

Medstead and Four Marks Neighbourhood Plan
Consultation Statement



Neighbourhood Planning Regulations 2012 (Part 5 s15)

Medstead and Four Marks Neighbourhood Plan

Consultation Statement

To: East Hampshire District Council (Local Planning Authority)
& Medstead and Four Marks Parish Councils (Joint Qualifying
Bodies)

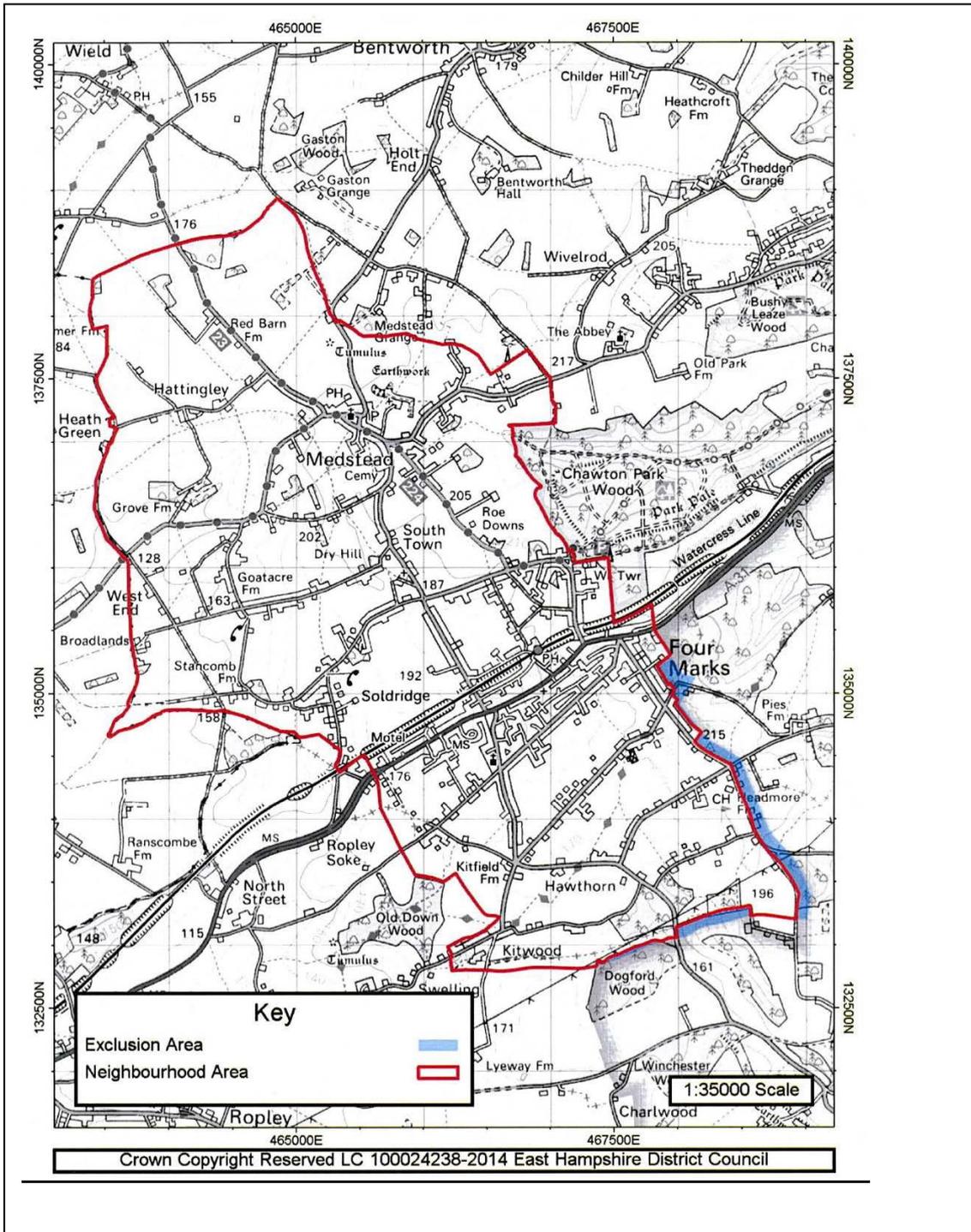
By: Medstead and Four Marks Neighbourhood Plan Steering
Group

July 2015

Medstead and Four Marks Neighbourhood Plan
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Medstead and Four Marks Neighbourhood Plan (M&FMNP)

This application relates to the parishes of Medstead and Four Marks, outside the area of the South Downs National Park and its designated boundary is indicated on the plan below.



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1 INTRODUCTION

This Consultation Statement has been prepared with the aim of fulfilling the legal obligations of the Neighbourhood Planning Regulations 2012, which are set out in the legislative basis below.

An extensive level of consultation (community and statutory) has been undertaken by the Neighbourhood Plan Steering Group (NPSG), focus groups and parish council as required by the legislation and is set out below.

Legal basis:

Section 15(2) of Part 5 of the 2012 Neighbourhood Planning Regulations sets out that, a consultation statement should be a document containing the following:

- (a) details of the persons and bodies who were consulted about the proposed neighbourhood development plan; (see section 3)*
- (b) explanation of how they were consulted; (see section 3)*
- (c) summary of the main issues and concerns raised by the persons consulted; (see section 3) and*
- (d) description of how these issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan*

2 BACKGROUND

The parish councils of Medstead and Four Marks jointly set up a public meeting on 29 April 2014 to discuss the opportunity to develop a Neighbourhood Plan that would cover both villages. At that meeting, a provisional Steering Group was established and at a further public meeting on 17 June 2014 the final NPSG was elected. At Parish Council Meetings it was agreed that the NPSG would be a joint subcommittee of both parish councils.

When it was originally set up the NPSG consisted of 9 local residents, 4 of whom were Parish Councillors – 2 representing Medstead Parish Council and 2 representing Four Marks Parish Council. (Over the 15 months that the NPSG has been in existence the composition of the NPSG has changed, such that there are currently 7 members.)

The NPSG has been supported throughout the development of the Plan by rCOH Ltd, a planning consultancy

From the beginning, the NPSG agreed that it was important for our NP to cover as broad a perspective as possible of the issues that were of interest to the community. To this end, the NPSG decided to set up eight Work Groups covering the following topics:

- Housing
- Medical
- Transport
- Utilities

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- Schools
- Business/Employment
- Environment
- Community Facilities

The NPSG were also able to call on the knowledge, experience and expertise of a number of active campaigning groups that had been set up previously within the two villages:

- Fight for Four Marks (F4FM)
- No Green Grab (NGG)
- Campaign for Medstead (C4M)
- Barn Lane Action Group (BLAG)

Throughout the process, the Steering Group has maintained regular liaison with officers of East Hampshire District Council, the District Councillors representing our villages, our local County Councillor and elected members of the two Parish Councils. The Steering Group has also sought to actively and consistently engage with our community in our parishes to fully understand their aspirations and plans for development in the area.

3 PREVIOUS CONSULTATIONS

In addition to the work carried out by the campaigning groups described above, extensive consultation had been carried out in both villages in recent years. These consultations were summarised in the following reports:

Medstead Village Design Statement (2003)

Medstead Parish Plan (2008)

Four Marks Village Design Statement (2001)

Four Marks Community Plan (2010)

A copy of these documents is included in the appendix – as appendices 23, 24, 25, 26 and is available on the Neighbourhood Plan website – www.mfmpplan.org.

4 THE NEIGHBOURHOOD PLAN CONSULTATIONS

4.1 The outline

The Neighbourhood Plan Steering Group (NPSG) was formally elected at the Community Meeting held on 17 June 2014.

The first opportunity to engage with the local residents was at the Four Marks Village Picnic (June) and Medstead Fete (July). 248 local residents shared their views, opinions and aspirations about what they expected from a Neighbourhood Plan.

From these comments the Steering Group at their August meeting distilled these thoughts and ideas into 8 Work Streams: Housing, Transport, Schools,

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Medical/ Health, Business/Employment, Environment, Utilities/ Renewable energy and Community infrastructure.

For each of these Work Streams a Work Group was set up with a view to concentrating on the particular issues of concern to the community in the area of their focus. The initial proposals of the Work Groups were then reviewed at a workshop held at the Medstead Village Hall on 24th September 2014. Focus groups looked at the proposals from the Work Groups and helped to refine ideas and concepts for the first outline of the Draft Medstead & Four Marks Neighbourhood Plan.

Armed with these outline thoughts, the NPSG decided that it was time to 'launch' the Neighbourhood Plan to the whole community. An 'Open Day' was held on 25 October 2014, at the Church of the Good Shepherd, Four Marks, to which all the residents of the two parishes were invited.

This event was very widely communicated throughout the villages via posters, flyers in the shops, the local village magazines and the local newspaper.

The Open Day was structured so that local residents could

- Read the exhibition boards
- Discuss issues with members of the NPSG
- Discuss issues with members of the Work Groups
- Listen to an hourly presentation made by Nick Stenning, Chairman of the Medstead & Four Marks Neighbourhood Plan Steering Group
- Join in the Q&A session.

Based on the feedback from the Open Day, the NPSG were then able to identify the key questions on which they needed answers from the whole community before they could prepare the Draft Plan. To ensure that they got answers from as many in the community as possible, the NPSG decided to send a questionnaire in the post to all households and businesses in the villages.

The questionnaires were posted to every household and known business in the two parishes at the beginning of January 2015. Completion was either by returning hard copy or electronically via the Neighbourhood Plan Website. People were reminded to complete the questionnaire by posters displayed throughout the area. This resulted in a return of greater than 44%. The survey, as well as the input from the various focus groups and workshops, gave rise to the Draft Medstead & Four Marks Neighbourhood Plan.

The Draft Medstead & Four Marks Neighbourhood Plan was refined during February 2015 and published on the 12th March 2015. All residents and businesses were sent a card in the post informing them that they could find a copy of the Plan on the website and also at the Medstead & Four Marks Parish Council Offices, St Andrews Church Medstead, The Church of Good Shepherd, Four Marks, Medstead United Reformed Church, The Watercross Medical Practice and Boundaries Medical Practice Surgeries. The card also invited the community to attend an Open Day on 19th March and 21st March

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2015 at The Church of the Good Shepherd, Four Marks and on 22nd March at Medstead Village Hall.

At the Open Day the key policies in the Draft Plan were presented on exhibition boards. All those who attended were able to discuss issues with members of the NPSG or make their comments in writing on the forms provided. Nearly 200 local residents attended these Open Days.

The Draft Plan was open to comment until 31st March 2015. Comment could be made in writing, by email or by leaving comment on the website. Some 222 people or organisations made comment.

Feedback from the Public Consultation on the Draft Plan was taken into consideration in the production of the Medstead and Four Marks Pre Submission Plan which was published on 16 April 2015.

4.2 The time line

- 29th March 2014– Presentation on Neighbourhood Planning by Navigus
- 5th April 2014 – Public Meeting called by Medstead and Four Marks Parish Councils to promote the idea of an NP
- 29th April 2014 – Community Meeting to set up Neighbourhood Plan volunteer structure. Setting up of acting steering group
- 17th June 2014 – Community Meeting election of Steering Group
- 22nd June 2014 – Presentation at the Four Marks Village Picnic
- 30th June 2014 – Meeting with EHDC Neighbourhood Planning Team and District Councillor
- 12th July 2014 – Presentation at the Medstead Village Fete
- 25th July 2014 - Meeting with EHDC Head of Planning Policy,
- 14th September 2014 - Community Meeting : Workstream Focus groups
- 1st/2nd October 2014 - Article in Medstead Times and Four Marks News
- October 2014 - Contact with 61 businesses in the two parishes
- 22nd October 2014- Meeting with EHDC Head of Planning Policy, & Head of Planning Development
- 25th October 2014 - 'Launch' of the Neighbourhood Plan at the Open Day
- 19th November 2014 - Youth Questionnaire at the Church of Good Shepherd Four Marks
- 1st/4th December 2014 - Article in Medstead Times and Four Marks News
- 1st/ December - Vision Meeting. District Councillor Representatives of Medstead and Four Marks parish councillors, and Interest Groups - No Green Grab, F4FM & FFM
- 1st January 2015 - Article in Medstead Times and Four Marks News

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- 7th – 31st January 2015 - Public Consultation – Village Questionnaire
- 1st /5th February 2015 - Article in Medstead Times and Four Marks News
- 1st February 6th March – Emails to HCC, re Highways, Drainage, Lighting, BOATS, Footpaths and cycleways
- 5th – 9th February 2015 - Youth Questionnaire – Four Marks Scouts and Explorers.
- 12th February 2015 – Meeting with Chairman, Mid Hants Railway
- 1st /5th March 2015 - Article in Medstead Times and Four Marks News
- 5th March 2015 - Presentation to Four Marks Putting Club by N Stenning
- 5th March 2015 – Meeting with Country Estates Ltd, Mansfield Park (Railway Station Hub).
- 12th March 2015 – Publication of Draft NP, emailed to contact list, copies placed at Parish Council Offices, Boundaries Surgery, Winchester Road, Watercress Surgery, Lymington Bottom Road, St Andrews Church, Medstead. Church of the Good Shepherd, Four Marks and Medstead United Reformed Church.
- 12th March - Commencement of Public Consultation Process on Draft Plan
- 17th March 2015 – Discussion re; Draft Plan with F4FM by N Stenning
- 19th, 21st & 22nd March - Public Event Community Consultation, Church of Good Shepherd, Four Marks and Medstead Village Hall
- 23rd March 2015 - Meeting on Draft Plan and Pre Submission Plan process with EHDC and rCOH
- 31st March 2015 - End of Comments from Public Consultation on Draft Plan
- 31st March 2015 - Meeting with Delta Developments_Ltd, (Railway Station Hub)
- 2nd April 2015 - Meeting with Mr Norman Read, (Railway Station Hub)
- 15th April 2015 - Presentation of M&FM Pre Submission Plan to Medstead Parish Council
- 15th April 2015 - Presentation of M&FM Pre Submission Plan to Four Marks Parish Council
- 16th April 2015 - Publication of M&FM Pre Submission Plan, emailed to contact List copies placed at Parish Council Offices, Boundaries Surgery, Winchester Road, Watercress Surgery, Lymington Bottom Road, St Andrews Church, Medstead. Church of the Good Shepherd, Four Marks and Medstead United Reformed Church and Alton Library.
- 16th April 2015 - Commencement of Statutory Consultation Process on Pre Submission Plan. 16th April 2015, Public Notice published in Alton Herald.
- 30th April 2015 - Meeting with residents Stoney Lane/ Station Approach.
- 1st /7th May 2015 - Article in Medstead Times and Four Marks News
- 1st June 2015 - End of Comments from Statutory Consultation on Pre Submission Plan
- 3rd June 2015 - Meeting with EHDC Head of Planning Policy,

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15th July 2015 - Presentation of M&FM Pre Submission Plan to Four Marks Parish Council

21st July 2015 - Presentation of M&FM Pre Submission Plan to Medstead Parish Council

4.3 Publicity and Community engagement :

Date	Activity	Location
22 nd June 2014	Presentation at Four Marks Village Picnic – gaining aspirations	FM Recreation Ground
12 th July 2014	Presentation at Medstead Village Fete– gaining aspirations	Medstead Village Green
14 th September 2014	Community Meeting – Workstream Focus groups	Medstead Village Hall
October	Contact with 61 businesses in the two parishes	
25 th October 2014	Launch of Neighbourhood Plan at the Open Day	Church of Good Shepherd Four Marks
19 th November 2014	Youth Questionnaire - Church of Good Shepherd Four Marks	Church of Good Shepherd Four Marks
1 st December 2014	Vision Meeting. District Councillor Representatives of Medstead and Four Marks, Parish Councillors, and Interest Groups - No Green Grab, F4FM & FFM	Four Marks Village Hall
4 th January	Community volunteers filling envelopes with questionnaire	Four Marks Village Hall
7 th – 31 st January 2015	Public Consultation – Village Questionnaire	
5 th – 9 th February 2015	Youth Questionnaire - Four Marks Scouts & Explorers	Four Marks Scout Hut
12 th February 2015	Meeting with Chairman, Mid Hants Railway	Station New Alresford
5 th March 2015	Presentation to Four Marks Putting Club	Benian Pavilion

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5 th March 2015	Meeting with Country Estates Ltd, (Mansfield Park)	Four Marks
10 th March 2015	Community volunteers addressing cards notifying publication of NP and events	Four Marks Village Hall
11 th March 2015	Mail shot all dwellings and businesses notifying publication of NP and events	
12 th March 2015	Publication of Draft Plan, emailed to local volunteer contact list	
15 th March 2015	Meeting with EHDC and rCOH	Church of the Good Shepherd, Four Marks
17 th March 2015	Discussion of Draft Plan with F4FM by N Stenning	Four Marks
12 th – 31 st March 2015	Submission of community comments	
19 th March 2015	Open day consultation on Draft Neighbourhood Plan	Church of Good Shepherd Four Marks
21 st March 2015	Open day consultation on Draft Neighbourhood Plan	Church of Good Shepherd Four Marks
22 nd March 2015	Open day consultation on Draft Neighbourhood Plan	Medstead Village Hall
31 st March 2015	End of Comments from Public Consultation on Draft Plan	
31 st March 2015,	Meeting with Delta Developments Ltd, (Railway Station Hub)	Station Approach
2 nd April 2015,	Meeting with Mr Norman Read, (Railway Station Hub)	Lymington Farm
15 th April 2015,	Presentation of M&FM Pre Submission Plan to Medstead Parish Council	Medstead village hall
15 th April 2015	Presentation of M&FM Pre Submission Plan to Four Marks Parish Council	Four Marks village hall
16 th April 2015,	Publication of M&FM Pre Submission Plan, emailed to Statutory	Copies placed at Parish Council

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	Organisation contact list	Offices, Boundaries Surgery, Winchester Road, Watercress Surgery, Lymington Bottom Road, St Andrews Church, Medstead. Church of the Good Shepherd, Four Marks and Medstead United Reformed Church and Alton Library.
16 th April 2015,	Commencement of Statutory Consultation Process on Pre Submission Plan.	
16 th April 2015,	Public Notice	Published in Alton Herald.
30 th April 2015,	Meeting with residents Stoney Lane/ Station Approach.	The Boyne, Medstead
1 st June 2015,	End of Comments from Public Consultation on Pre Submission Plan	
3 rd June 2015,	Meeting with EHDC and rCOH	Penns Place
15 th July 2015,	Presentation of M&FM Submission Plan to Four Marks Parish Council	Four Marks village hall
21 st July 2015	Presentation of M&FM Submission Plan to Medstead Parish Council	Medstead village hall

5 MAIN ISSUES AND CONCERNS

5.1 Responses to the Public (non statutory) Draft Plan

There were 121 responses to the request for comment on the Draft Plan, although one additional letter was 'lost in transit' between the Parish Office and the NP Secretary.

The responses were received in a number of different ways:

- In written form on the handout made available on the Open Days
- By email
- Registered on the website
- By letter

The comments have been reviewed and ascribed to the relevant Policies.

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Of the 121 responses,

- 14 respondents made no further comments.
- 22 made comments concerning issues that fell outside the scope of the Plan such as utilities, issues relating to presumed HCC or EHDC functions and the term South Medstead.
- 85 who made 197 comments relating to the Vision and Policies:

Vision	Policy 1	Policy 2	Policy 3	Policy 4	Policy 5	Policy 6
3	35	1	5	12	14	35

Policy 7	Policy 8	Policy 9	Policy 10	Policy 11	Policy 12	Bio Policy
14	11	10	1	16	2	2

Of the 85, 81 were private persons who made 163 comments on the Policies:

Vision	Policy 1	Policy 2	Policy 3	Policy 4	Policy 5	Policy 6
2	30	0	4	11	14	27

Policy 7	Policy 8	Policy 9	Policy 10	Policy 11	Policy 12	Bio Policy
11	10	10	0	15	1	2

Vision: Two respondents commented on the geographic area of the Vision.

Policy 1 A Spatial Plan for the Parishes: The comments were in favour of restricting the SPB. Some comments requested the showing of the detail on maps. One respondent was disappointed that no sites were being proposed.

Policy 3 Local Employment: Two supported a holistic view of the village, local services and needs whilst two other comments were concerned regarding the location of employment areas and one concerned by the impact on employment of the Hub.

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Policy 4 Local Shops & Village Centres: All bar one, were supportive of further infrastructure some lamenting the loss of the Post Office and Public House in Four Marks. One respondent was sceptical on the efficacy of the Plans proposals.

Policy 5 Community Facilities: As above, but lamenting the lack of infrastructure provided to support the houses already granted planning permission. Four comments made suggestions for additional Community assets. **These have been included in the Pre Submission Plan**

Policy 6 The Railway Station Hub: Most respondents supported the proposal but counselled care in thinking through the business plan/location of any proposed development. One wished to include the Vintage Bus Garage in our plans.

Policy 7 Local Green Spaces and Open Spaces: All comments were supportive; additional sites were proposed. **Those that complied with the criteria have been included in the Pre Submission Plan.**

Policy 8 Medstead Village Wild Flower Walk: All comments were supportive together with suggestions for proposed extension.

Policy 9 Medstead & Four Marks Green Infrastructure Network: Comments were generally supportive but counselled care in the development of the footpath along Roe Downs Road. One comment offered an alternative route/ locations whilst another lamented the loss of green fields and counselled care on the development/use of Station Approach, Medstead.

Policy 11 Traffic Impacts: Comments were made regarding areas outside the remit of the Neighbourhood Plan, regarding volume of traffic, a bypass, street lighting, traffic speed and traffic calming, pedestrian crossings and the lack of local transport facilities except on the A31. One suggested Car Parking for a Park and Ride scheme.

Policy 12 Sustainable Drainage Systems: The one comment reiterated that the Plan needed to note the local road flooding from surface water.

Biodiversity: There was one comment proposing that the Plan covered the environment and Biodiversity. **This has been included in the Pre Submission Plan**

Professional Representations

Of the 85, there were 3 representations from Consultants, making 8 comments on behalf of their clients:

Vision	Policy 1	Policy 2	Policy 3	Policy 4	Policy 5	Policy 6
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1	3	0	0	0	0	0
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Policy 7	Policy 8	Policy 9	Policy 10	Policy 11	Policy 12	Bio Policy
3	1	0	0	0	0	0

Vision: One respondent supported point 8 of the vision.

Policy 1 A Spatial Plan for the Parishes: The comments were recommended de-restricting the SPB and controlling housing / types of dwelling within the area. Maps should be included. **Maps have been included in the Pre Submission Plan.**

Policy 7 Local Green Spaces and Open Spaces: All comments were concerned on the interpretation of Green Open Spaces. Maps should be included. **These have been included in the Pre Submission Plan.**

Policy 8 Medstead Village Wild Flower Walk: One respondent supported the proposal.

Of the 85 responses one was received from the Local Authority:

East Hampshire District Council made a submission with 8 comments which has been reviewed. Where applicable the comments **have been included in the Pre Submission Plan.**

Vision	Policy 1	Policy 2	Policy 3	Policy 4	Policy 5	Policy 6
0	1	1	1	1	0	1

Policy 7	Policy 8	Policy 9	Policy 10	Policy 11	Policy 12	Bio Policy
0	0	0	1	1	1	0

Specific Questions

The response form on the website and handed out at the Public Consultation events sought the communities' views on the Steering Committee's proposals on three policy issues:

“As detailed in the Draft Plan how much do you agree with the policies on:

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- ***The Station Hub?***
- ***The creation of a Wild Flower Meadow?***
- ***Maintaining and developing our green infrastructure?"***

The responses were as follows:

Station Hub:

Total Responses	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
104	40	40	9	5	11

Percentage in favour - 76.92%

Wild Flower Meadow:

Total Responses	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
103	56	35	10	0	3

Percentage in favour - 88.35%

Green infrastructure:

Total Responses	Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
100	72	22	3	1	3

Percentage in favour - 94.00%

In addition to the above, a number of issues and concerns have been expressed by the community during the process of the development of this Plan. Where possible, the Steering Group has been keen to resolve the issues raised prior to completing the submission documentation.

Those issues that required particular attention are summarized below (in no particular order):

- **Housing:** From the feedback received during the consultation process it is clear that most residents feel that housing requirements for the area have been delivered in a rushed and unplanned way. Most people accept that the community should and will evolve and accepted the minimum targets (in the JCS) for the number of houses to be built by 2028. Their concern stems from the fact that this target has been comfortably exceeded by 2015. As a result, over 90% of respondents in the questionnaire stated that 'we have too many [houses] already' or 'it's about right at present'.

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- **Health and Medical:** Many local residents expressed the view that the surgeries were overwhelmed with patients causing delays in securing appointments. The response to the questionnaire indicated that the situation was not as bad as expected.
- **Transport:** Many residents expressed concerns that access to the A31 was becoming more difficult at key times of the day. Also concerns about the routes north of the A31 due to the constrictions imposed by the bridges of the Mid Hants Railways intersecting the roads.
- **Road safety:** Difficulty in school children crossing roads and waiting for school buses.
- **Education:** Local residents expressed concerns that the schools were full and there was no space for more local children. On investigation it was found that the schools were close to capacity and that whilst Medstead school could not expand, HCC had advised that they were considering an extension to Four Marks School to meet the forecast increase in demand for school places in the area.
- **Infrastructure:** there is a general feeling in the villages that the current infrastructure could not support additional housing. 18% of the respondents to the questionnaire identified this as the **most** important factor to be considered in the future development of the area.
- **Business:** there were a high number of single trader/ small businesses in the villages that would benefit from support in the Plan.
- **Environment:** There were concerns that recent developments had had a detrimental effect on local Flora and Fauna and that there were insufficient safeguards for the future. The most important concern was about the loss of open green spaces.
- **Utilities:** There were concerns that additional housing would have a detrimental effect on the currently overstretched utility network especially
 - Potable water: Area already suffering from low water pressure and water starvation
 - Sewage: no public sewers currently to the north of The Mid Hants Railway.
 - Electricity : more than 35% of respondents experienced more than 3 power cuts pa
 - Mobile phone network: intermittent across area. To be taken up with provider
 - Broadband Network intermittent and poor speed and integrity of connection.

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5.2 Responses to the Regulations 14 Statutory Consultation of the Pre Submission Plan

The Parish Councils of Medstead and Four Marks, at their meetings on Wednesday 15th April 2015, authorised their Clerks to the Council to publish the Medstead and Four Marks Pre Submission Neighbourhood Plan.

The Clerks to the Councils sent emails to some 90 Statutory Consultees and 10 local councils on 16th April 2015 advising them of the publication of the Pre Submission Plan and asking for their comment.

The public and local residents were informed of the publication of the Pre Submission Plan through a Public Notice placed in the Alton Herald, articles in the Four Marks News and Medstead Times, a notice on the Neighbourhood Plan website and notices on the notice boards of both of the parish councils. These all informed the public that the period of Statutory Consultation for the Medstead and Four Marks Pre Submission Plan had opened and that they could find a hard copy of the Plan at key locations or view an electronic copy on the website.

All parties were informed that the closing date for responses was 1st June, 2015.

Responses

There were 18 responses to the request for comment on the Pre Submission Neighbourhood Plan. The responses were received in a number of different ways:

- By email
- Registered on the website
- By letter

The comments have been reviewed and ascribed to the relevant Policies.

Of the 18 responses, 8 were from Statutory Consultees:

STATUTORY CONSULTEES	
Environment Agency	Comment on Policy 13, particularly private foul drainage
HCC Environment	Comments on Policy 11 and Policy 13
Highways England	Comments on Policy 12
Historic England	Comment on Policy 2, Policy 3 & Policy 4

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Historic England	No comment
National Grid	No comment
Natural England	No comment
Sport England	Need to comply with their recommendations for any sport related improvement to facilities

In general, these organisations support the proposed policies or, at the very least, raise no objections. Some have proposed minor amendments to the supporting text, which the Steering Group have considered and, where appropriate, made changes. Natural England has made no objections

We received 6 submissions from Property Agents:

Land	Agent	Principal
131 Winchester Road, Four Marks	Pegasus	
5 Blackberry Lane & 32 Telegraph Lane Four Marks	BarkerParry	Mr Hobbs & Mrs Griffin
Barn Lane, Four Marks	Barton Willmore	Winchester College
Cedars Stables, Medstead	Southern Planning	Peter Charles
Lymington Barns, Lymington Bottom Road, Medstead	Hunter Page	Norman Read
Woodrow/Timbers, Boyneswood Road, Medstead	Maplan	Hugh Bethell & Ian Foden

Many of the concerns expressed stemmed from a misunderstanding based on a belief that the Pre Submission Plan did not allocate any sites and specifically did not allocate the minimum quantum included in the JCS. In practice, planning permissions have already been granted for 241 dwellings (38% higher than the minimum target for Four Marks/South Medstead) and these were considered to be the allocated sites in the Pre Submission Plan. Indeed the Pre Submission Plan had extended the SPB to make sure that it incorporated all of

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these 'allocated' sites. The guidance given by EHDC was that no **further** sites needed to be allocated. This situation will be clarified in the Submission Plan.

A number of the responses also sought greater clarity on specific issues. These have all been addressed.

All the property agents recommended that their own site be included as an additional allocated site in the final Plan. These have been reviewed and no amendments have been made.

Of the 18 responses, 4 were from private individuals. One is a land owner seeking a change in SPB to allow for building on his land; one is seeking more cycleways; one is seeking the protection of an Open Space to protect against future building on adjacent fields; one was commenting on the disparity between the East Hampshire District Local Plan: Housing and Employment Allocations (LP 2) and the Pre Submission Plan

6 CONCLUSION

The Medstead and Four Marks Neighbourhood Plan is built on a firm base as both villages had completed village design statements within the last few years.

Public engagement in the Plan making process has been outstanding and this is confirmed in the evidence gathered all of which has been made available in the Evidence Base file available on the website at www.mfmplan.org

Feedback from the public and stakeholders as a result of the pre submission Regulation 14 consultation process has been good and confirmed the broad interest in this process.

Many of the comments were positive and appreciative of the work which had gone in to the plan definition process. The public were shown to be well informed and engaged with the process and could, as a result, make a positive contribution. The output was not without some criticism which, considering the sheer scale of the task is not surprising and these comments have been carefully considered.

All the main issues and concerns that have been raised have been addressed by the Steering Group and, where appropriate, acted upon.

Medstead and Four Marks believe that they have done all that is required of the Neighbourhood Planning Regulations and indeed much more to define a Neighbourhood Plan which is fully compliant. Once it has been examined by EHDC, subject to a further 6 week consultation

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and then scrutinised by an Examiner it is anticipated that there will be a significant majority voting to adopt the Plan at referendum.

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7 LIST OF APPENDICES

1. Aspirations
2. 24th September - Workshop FAQ's
 - a) Workshop attendees Minutes Workshop notes
 - b) Appendix – Housing, Business and Employment, Utilities and Renewables, Environment, Health Transport and Community Infrastructure
3. Medstead Times and Four Marks News article November 2014
4. 25th October 2014 - Presentation to Medstead & Four Marks Community
5. Medstead Times and Four Marks News article December 2014
6. 2nd December - Initial EHDC advice regarding Strategic Environmental Assessment Screening
7. January 2015 Survey Covering Letter
8. January 2015 Community Survey
9. Medstead Times and Four Marks News article February 2015
10. Summary of responses to Questionnaire
11. Medstead Times and Four Marks News article March 2015
12. Draft Medstead & Four Marks Neighbourhood Plan
13. Mail Drop Card
14. 31st March 2015 Results of Draft Plan Community Consultation
15. PC Council Agenda accepting Pre Submission Plan
 - a) Medstead
 - b) Four Marks
16. PC Council Minutes accepting Pre Submission Plan
 - a) Medstead
 - b) Four Marks
17. Medstead & Four Marks Pre Submission Neighbourhood Plan
18. List of Statutory Consultees
19. Email to Statutory Consultees from Clerks to PC
20. Public Notice Alton Herald 16th April 2015
21. List of local Parish Councils consulted.
22. Regulation 14 Report
23. PC Council Agenda accepting Submission Plan
 - a) Medstead
 - b) Four Marks
24. PC Council Minutes accepting Submission Plan
 - a) Medstead
 - b) Four Marks
25. Medstead Village Design Statement
26. Medstead Parish Plan
27. Four Marks Village Design Statement
28. Four Marks Community Plan
29. Minutes Meeting EHDC & NP Steering Group

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- a) 24.06.14 Neighbourhood Planning Advice
- b) 25.07.14 EHDC views wrt NP
- c) 22.10.14 EHDC views LP2, 5 Year Land Supply, Affordable Housing, SEA
- d) 23.03.15 EHDC Liaison with EHDC on NP Progress
- e) 03.06.15 EHDC Review of Pre Submission Plan