area.

4.24 The policy is in line with the JCS policy CP9 supporting tourism opportunities through defining sites for the development for the mixed use hub, CP8 and CP16 in terms of seeking to provide social infrastructure and structure for connecting and invigorating retail and employment.

4.25 The railway station hub will also be an integral part of the Medstead and Four Marks Green Infrastructure Network of MFMNP Policy 9 helping support sustainable transport options, particularly cycling and walking. The policy further seeks to retain an important green 'breathing' space within the settlements in line with CP20 of the JCS and to improve connections for cyclists and pedestrians within Medstead and Four Marks in line with CP31 of the JCS.

Policy 7: Local Green Spaces and Open Spaces

The following areas are designated as Local Green Spaces in the following locations as shown on the Policies Map, and proposals for inappropriate development on land at the following locations will be refused:

Medstead

- i. Cedars Stables, one acre of wild flower meadow, west of Trinity Hill***
- ii. Earthworks, east of Trinity Hill (Ancient monument)***
- iii. The Convent Meadow of St Lucy***
- iv. Medstead Cemetery***
- v. Medstead Green***
- vi. Five Ash Pond and land adjacent at south east corner of Five Ash cross roads***
- vii. Stoney Lane Strip***
- viii. The Knapp***

Four Marks

- ix. War Memorial Area, west of Lyminster Bottom at junction with Winchester Road***
- x. Four Marks Recreational Area, north of Brislands Lane***
- xi. Four Marks Burial Ground***
- xii. Swelling Hill Pond, Swelling Hill***

xiii. Area between south of end of Barn Lane and Brislands Lane

Proposals for development on the land that is not ancillary to the use of that land for public recreational or essential utilities development purposes will be refused.

Proposals for development on any of the following open spaces, shown on the Proposals Map, will be refused unless the development is ancillary to its use as an open space.

Medstead

- xiv. Green Stile Triangle**
- xv. Triangle at Junction of Green Stile and High Street**
- xvi. Land where Boyneswood Road becomes Red Hill**
- xvii. Entrance to Boyneswood Close**

Four Marks

- xviii. East of Lymington Bottom at its junction with Winchester Road**
- xix. Penrose Way Amenity Spaces**
- xx. Tawny Grove Children's Play area**
- xxi. Kingswood Rise Amenity Space**
- xxii. Amenity Space, adjacent to Mid Hants Railway Line**
- xxiii. Reads Field to Bogmore Close Footpath & Amenity Space**
- xxiv. Oak Green Parade**
- xxv. Hazel Road Amenity Spaces**
- xxvi. Grassed area, South of Pine Road/Badger Close**
- xxvii. The Dell, Badger Close**
- xxviii. The Orchard, Badger Close**

4.26 This policy proposes a number of important green spaces in the parishes to be protected from development by the designation as Local Green Spaces in accordance with paragraphs 76 and 77 of the NPPF.

4.27 In each case, the green spaces are an integral part of the settlements in the parishes and are therefore regarded as special to the local community. The MFMNP Local Green Spaces study sets out the case for each site to be designated. Once designated, the policy will refuse all proposals for development unless it can be clearly demonstrated they are minor, they are ancillary to a public recreation use or they are required utilities development. The definition of "inappropriate development" is further in line with paragraph 87 of the NPPF describing the effect of Green Belt protection that is consistent with Local Green Spaces policy (para. 78 of the NPPF).

4.28 The other main open spaces in the parishes are used for a variety of games, public events, dog walking, picnicking and other such informal leisure pursuits.



Wildflower Meadows, Medstead Village

Policy 8: Medstead Village Wild Flower Walk

The Neighbourhood Plan proposes the development of a Wild Flower Walk in the village of Medstead as shown on the Policies Map, for the enjoyment of the local community and visitors.

Development proposals on land that lie within the broad location of the walk will be required to align their public open space and other amenity requirements with its objectives, so that they may contribute to its successful formation and maintenance.

4.29 This policy proposes the creation of a Wild Flower Walk in the village of Medstead. The walk will join up with the Green Infrastructure Network to improve the access between the villages in the two parishes.

4.30 The concept of a Wild Flower Walk aims to engage and inspire all aspects of village life, both physically and metaphorically. A walk is one activity that is universally enjoyed by people of all ages. It provides the glue within the villages as our community grows. As we become more diverse, with differing needs, without a common interest it is difficult to create a sense of community. Our aim is to link some 'Coronation Meadow' spaces, a concept and ethos developed by HRH, The Prince of Wales, and a central wildflower pond with a walk that runs from the north of Medstead at Cedar Stables through to the south of the village at the Bowls Club.

4.31 Wildflowers significantly increase bio-diversity and encourage wildlife, birds and insects. A walk would enable the opportunity for residents to meet and create a sense of community and flow through the village, through interlinking open spaces with an accessible route to all users - wheelchairs, the elderly, buggy users, etc.

4.32 Our aim is to involve local groups and residents in its development and in particular the local schools and pre-schools, providing an input into their curricula; and local farmers and landowners, encouraging bio-diversity techniques of management promoting traditional wildflowers. The walk, eventually linking to the Railway Station Hub, provides recreation for residents of Medstead and Four Marks, placing the natural environment at

the heart of our community, celebrating our area's natural beauty and agricultural heritage.

4.33 The aim is to create, design and build the walk, meadows and pond by 2018, extending it to link with other public footpaths in the area.

Policy 9: Medstead & Four Marks Green Infrastructure Network

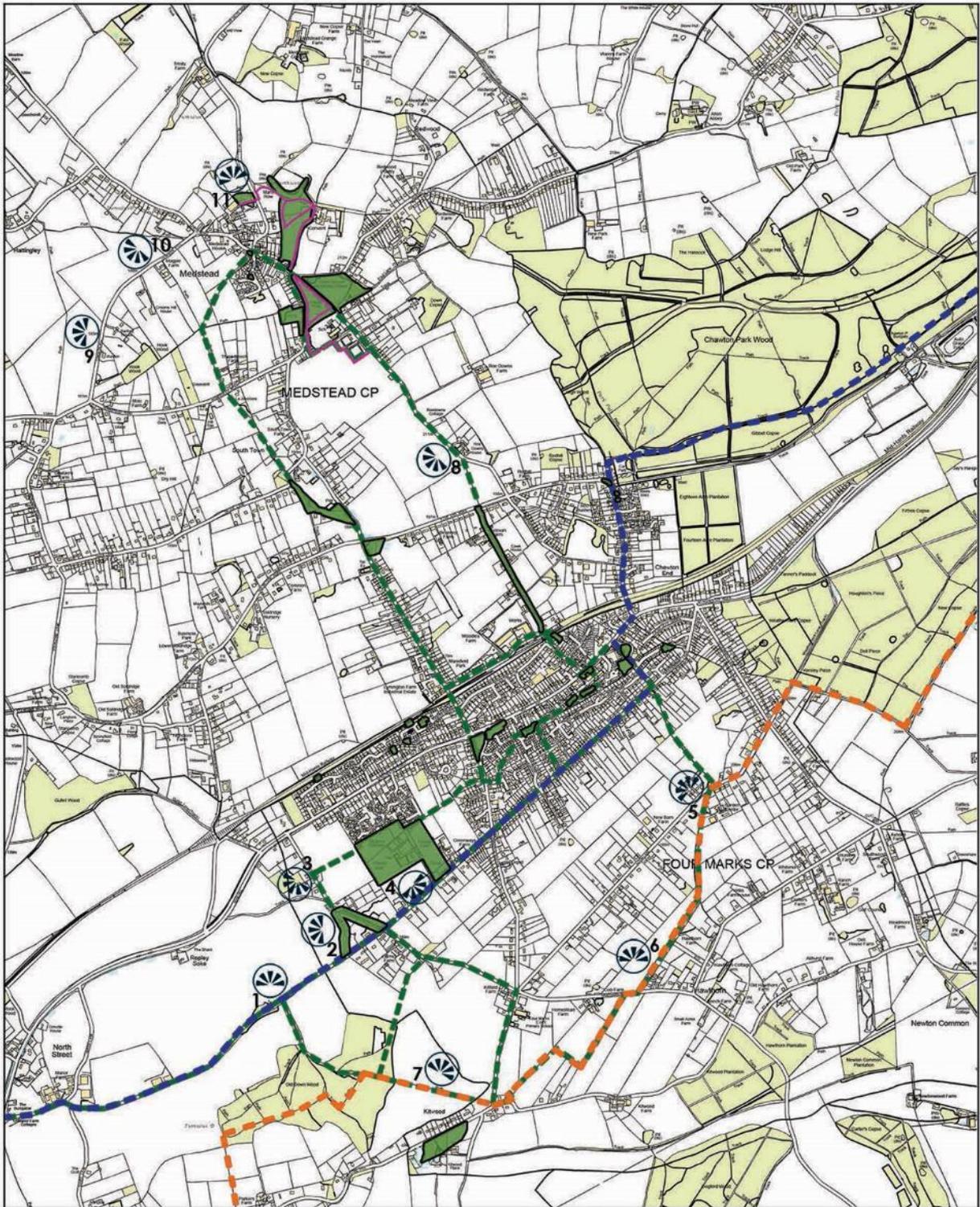
The Neighbourhood Plan proposes the establishment of the Medstead & Four Marks Green Infrastructure Network around and within Four Marks/South Medstead and Medstead Village as shown on the Policies Maps.

The Network comprises a variety of green infrastructure assets, including Local Green Spaces and Open Spaces, as identified in Policy 7, playing fields, landscaped noise attenuation buffers, assets of biodiversity value and children's play areas. It also includes heritage routes, cycleways, footpaths and bridleways and links with the Medstead Village Wild Flower Walk of Policy 8.

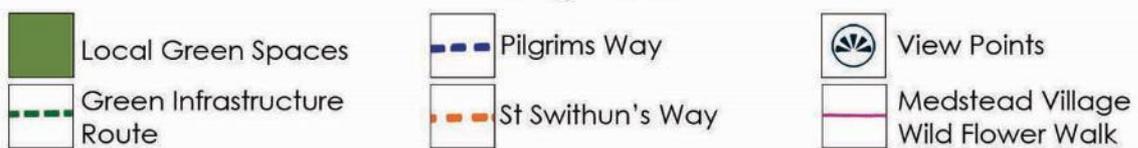
Development proposals on land that lies within the broad location of the Network will be required to align their public open space and other amenity requirements with its objectives, so that they may contribute to its successful formation and maintenance.

4.34 This policy proposes the creation of the Medstead & Four Marks Green Infrastructure Network in and around the villages as a network of existing, such as Pilgrims Way and St Swithun's Way, and new assets, including the existing network of footpaths, heritage routes, bridleways, cycleways, public open spaces and other outdoor recreational and leisure assets within which to contain site allocations and improve connectivity. The network will be delivered and maintained over the plan period and beyond. As such it accords with the NPPF (Para 114) and Policy CP20, CP21 and CP28 of the JCS on green infrastructure.

4.35 The scale of development in recent years around the settlements of Four Marks and South Medstead has meant that the need for a green infrastructure network has become more important to the community. The existing public network will be the basis of the Green Infrastructure Network and further routes will be established to improve the movement between the villages, the Wild Flower Walk in Medstead, the Railway Station Hub between South Medstead and Four Marks and the surrounding landscape. It will importantly join up most of the Local Green Spaces in the MFMNP area to maximise the enjoyment and recreational use of these spaces.



Green Infrastructure Network (GIN) Diagram August 2015



Plan C: Green Infrastructure Network Diagram

4.36 The aim is to significantly improve ecological connectivity around and through the villages and beyond through a variety of measures. Therefore the policy requires all development proposals in the vicinity of the Network to demonstrate how they will contribute to its successful formation and maintenance. Importantly, the policy also resists the loss of Network features unless the development proposals can show that the Network can be reconnected effectively.

4.37 The routes have been identified by the MFMNP working groups in the Medstead and Four Marks Neighbourhood Plan: Green Infrastructure Routes Study and can be found in the evidence base on the MFMNP website www.mfmplan.org.

Policy 10: Green Infrastructure & Biodiversity

Development proposals must consider the retention of existing green infrastructure, corridors, ponds and other wildlife habitats; and consider the opportunity for achieving ecological connectivity between open countryside and an existing wildlife habitat in developed areas.

Development proposals which are acceptable under the other policies of the Neighbourhood Plan will be supported provided that they accord with the provisions of both the Medstead and Four Marks Village Design Statements in respect of their biodiversity and green infrastructure objectives and will be supported, provided their layout and landscape schemes have regard to the following principles as appropriate:

- i. proposals must consider providing for flora and fauna, particularly declining species;***
- ii. existing hedgerows must be retained wherever possible to protect the rural character and encourage wildlife; and***
- iii. landscape schemes should provide, where appropriate, effective screening of new developments, and make provision for their on-going maintenance.***

4.38 The ancient woodlands, ponds and copses all form valuable green infrastructure assets of the parishes and development proposals must ensure they are protected and maintained, and wherever possible, enhanced. This includes assets such as hedgerows where proposals should further consider replacement for indigenous species and therefore avoid the use of e.g. coniferous plants.

4.39 The Joint Core Strategy CP21 states that development will be required to maintain, enhance and protect biodiversity throughout the district in particular Sites of Importance for Nature Conservation (SINC). However, apart from these nature conservation designations, other areas of local value for wildlife, such as trees and hedgerows and other areas of biodiversity, need to be protected to ensure the sustainability of the parishes.

4.40 This policy adds green infrastructure and biodiversity guidance to policy CP21 in directing developers to both the Medstead and Four Marks Village

Design Statements. The statements identify specific characteristics of the parishes and set the appropriate guidance.

Policy 11: Design

The scale, density, massing, height, lighting, landscape design, layout and materials of all development proposals, including alterations to existing buildings, will be required to reflect the architectural and historic character and scale of the surrounding buildings.

Development proposals that would have a negative impact on the local views, as shown on the Policies Maps, both into and out of the settlements will be refused.

Development proposals will be expected to demonstrate that they accord with the provisions of both the Medstead and Four Marks Village Design Statements.

4.41 This policy requires all development proposals to deliver high quality schemes that reflect the distinct characters of the two parishes.

4.42 Both Parish Councils are currently reviewing their Village Design Statements which have been adopted as supplementary planning guidance by EHDC. The reviewed documents will be prepared and consulted upon in accordance with the published good practice guidance. They define the specific characteristics applying to the villages to inform the design provisions of planning applications and the consideration of those applications by EHDC.

4.43 Due to the parishes' high altitude allowing for special panoramic views, local landmarks and the identified local views need to be protected. These viewpoints can be viewed on the Policies Maps and on the Green Infrastructure Map in Plan C and are as follows:

1. Brislands Lane, Pilgrims Way – looking northwest towards Kingsclere
2. Footpath, Barn Lane to Brislands Lane – looking west towards Alresford and Winchester
3. Barn Lane – looking southwest towards Winchester
4. End of Uplands Lane – looking southeast towards Hawthorn Road
5. Alton Lane – looking northwest toward Four Marks
6. St Swithun's Way (near Hawthorn Road) – looking north towards Four Marks
7. St Swithun's Way (near Swelling Hill) - looking northeast toward Four Marks
8. Roe Downs Road - looking southwards, views over the lower ground of the southern part of Medstead as far as Butser Hill, the highest point on the South Downs beyond Petersfield
9. Common Hill - shares parts of the southerly and westerly views from the footpath (as described in Viewpoint 10 below), with extended views looking north-westwards. A superb location to watch summer sunsets
10. Footpath, Common Hill to Hattingley - from the whole length of this footpath there are probably the most outstanding views in Medstead

extending over more than 90 degrees from the south to the west, to the hills adjoining Winchester and beyond

11. Wildflower Meadow on the west side of Trinity Hill - looking northwards, wide views over open countryside northwards towards Basingstoke, and beyond to the hills above Kingsclere near Hampshire's border with Berkshire.

4.44 In the same spirit, the enjoyment of views at night relies on lighting in this rural area to be kept to a minimum. Therefore lighting proposals as part of any development should accord with the design principles in the Village Design Statements. These will be updated to include the policies contained in the Dark Skies policy recently circulated by the SDNP.

4.45 This policy complements policy CP29 of the JCS as it requires all new development to respect the character, identity and context of the District's villages and countryside and helps to create places where people want to live, work and visit. This policy enables the MFMNP to be more specific in its design guidance where necessary to retain the special character of the areas.

Policy 12: Traffic Impacts

All proposals must be able to demonstrate in their transport assessments, where required, that the impact of new traffic movements on the local road network within the parishes, resulting from their development, have a proven and deliverable plan for mitigation.

4.46 This policy proposes to ensure that any development in the MFMNP area will not have a detrimental effect on traffic. If this should be the case then the development will need to contribute to appropriate mitigation measures. This relates to the policy CP31 of the EHDC Core Strategy.

Policy 13: Sustainable Drainage Systems

Development proposals in the parishes of Medstead and Four Marks which are acceptable under the other policies in the Neighbourhood Plan, will be supported, provided they are able to demonstrate that the proposals have a Sustainable Drainage system designed to manage the risk of surface water flooding within their boundary and reduce the impact that surface water from the site has on other sites. It should include one or more of the following sustainable drainage design features:

- i. permeable driveways and parking areas;***
- ii. water harvesting and storage features; and/or***
- iii. soakaways designed with the necessary detention and infiltration capacities.***

Any new development will need to ensure that appropriate drainage provision and any necessary mitigation is assessed, delivered and maintained for the lifetime of the development.

4.47 The policy seeks to refine policy CP25 of the EHDC Core Strategy in respect of requiring all relevant development proposals in the parishes to manage the risk of surface water flooding. It prioritises the flood risk mitigation measures included in the policy to reflect the specific surface water flooding threats in the MFMNP area.

4.48 In the survey, 56% of the respondents noted surface water as a significant issue. Whenever there is heavy or sustained rainfall, many of the roads in the villages become flooded and in many areas this represents a real road safety risk.

4.49 The Environment Agency provides maps of the risk of groundwater flooding. Key areas to note are as follows:

- High Street, Medstead
- South Town Road, Medstead particularly near its junction with Paice Lane,
- Lymington Bottom Road, Medstead, by Five Ash pond, by the Builders Merchants and between the Surgery and the railway bridge (High risk)
- Lymington Bottom Road, Four Marks, from the railway bridge to A31
- Lymington Bottom, Four Marks, particularly at the end of Vectis Close, the Brisland Lane / Blackberry Lane crossroads and Five Ways before continuing east south east along Hawthorne Road with additional water from Willis Lane and Hawthorne Lane

4.50 Over the years there have been a number of attempts to address these issues, but they have mostly proven to be ineffective. The Parish Councils will continue to press the statutory authorities, landowners and others to meet their riparian maintenance responsibilities so that the existing drainage systems are better prepared for future events.

5. IMPLEMENTATION

5.1 The Medstead & Four Marks Neighbourhood Plan (MFMNP) will be implemented through a combination of the Local Planning Authority's consideration and determination of planning applications for development in the parishes, and through steering public and private investment into a series of infrastructure proposals contained in the Plan and set out below.

5.2 These proposals have emerged during the preparation of the MFMNP and, although they cannot form part of the statutory land use policy provisions of the MFMNP, they are included in this section as non-statutory proposals to provide a comprehensive view of local community aspirations for the parishes.

Development Management

5.3 Most of the policies contained in the MFMNP will be delivered by landowners and developers. In preparing the MFMNP, care has been taken to ensure, as far as possible, that the policies are achievable.

5.4 Whilst the local planning authority will be responsible for development management, the Parish Councils will also use the MFMNP to frame their representations on submitted planning applications. They will also work with the District Council to monitor the progress of sites coming forward for development.

Infrastructure Projects

5.5 The Parish Councils propose the following projects for investment of future Community Infrastructure Levy funding allocated by East Hampshire District Council to the Parish Councils:

Transport in Medstead and Four Marks

- Introduction of traffic calming measures whilst ensuring that any developments are sympathetic to the rural character of the area.
- There are two major traffic 'pinch points' where the road goes under/over the railway line – at Lymington Bottom Road and Boyneswood Road. Potential mitigation schemes are a pedestrian tunnel through the railway embankment under the railway in Lymington Bottom Road and a pedestrian bridge over the railway in Boyneswood Road.

Other infrastructure

5.6 Both of the Parish Councils have identified a number of infrastructural projects in which they would like to invest. Medstead Parish Council are considering ideas such as:

- Extension/improvements to the village hall
- extra car parking at the village hall
- an extension to the cemetery

- a tarmac area for teenagers.

5.7 Four Marks Parish Council have prepared a list of community projects which includes:

- a youth sports building
- a 3G artificial sports pitch
- improvements around Oak Green to replace and replant the raised beds, resurface the front car park and re-line the parking spaces
- adult multi gym equipment for the recreation ground
- future improvements/extension to the village hall

5.8 This series of local infrastructure projects will be prioritised for investment from the forthcoming East Hampshire Community Infrastructure Levy (CIL), updated by the local authority on the 1st September 2015. The prioritisation and timing of these projects will be assessed by the Parish Councils with regards to community need and affordability.

5.9 The CIL will replace the pooling of S106 agreement financial contributions and it will be charged on qualifying residential and commercial development. At least 25% of the levy collected from development in the relevant parish will be invested in that parish. The proposals provide the local community with an indication of the priorities for investing the fund to improve local infrastructure as a result of new development in the parishes.

6. ACKNOWLEDGEMENTS

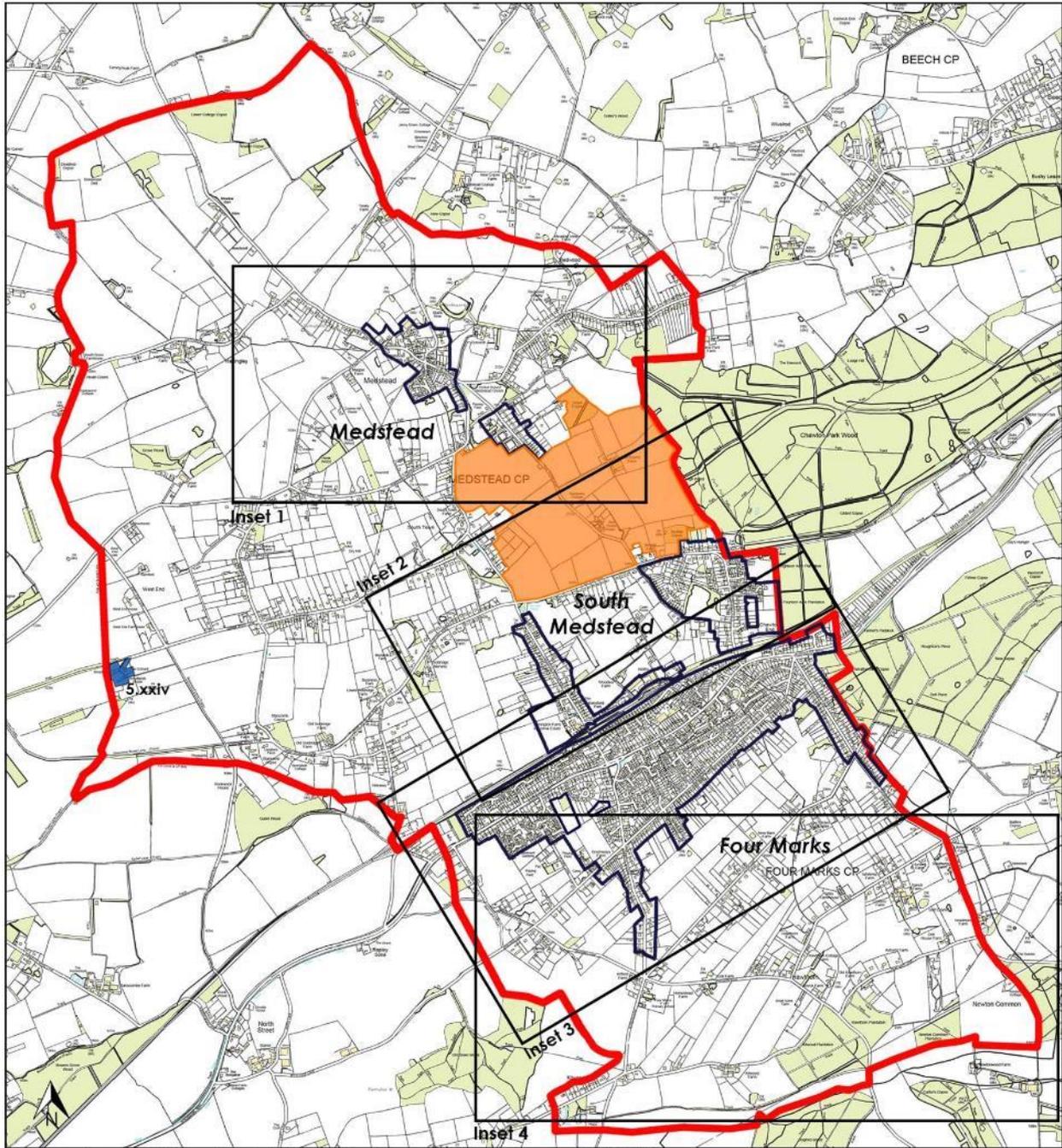
The Medstead and Four Marks Neighbourhood Plan Steering Group acknowledges the financial support from both Medstead and Four Marks Parish Councils, as well as the grants provided by EHDC Community Fund and Supporting Communities in Neighbourhood Planning grant, Department for Communities and Local Government, together with the advice from Locality, the leading nationwide network of community-led organisations in the production of our Neighbourhood Plan.

The Medstead and Four Marks Neighbourhood Plan Steering Group would also like to thank our community for their support, especially those who

- took part in our Work Groups.*
- organised the Launch Event*
- organised the planning and distribution of the questionnaire*
- organised the Open day*

We must also acknowledge the support of The Church of the Good Shepherd, Four Marks, for providing publishing facilities and the venue for our Open Days.

ANNEXE A – Medstead and Four Marks Policies Map



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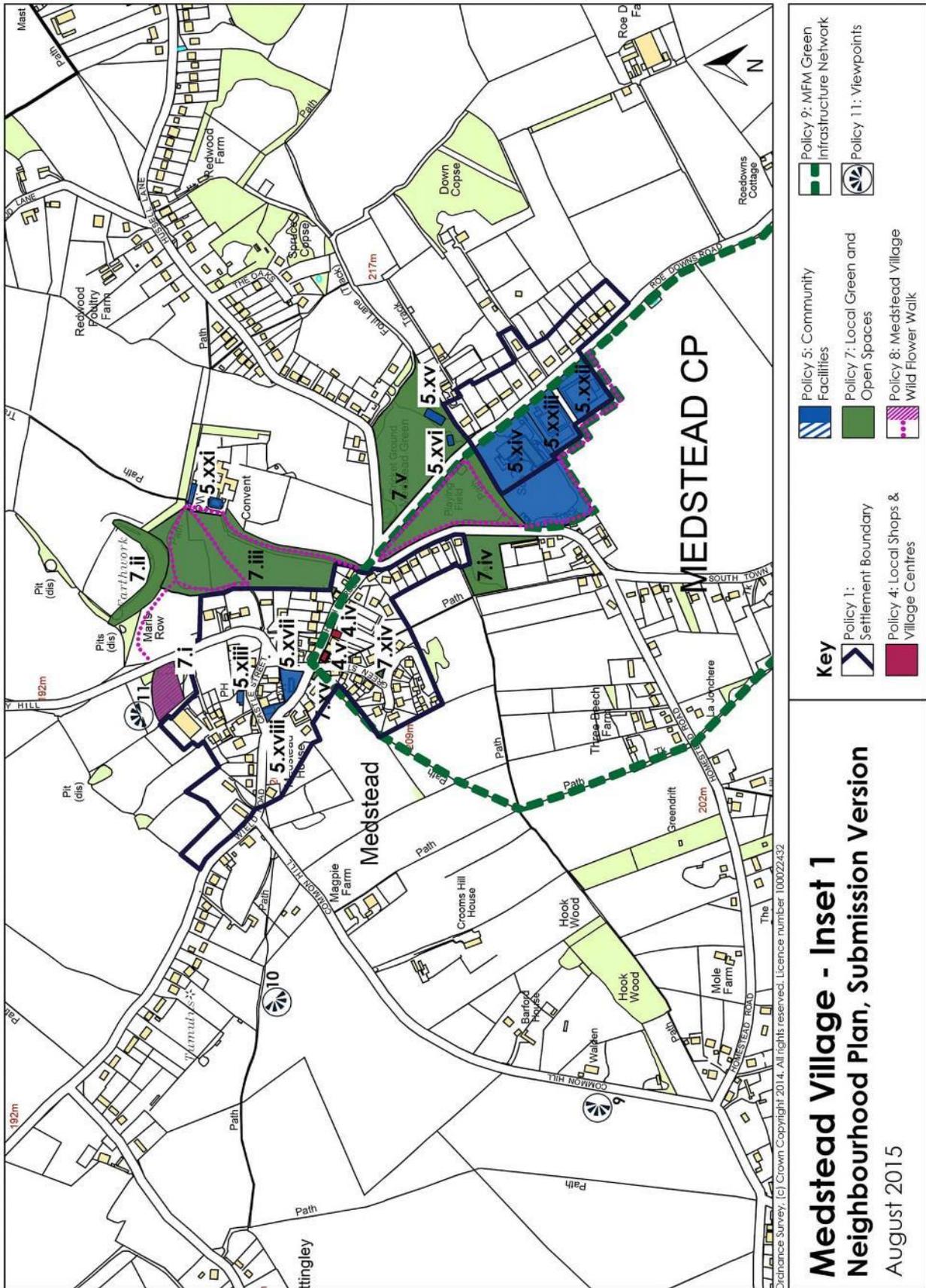
Medstead and Four Marks Policies Map

August 2015

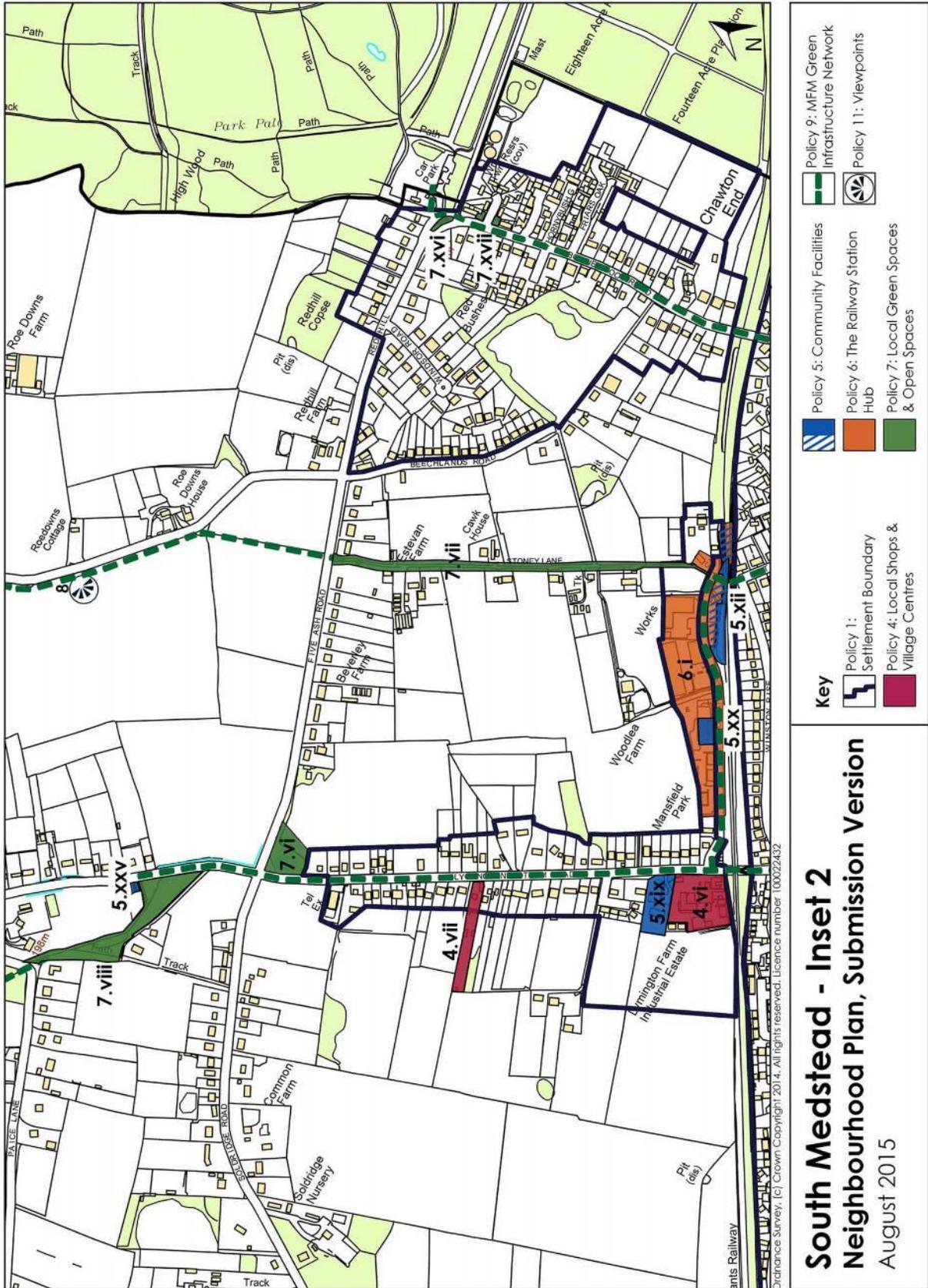
Key

- | | | |
|---|--|---|
|  Insets 1, 2, 3 & 4 |  Policy 1: Settlement Boundary |  Policy 5: Community Facilities |
|  Neighbourhood Plan Area |  Policy 1: Local Green Gap Area | |

ANNEXE B - Policies Map Inset 1: Medstead Village



ANNEXE C - Policies Map Inset 2: South Medstead



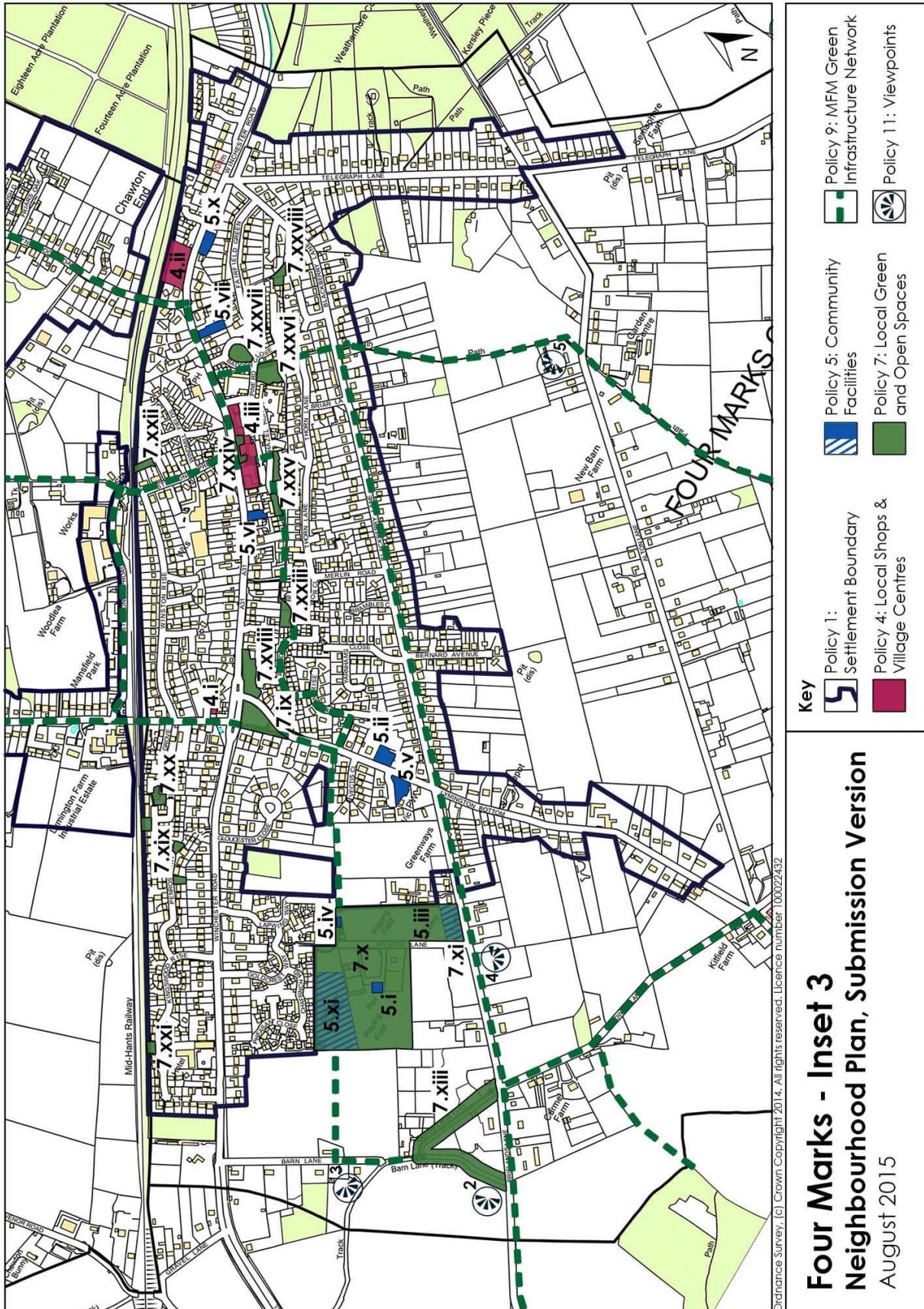
Key

-  Policy 9: MFM Green Infrastructure Network
-  Policy 5: Community Facilities
-  Policy 6: The Railway Station Hub
-  Policy 7: Local Green Spaces & Open Spaces
-  Policy 1: Settlement Boundary
-  Policy 4: Local Shops & Village Centres
-  Policy 11: Viewpoints

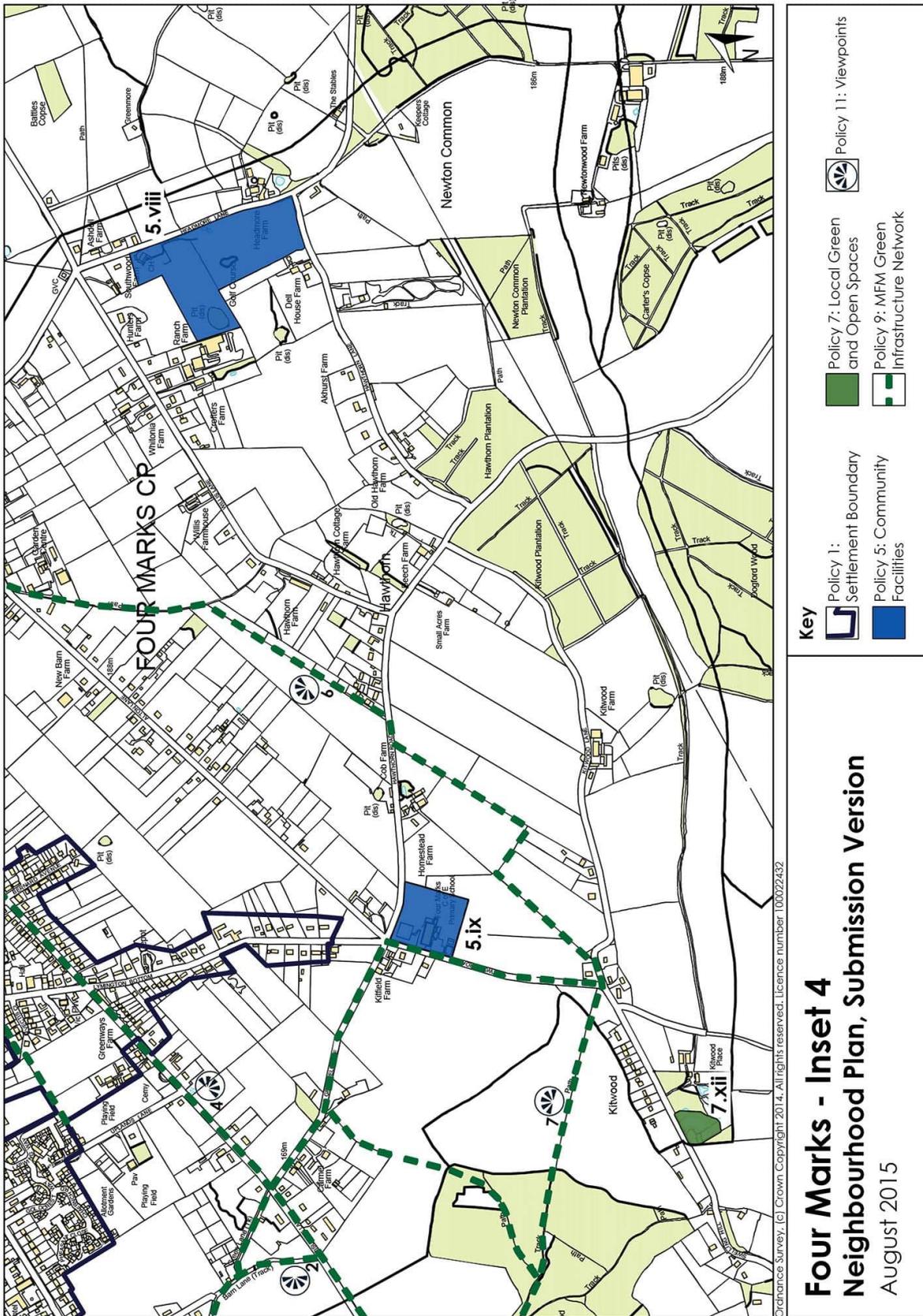
South Medstead - Inset 2
Neighbourhood Plan, Submission Version
 August 2015

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ANNEXE D - Policies Map Inset 3: Four Marks



ANNEXE E - Policies Map Inset 4: Four Marks



ANNEXE F - Evidence Base Documents

Four Marks Village Design Statement (2001)
Medstead Village Design Statement (2003)
Wildflower Village – Discussion Document (2015)
Local Green Spaces in Medstead and Four Marks Report (2015)
East Hampshire District Council Joint Core Strategy (2014)
EHDC JCS Background Paper on Gaps between Settlements (2011)
EHDC Interim Housing Policy Statement (2014)
EHDC Local Plan: Housing and Employment Allocations (Dec 2014)
EHDC SHLAA (2014)
EHDC Green Infrastructure Strategy (2011-2028)
EHDC Strategic Flood Risk Assessment for Local Development Framework (April 2008)