

MEDSTEAD & FOUR MARKS NEIGHBOURHOOD PLAN 2015 – 2028



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FOREWORD

To provide for 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 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.

We believe that the policies contained within this 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

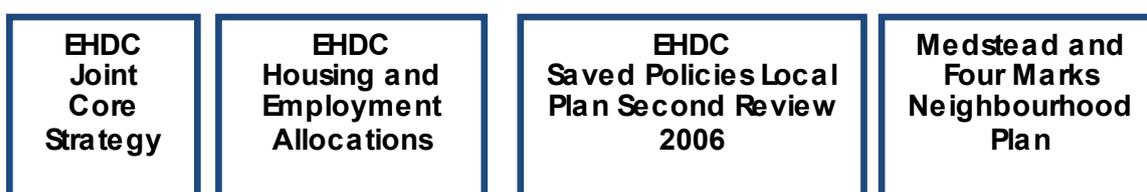
Janet Foster
Chair
Four Marks Parish Council

INTRODUCTION

This 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.

On adoption, this Neighbourhood Plan becomes part of the statutory Development Plan. The Development Plan currently comprises several different Plans as shown in the diagram below.

The Development Plan



The East Hampshire Joint Core Strategy (JCS) sets out the policy framework for all the neighbourhood plans in the District. The JCS contains 31 'Core Policies' (CP).

Issues related to 'Housing' are covered by CP 2 - Spatial Strategy¹, CP 10 – Spatial Strategy for Housing², CP 14 Affordable Housing for Rural Communities³, and CP19- Development of the Countryside⁴.

In *CP10 Spatial Strategy for Housing*², the JCS sets out the minimum number of new dwellings to be allocated in each of the levels in the settlement hierarchy. In Four Marks/South Medstead allocations should provide for a minimum of 175 dwellings. 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 housing requirement for Four Marks/South Medstead has already been exceeded through the granting of planning permissions. These sites along with sites in Medstead are allocated within the East Hampshire Housing and Employment Allocations Plan (H&EA). Given this, there is no need for the Neighbourhood Plan to allocate further land.

In addition to housing, the questionnaire highlighted other areas of particular importance to the residents of Medstead and Four Marks. Many of these issues are covered within this Neighbourhood Plan. But where the issue has already been comprehensively covered by the JCS, the policy statement is not repeated in this Plan.

¹ CP2 - Spatial Strategy EHDC Local Plan Joint Core Strategy 2014, p 24. See Appendix 2.

² CP10 - Spatial Strategy for Housing EHDC Local Plan Joint Core Strategy 2014, p 41. See Appendix 2.

³ CP14- Affordable Housing for Rural Communities EHDC Local Plan Joint Core Strategy, 2014 p 47. See Appendix 2.

⁴ CP19- Development of the Countryside EHDC Local Plan Joint Core Strategy 2014, p 55. See Appendix 2.

Good examples of these are 'Landscape'⁵, 'Biodiversity'⁶, 'Design'⁷ and 'Traffic'⁷. These policies are covered by CP 20⁵, CP21⁶, CP29⁷ and CP 31⁸ respectively.

The JCS policy statements on these key areas (and all JCS policies referred to in this Neighbourhood Plan) are included in Appendix 2.



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

Improving the world around us

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.

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.

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.

⁵ CP 20 - Landscape EHDC Local Plan Joint Core Strategy 2014, p 56. See Appendix 2.

⁶ CP 21 - Biodiversity EHDC Local Plan Joint Core Strategy 2014, p 58. See Appendix 2.

⁷ CP 29 - Design EHDC Local Plan Joint Core Strategy 2014, p 70. See Appendix 2.

⁸ CP 30 – Transport EHDC Local Plan Joint Core Strategy 2014, p 75. See Appendix 2.



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

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.

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.

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.

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

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

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.

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'

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.

Nevertheless, there is a way that a Neighbourhood Plan can help to address any infrastructural issues that are of concern 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.

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.

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.

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%.

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

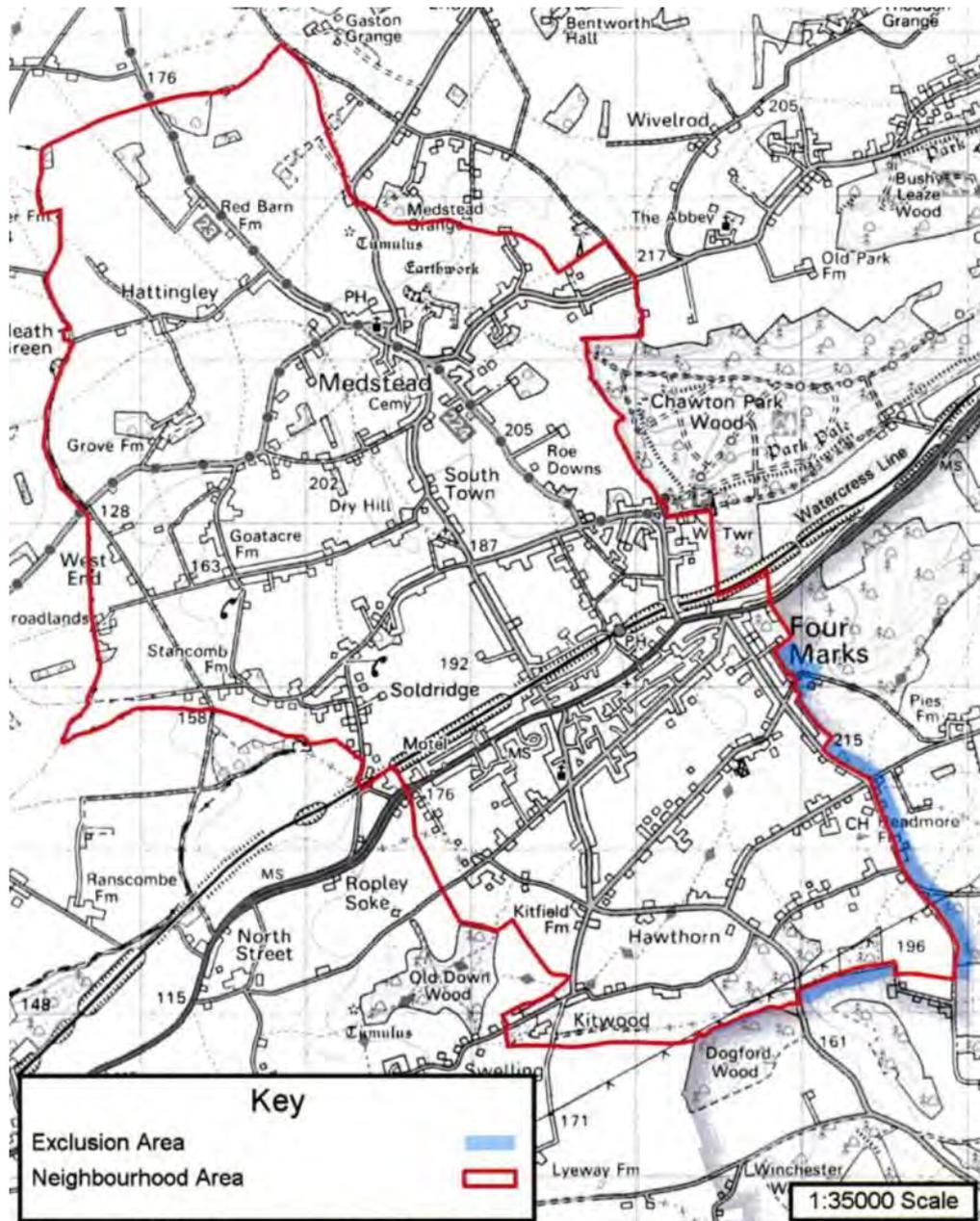
Chairman of the Neighbourhood Plan Steering Group

Nick Stenning

1 BACKGROUND & PURPOSE

The Medstead & Four Marks Neighbourhood Plan

1.1. 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)

1.2. 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).

1.3. 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.

1.4. 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.

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

- having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the neighbourhood development plan;
- the making of the neighbourhood development plan contributes to the achievement of sustainable development;
- the making of the neighbourhood development plan is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area); and
- the making of the neighbourhood development plan does not breach, and is otherwise compatible with, EU obligations.

1.6. 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 was demonstrated in a Consultation Statement which was submitted to East Hampshire District Council together with a Basic Conditions Statement, in line with legislative requirements.

Medstead and Four Marks – the place

1.7. 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.

1.8. 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.

1.9. 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.

1.10. 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.

1.11. Nineteenth century maps show Medstead as a small hamlet. The village centre was in a form largely similar to that of today 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.

1.12. 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.

1.13. 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.

1.14. 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.

1.15. The late 1950's and early 1960s saw the next major phase of building. Once 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.

1.16. 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.

1.17. 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.

1.18. 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

1.19. 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.

1.20. 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.

1.21. 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.

1.22. 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

1.23. 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.

1.24. 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 has regard to national policy and advice.

1.25. The MFMNP must be in general conformity with the strategic policies of the development plan. In this case, the relevant development plan is the East Hampshire District Local Plan: Joint Core Strategy (Joint Core Strategy), which was adopted in June 2014.

Joint Core Strategy (2014)

1.26. The Joint 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.

1.27. Within the Joint Core Strategy, the Core Policy 2 policy (CP2)⁹ 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.

1.28. 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)¹⁰. Medstead Village, South Medstead and Four Marks all have their own settlement policy boundaries. These will be reviewed by the Neighbourhood Plan.

1.29. The *JCSCP10*⁸ 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

⁹ CP2 - Spatial Strategy EHDC Local Plan Joint Core Strategy 2014 p24. See Appendix 2.

¹⁰ CP10 - Spatial Strategy for Housing EHDC Local Plan Joint Core Strategy 2014 p41. See Appendix 2.

range of 11-15 was a reasonable share of this allocation for Medstead Village.

1.30. The two policies above are the most important to the MFMNP in terms of the parishes' level of growth.

1.31. The Neighbourhood Plan recognises that housing allocations for the area are made within the EHDC Site allocations Plan, including the land rear of Junipers, Medstead

Village Design Statements

1.32. 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.

Community Views on Planning Issues

1.33. 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)

1.34. 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'.

1.35. 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.

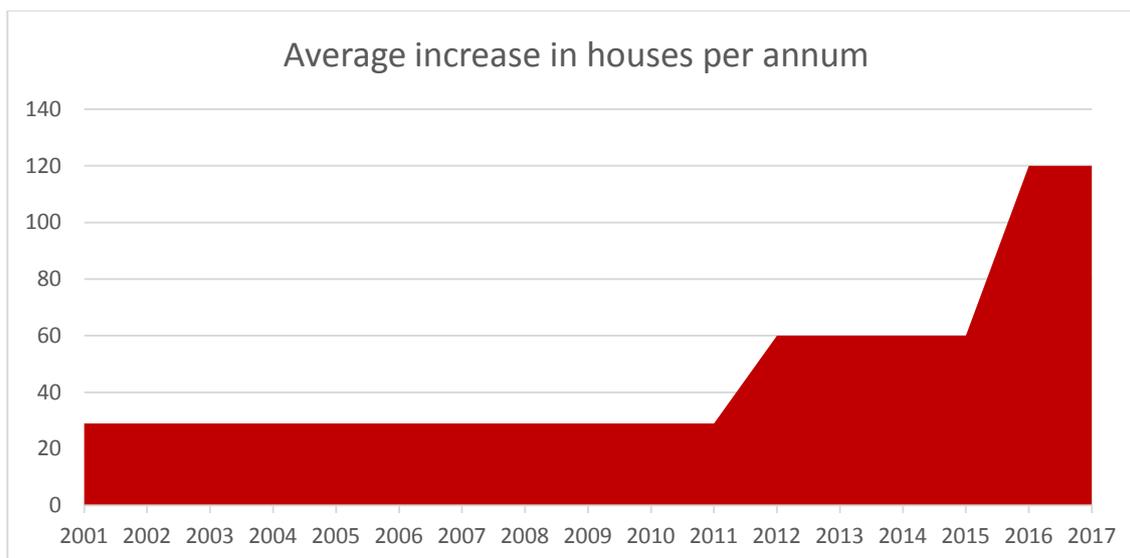


Figure 1: Medstead and Four Marks – average increase in housing per annum

1.36. 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%.

1.37. 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 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’.

1.38. 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.

2 VISION & OBJECTIVES

Vision

2.1 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

2.2 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.

3 LAND USE PLANNING POLICIES

3.1 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. The Policies set out below must be taken into account as a whole, by applicants and decision-makers.

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. Development Proposals on land within the Settlement Policy Boundaries will be supported, subject to accordance with relevant policies.

The inappropriate development of residential gardens, for example, where such development would harm local character, will be refused.

3.2 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 CP19¹¹ 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. The Neighbourhood Plan recognises that housing allocations for the area are made within the EHDC Site allocations Plan, including the land rear of Junipers, Medstead and the SPB amended accordingly.

3.3 Land outside the Settlement Policy Boundaries (SPBs) will be regarded as countryside and Policy CP19⁹ of the Joint Core Strategy will apply. In this policy “the approach to sustainable development in the countryside is to operate a policy of general restraint in order to protect the countryside for its own sake. The only development allowed in the countryside will be that with a genuine and proven need for a countryside location, such as that necessary for farming, forestry, or other rural enterprises (see Policy CP6¹² of the Joint Core Strategy)”

3.4 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 back land 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.

3.5 The exclusion of part of the curtilage of a dwelling from the Settlement Policy area in no way affects the rights of the owner 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.

¹¹ CP 19 - Development in the Countryside EHDC Local Plan Joint Core Strategy 2014 p 55. See Appendix 2.

¹² CP 6 - Rural Economy and Enterprise EHDC Local Plan Joint Core Strategy 2014 p 34. See Appendix 2.

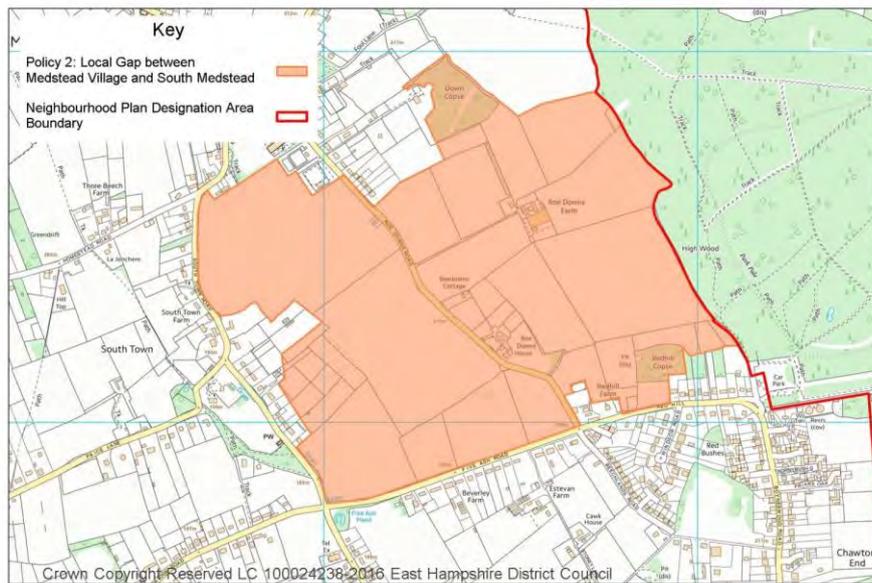
3.6 Maps of the proposed Settlement Policy Boundaries are included at the end of the Policies Section:

- i. A: Medstead and Four Marks
- ii. B: Medstead Village
- iii. C: South Medstead
- iv. D: Four Marks - centre
- v. E: Four Marks – south

Policy 2: Local Gap between Medstead Village & South Medstead

The generally open and undeveloped nature of the Local Gap between Medstead and South Medstead, shown on the Policies Map and accompanying Local Gap Map, will be protected to help prevent coalescence and retain the separate identity of the settlements. Development will only be permitted within the Local Gap if:

- a. it would not undermine the physical and/or visual separation of settlements;***
- b. it would not compromise the integrity of the Local Gap, either individually or cumulatively with other existing or proposed development; and***
- c. it cannot be located elsewhere.***



Plan B: Local Gap between Medstead Village and South Medstead

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 also shown in the Policies Maps in 3.42 below. 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 CP23¹³ of the JCS.

3.7 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.

3.8 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

3.9 When determining the gap boundaries consideration will be 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

3.10 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 or that there is no demand, demonstrated by an active and realistic twelve month marketing period. Proposals to expand an existing employment or business use will be supported, subject to no unacceptable harm to local character, residential amenity, highway, safety or flood risk.

¹³ CP23 - Gaps Between Settlements EHDC Local Plan Joint Core Strategy 2014 p60. See Appendix 2.

3.11 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 CP6¹⁴ in safeguarding sites for employment use and in continuing to play an important role in accommodating East Hampshire's business activity.

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, and listed below.

Proposals requiring planning permission affecting the defined Village Centre in Four Marks/ South Medstead and the Local Shops in Medstead Village 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:

- i. it can be demonstrated that the established A1 use premises are no longer economically viable.***
- ii. the proportional number of non-A1 uses to A1 uses will not exceed 50% as a result of the change of use.***
- iii. the proposal does not have a detrimental effect on residential amenities.***
- iv. There will be no unjustifiable harm to the significance, community value or viable use of a heritage asset.***

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 Bams, Lymington Bottom Road***
- vii. WKL Building Supplies, Lymington Bottom Road***

3.12 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.

3.13 The policy is in line with the JCS Policy CP8¹⁵ 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

¹⁴ CP 6 - Rural Economy and Enterprise EHDC Local Plan Joint Core Strategy 2014 p 34. See Appendix 2.

¹⁵ CP 8 - Town and Village Facilities and Services EHDC Local Plan Joint Core Strategy 2014 p 37. See Appendix 2.

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 of St Lucy's at the Convent**
- xxii. Bowls Club**
- xxiii. Tennis Club**
- xxiv. Broadlands Riding Centre**
- xxv. United Reformed Church**

3.14 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.

3.15 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.

3.16 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.)

3.17 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.

3.18 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.

3.19 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.

3.20 The policy is in line with the JCS policy CP 9¹⁶ supporting tourism opportunities through defining sites for the development for the mixed use hub, CP8¹⁷ and CP16¹⁸ in terms of seeking to provide social infrastructure and structure for connecting and invigorating retail and employment.

3.21 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 CP20¹⁹ of

¹⁶ CP 9 - Tourism EHDC Local Plan Joint Core Strategy 2014 p 39. See Appendix 2.

¹⁷ CP8 - Town and Country Facilities and Services EHDC Local Plan Joint Core Strategy 2014 p 37. See Appendix 2.

¹⁸ CP 16 - Protection and Provision of Social Infrastructure EHDC Local Plan Joint Core Strategy 2014 p 50. See Appendix 2.

¹⁹ CP 20 - Landscape EHDC Local Plan Joint Core Strategy 2014 p 56. See Appendix 2.

the JCS and to improve connections for cyclists and pedestrians within Medstead and Four Marks in line with CP31²⁰ Transport of the JCS.

Policy 7: Local Green Spaces

The following areas, also shown on the Policies Maps, are designated as Local Green Spaces, where new development, other than in very special circumstances, 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 Lymington 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***

3.22 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.

3.23 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).

3.24 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.

²⁰ CP 31 - Transport EHDC Local Plan Joint Core Strategy 2014 p 75. See Appendix 2.



Wildflower Meadows, Medstead Village

Policy 8: Medstead Village Wild Flower Walk

The formation and maintenance 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, will be supported.

3.25 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.

3.26 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.

3.27 Wildflowers significantly increase bio-diversity and encourage wild life, 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.

3.28 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.

3.29 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.

3.30 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, 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.

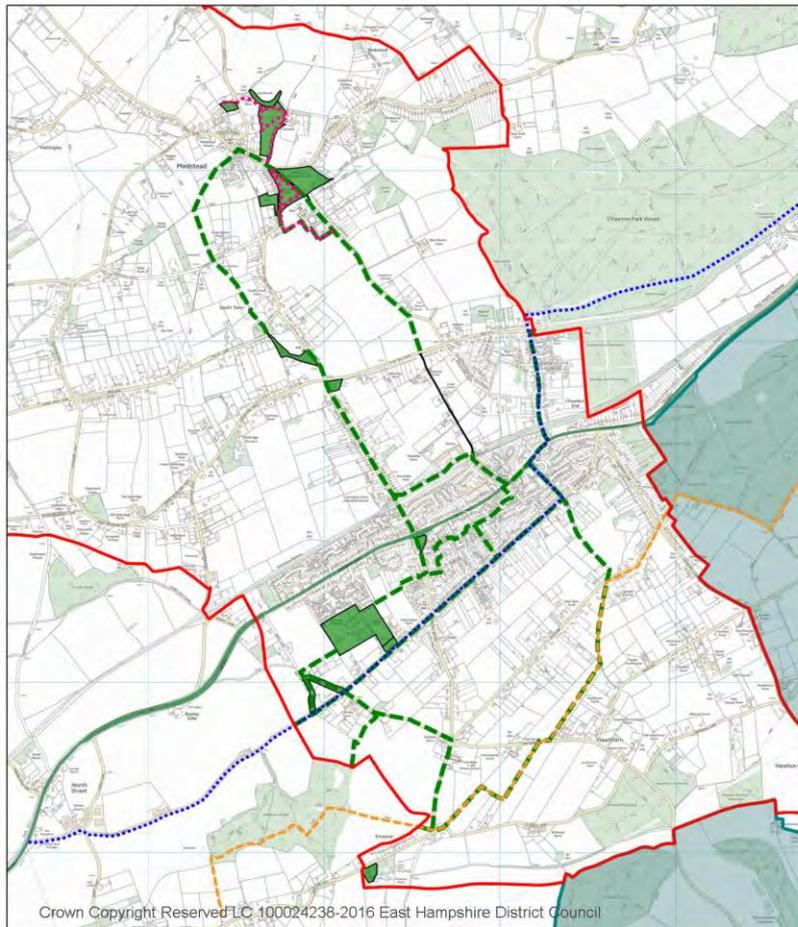
Development proposals that impact on the Green Infrastructure Network must demonstrate how any public space and related requirements align with, and/or do not detract from, its objectives. Proposals to form, enhance and/or maintain the Green Infrastructure Network will be supported.

3.31 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 CP20,²¹ Landscape, CP21²² and CP28²³ of the JCS on green infrastructure.

²¹ CP20 - Landscape EHDC Local Plan Joint Core Strategy 2014 p 56. See Appendix 2.

²² CP21 - Biodiversity EHDC Local Plan Joint Core Strategy 2014 p 58. See Appendix 2.

²³ CP 28 - Green Infrastructure EHDC Local Plan Joint Core Strategy 2014 p 70. See Appendix 2.



Key			
Policy 7: Local Green Spaces		St Swithuns Way	
Policy 9: Green Infrastructure Network		Pilgrims Way	
Policy 8: Medstead Village Wild Flower Walk		Neighbourhood Plan Designation Area Boundary	
		South Downs National Park	

Plan C: Green Infrastructure Map

3.32 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.

3.33 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.

3.34 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

The retention of existing green infrastructure, corridors, ponds and other wildlife habitats; and the connection of wildlife habitats in the settlements to those in the countryside will be supported.

3.35 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.

3.36 The Joint Core Strategy CP21²⁴ 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.

3.37 This policy adds green infrastructure and biodiversity guidance to policy CP21²⁵ 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: Sustainable Drainage Systems

All proposals for major development, as defined by the Town and Country Planning Act, which are acceptable under other policies of the Neighbourhood Plan will be supported provided that they are able to demonstrate that, where appropriate, they include one or more of the following sustainable drainage design features, as part of the site's overall drainage strategy to manage the risk of surface water flooding:

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

3.38 The policy seeks to refine policy CP25²⁵ 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.

²⁴ CP21- Biodiversity EHDC Local Plan Joint Core Strategy 2014 p 58. See Appendix 2.

²⁵ CP 25 - Flood Risk EHDC Local Plan Joint Core Strategy 2014 p 64. See Appendix 2.

3.39 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.

3.40 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

3.41 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.

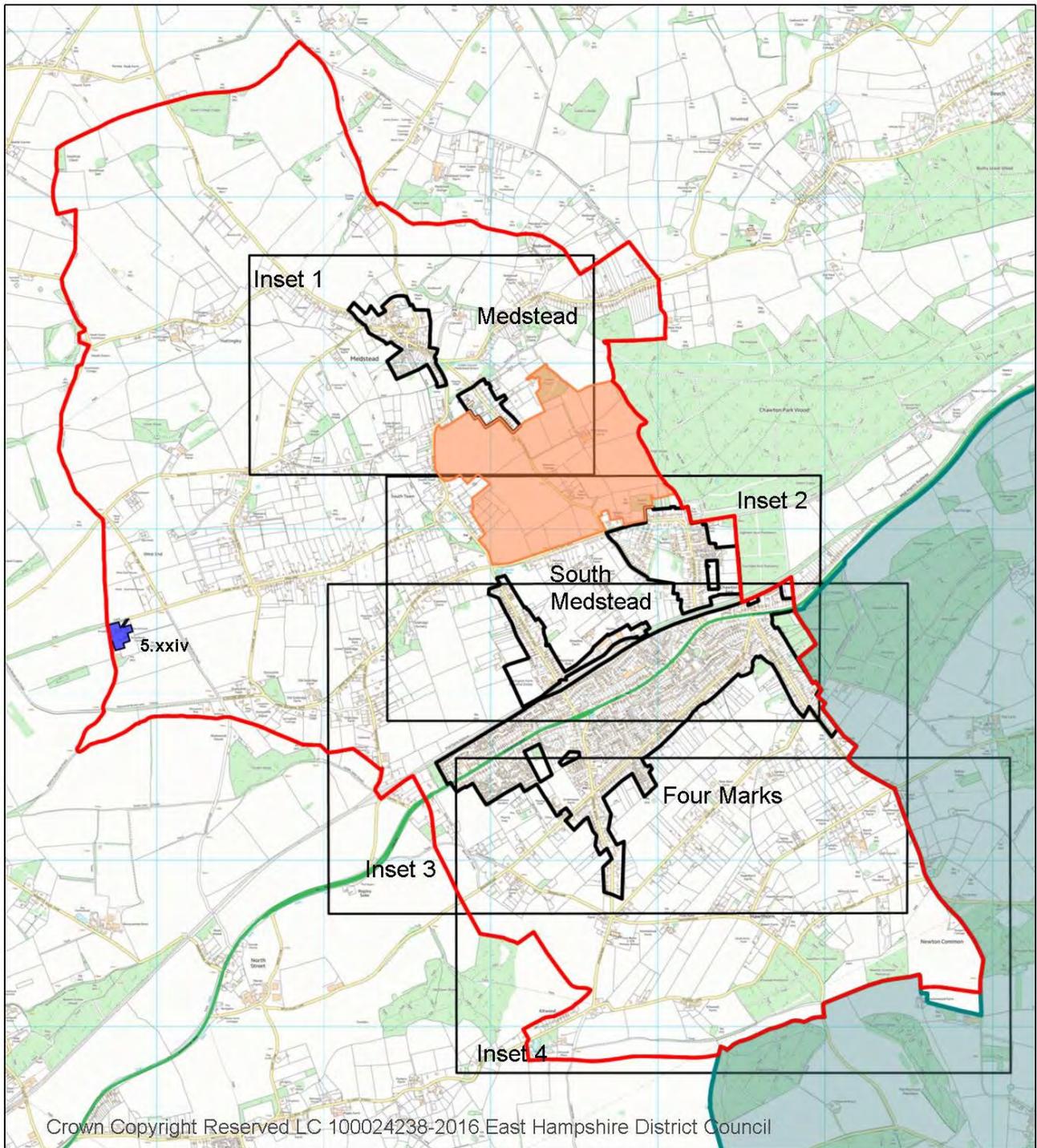
Policy Maps

3.42 The Policies Map follows this section, together with four larger scale detailed maps to give more detailed reference.

3.43 The Policy Maps are:

- i. A - Medstead and Four Marks Policies Map
- ii. B - Policies Map Inset 1: Medstead Village
- iii. C - Policies Map Inset 2: South Medstead
- iv. D - Policies Map Inset 3: Four Marks
- v. E - Policies Map Inset 4: Four Marks

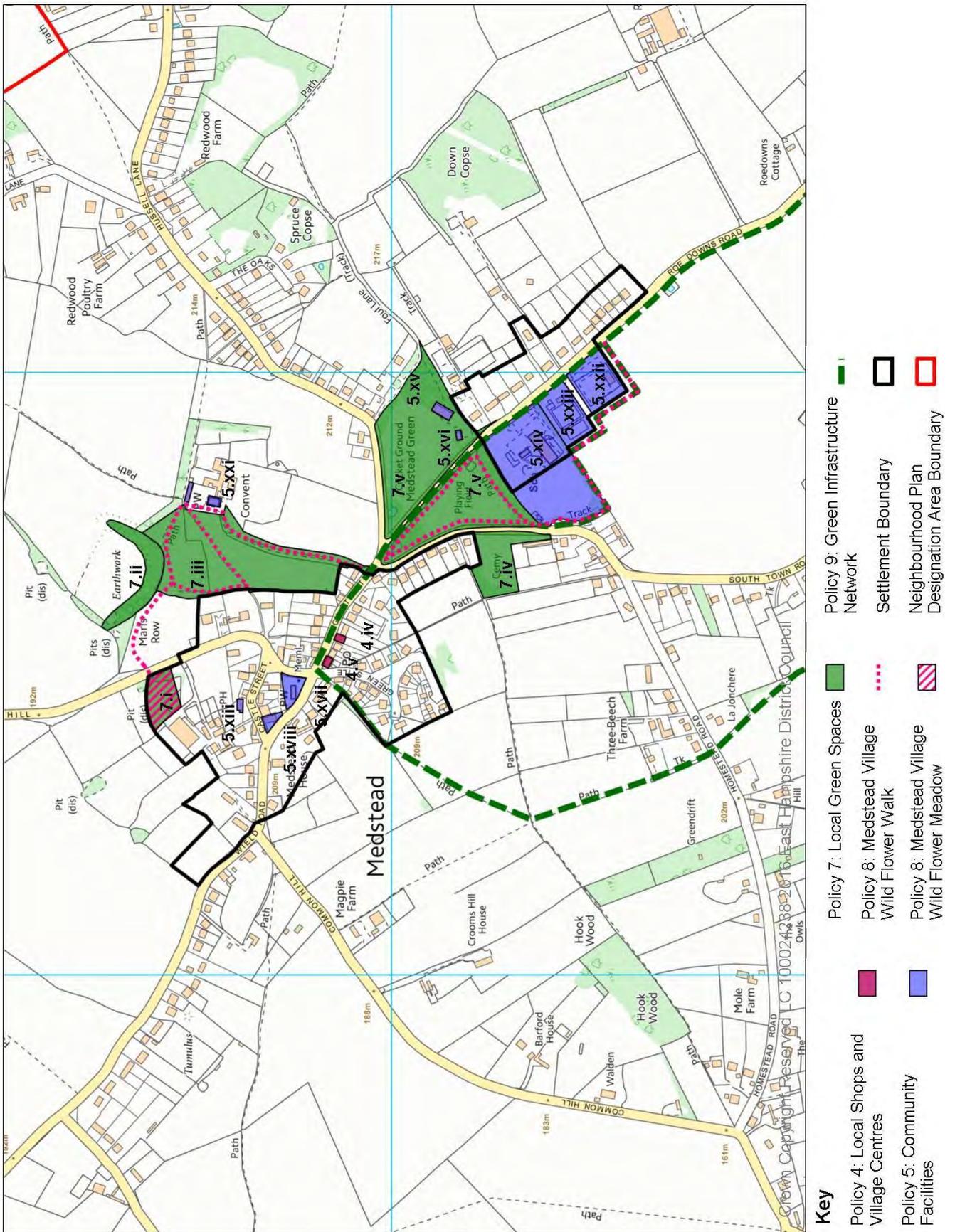
A - Medstead and Four Marks Policies Map



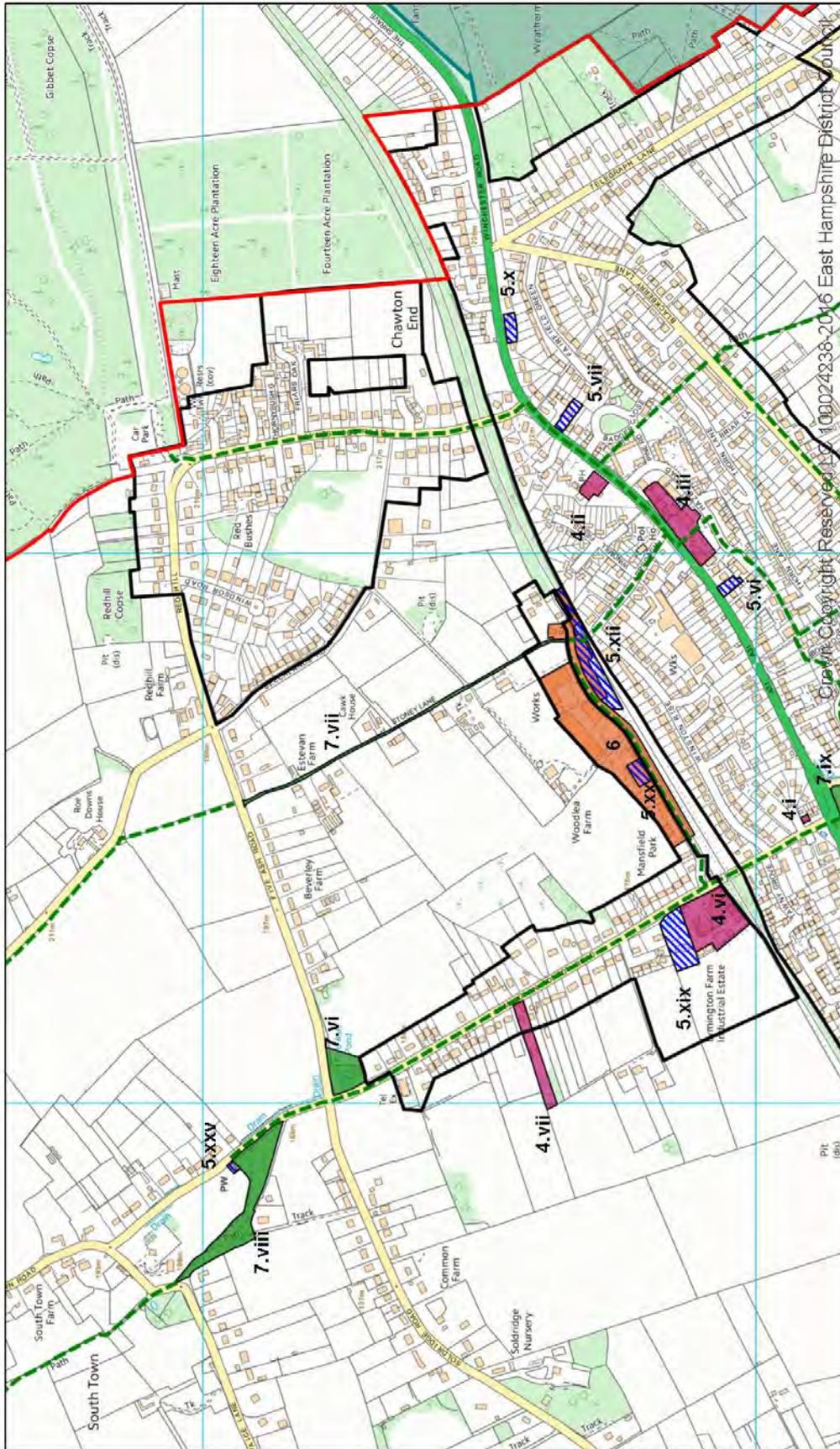
Key

Insets 1, 2, 3, & 4		Policy 2 - Local Gap between Medstead Village and South Medstead	
Neighbourhood Plan Designation Area Boundary		Policy 5: Community Facilities	
Settlement Boundary		South Downs National Park	

B - Policies Map Inset 1: Medstead Village



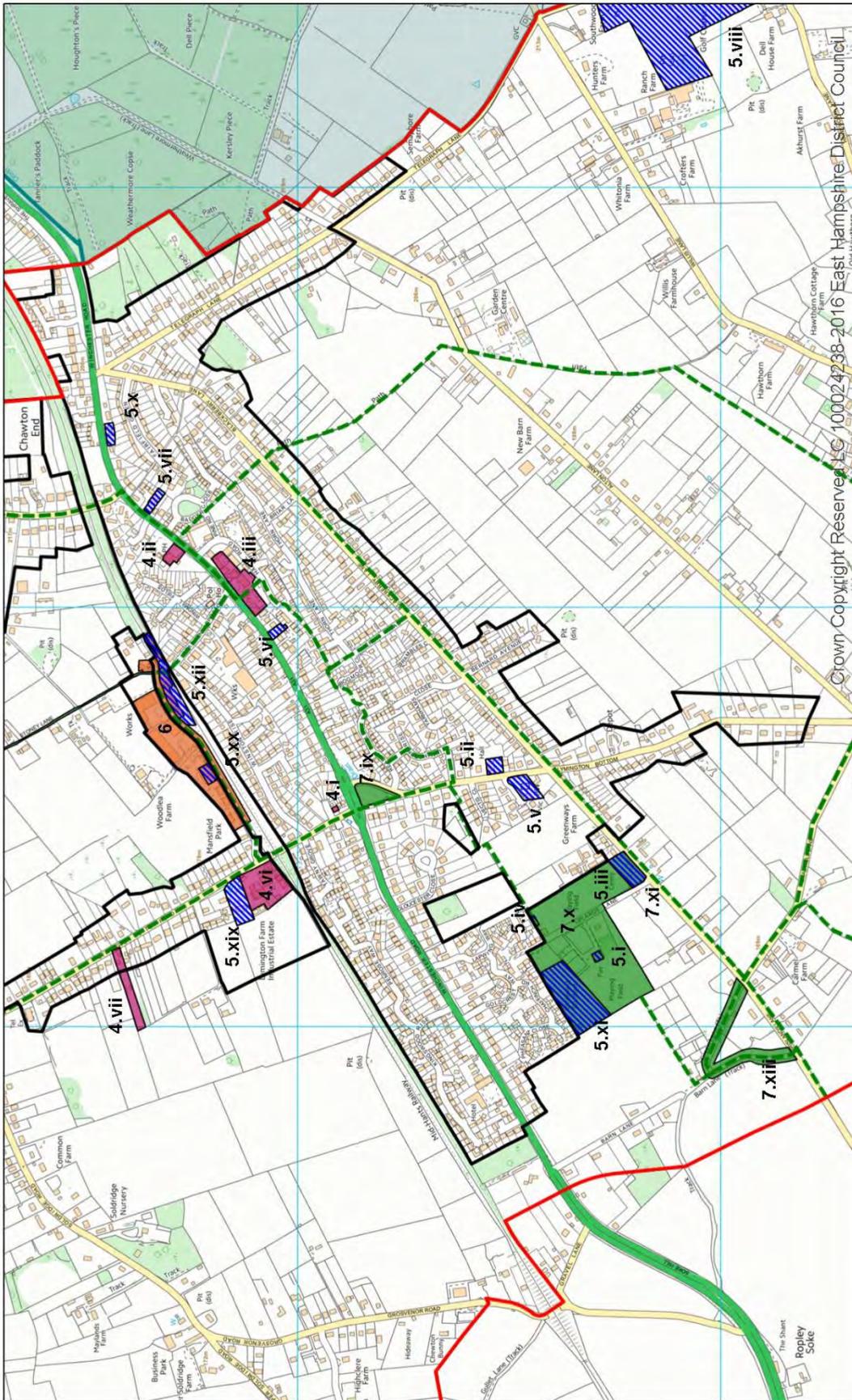
C- Policies Map Inset 2: South Medstead



Key

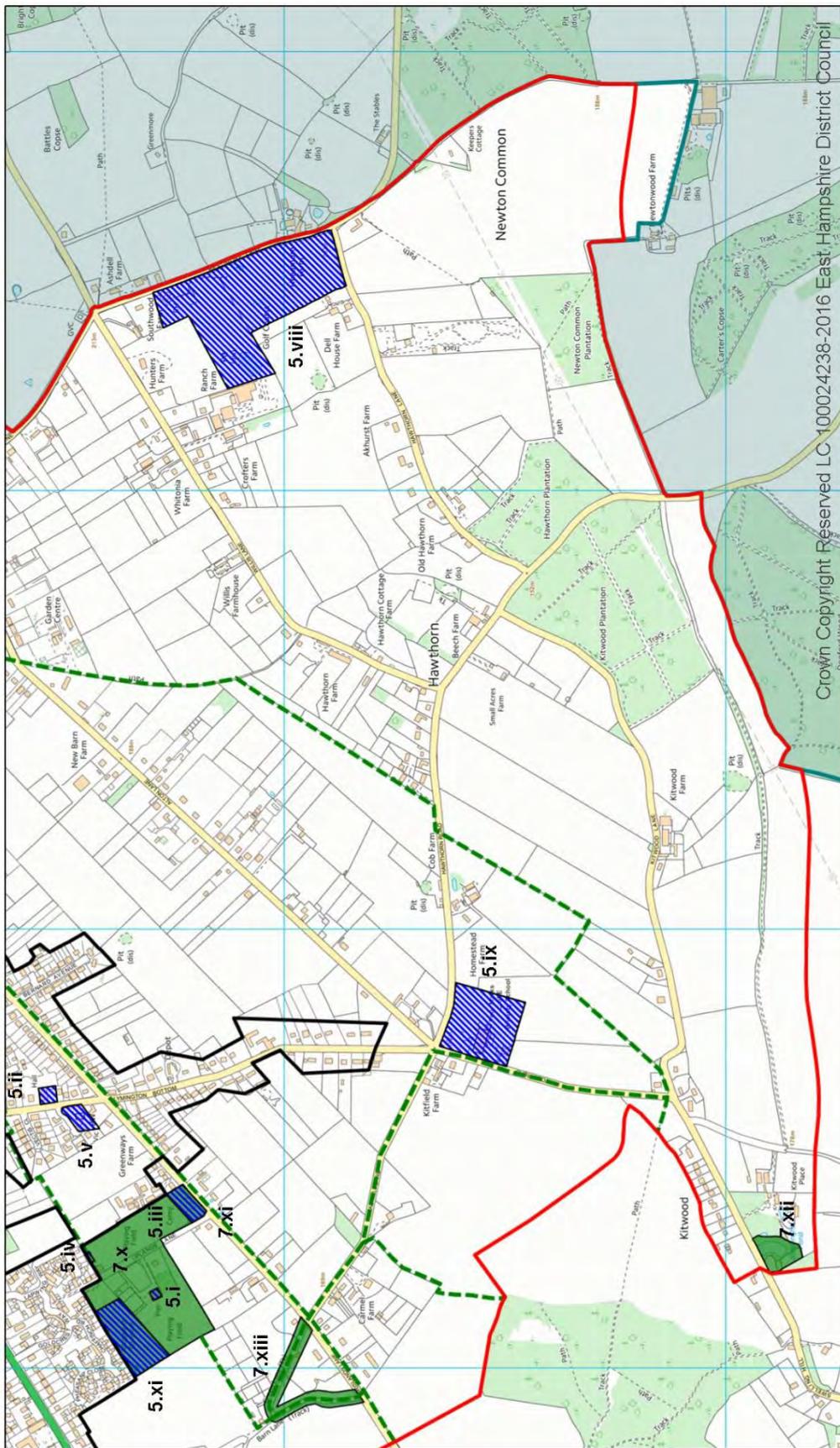
- Policy 4: Local Shops and Village Centres
- Policy 5: Community Facilities
- Policy 6: The Railway Station Hub
- Policy 7: Local Green Spaces
- Policy 9: Green Infrastructure Network
- Settlement Policy Boundary
- Neighbourhood Plan Designation Area Boundary
- South Downs National Park Boundary

D- Policies Map Inset 3: Four Marks



- Key**
- Policy 4: Local Shops and Village Centres
 - Policy 5: Community Facilities
 - Policy 6: The Railway Station Hub
 - Policy 7: Local Green Spaces
 - Policy 9: Green Infrastructure Network
 - Settlement Boundary
 - Neighbourhood Plan Designation Area Boundary
 - South Downs National Park Boundary

E- Policies Map Inset 4: Four Marks



Key

	Policy 5: Community Facilities
	Policy 7: Local Green Spaces
	Policy 9: Green Infrastructure Network
	Settlement Boundary
	Neighbourhood Plan Designation Area Boundary
	South Downs National Park Boundary

4 IMPLEMENTATION

4.1 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.

4.2 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

4.3 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.

4.4 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

4.5 The Parish Councils would like to see 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 in Medstead and Four Marks

4.6 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.

4.7 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

4.8 The Parish Councils aspire to prioritise these projects as part of the forthcoming East Hampshire Community Infrastructure Levy (CIL), updated by the local authority on the 1st April 2015. As part of this aspiration, the prioritisation and timing of these projects will be assessed by the Parish Councils with regards to community need and affordability.

4.9 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.

5 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.

Appendix 1 - 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)
Open Space in East Hampshire – Four Marks (2008)
Open Space in East Hampshire – Medstead (2008)
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)

Appendix 2

EXTRACTS FROM THE EAST HAMPSHIRE DISTRICT LOCAL PLAN: JOINT CORE STRATEGY²⁶

Adopted by East Hampshire District Council - 8 May 2014 (for the area outside of the South Downs National Park)

The policy statements below are verbatim extracts from the Joint Core Strategy (JCS).

All the policies in the JCS are relevant to the Medstead and Four Marks Neighbourhood Plan. The JCS is available on the EHDC website.

The policies that have been selected here are those that are specifically referred to in the Neighbourhood Plan

CP2 SPATIAL STRATEGY

New development growth in the period up to 2028 will be directed to the most sustainable and accessible locations in the District in accordance with the Spatial Strategy shown on the Key Diagram.

The Council and National Park Authority will promote and secure sustainable development to maintain the vitality and viability of existing communities, to meet the need for new resource efficient housing and economic growth that is supported by necessary infrastructure and to ensure the protection and the enhancement of the built and natural environment in particular the protection of the special qualities of the South Downs National Park which is fundamental to the Local Plan: Joint Core Strategy.

New development must fully acknowledge the constraints and opportunities of the South Downs National Park and the form, scale and location of development must ensure that the duty and purposes of the National Park are delivered. In particular, major new development will only be considered if it supports National Park purposes.

The Spatial Strategy identifies four distinct areas of the District:

- **South Downs National Park**
- **Whitehill & Bordon**
- **North of the South Downs National Park**
- **Southern Parishes**

²⁶

<http://www.easthants.gov.uk/sites/default/files/documents/DP01EastHampshireDistrictLocalPlanJointCoreStrategy.pdf>

New development will make the best use of previously developed land and buildings within existing built-up areas.

Provision is made for a minimum increase of 10,060 new dwellings in the period 2011-2028. 2,725 of these new dwellings are part of the development of a new Eco- town at Whitehill & Bordon over the Plan period with the remainder for up to 4,000 in total to be planned beyond the Plan period. The detailed distribution of housing numbers is set out in Policies CP8 and CSWB4.

Provision is made for about 23.2ha of additional employment land which includes about 9.5ha (gross) as part of the development of a new Eco-town at Whitehill & Bordon which will provide approximately 3,700 new jobs within the Plan period.

- 4.2 A sustainable hierarchy of settlements is set out below based upon the accessibility of settlements, the availability of a broad range of facilities, their economic role, and the environmental constraints to development. Development in all settlements will have to be consistent with maintaining and enhancing their character.
- 4.3 Level 1 Market Towns are the most sustainable locations for most new development in terms of access to local services and facilities. Within environmental constraints, they will continue to offer the widest range of shopping and to be main destinations for social, leisure, entertainment, cultural, commercial and economic activity, serving wide catchment areas. Small, independent traders will continue to thrive, contributing to a strong sense of place.
- 4.4 Level 2 Large Local Service Centres have a range of services and are suitable locations to accommodate new development. Their role will be maintained to ensure they continue to serve a wider, rural hinterland with vibrant centres and a range of local services. They will complement the market towns by providing for main convenience food shopping and a reasonable range of other shops and other services.
- 4.5 Level 3 Small Local Service Centres have a more limited range of services but are suitable locations to accommodate some new development. These centres will have different roles depending on their size, but they will all play an important part in the life of their communities. They will be maintained to ensure that they provide basic food and grocery shopping, supported by a limited choice and range of other shops plus a range of non-retail services and community uses. Modest development to meet local needs for housing, employment, community services and infrastructure will secure their continuing vitality and ensure thriving communities.
- 4.6 Level 4 Other settlements with a settlement policy boundary have a limited range of local services and may be appropriate for some further small scale local development.
- 4.7 Level 5 Rural villages considered as being in the countryside with limited access to facilities and workplaces and new development limited to that which is appropriate to rural areas (see Policy CP3)

- 4.8 The majority of development will be focused in or adjoining the most sustainable towns and larger villages where it is consistent with maintaining and enhancing their character. Policy boundaries for each settlement will be defined through the Local Plan: Allocations and the South Downs National Park Local Plan taking into account sites allocated to meet the community's development needs. The proposed hierarchy is:

South Downs National Park	Position in Hierarchy
Petersfield	Market Town
Liss	Small Local Service Centre
Blackmoor, Binsted, Blendworth, Bucks Horn Oak, Buriton, Chawton, East Meon, East Worldham, Greatham, High Cross, Hill Brow, Liss Forest, Lower Farringdon, Selborne, Sheet, Steep, Stroud, Upper Farringdon, West Liss	Other settlements with a settlement policy boundary
All other settlements	Small rural villages/hamlets within the countryside

North of South Downs National Park and Whitehill & Bordon	Position in Hierarchy
Alton	Market Town
Whitehill & Bordon (see chapter 9)	
Liphook	Large Local Service Centre
Four Marks/ South Medstead, Grayshott	Small Local Service Centres

Arford, Beech, Bentley, Bentley Station, Bentworth, Bramshott, Griggs Green, Headley, Headley Down, Holt Pound, Holybourne, Kingsley, Lindford, Medstead village, Passfield Common, Ropley, Ropley Dean, Upper Froyle	Other settlements with a settlement policy boundary
All other settlements	Small rural villages/hamlets within the countryside

Southern Parishes	Position in Hierarchy
Homdean,	Large Local Service Centre
Clanfield, Rowlands Castle	Small Local Service Centre
Catherington, Lovedean	Other settlements with a settlement policy boundary
All other settlements	Small rural villages/hamlets within the countryside

CP6 RURAL ECONOMY AND ENTERPRISE

Development will be permitted:

- a) **For farm diversification schemes and enterprises that help maintain the viability of farm businesses engaged in sustainable land management, including:**
 - local food processing;
 - countryside pursuits;
 - farm shops selling local produce;
 - tourism facilities, visitor attractions and visitor accommodation;
 - equine enterprises and
 - green technologies.
- b) **For the conversion of rural buildings for appropriate uses, including:**
 - affordable housing;
 - commercial use;
 - tourism facilities and accommodation;
 - community use;
 - general residential use, where appropriate and where assessment shows that the use for the above purposes is not possible or is unsuited.
- c) **For the reasonable extension of existing firms in the countryside**

and new small- scale employment uses within the settlement policy boundaries of rural settlements.

- d) Within the South Downs National Park, for businesses that contribute to conserving and enhancing its natural beauty, promote opportunities for the understanding and the enjoyment of its qualities, improving the viability of traditional rural businesses, and/ or providing local services for local people.

Provided that they do not harm the character of the site or its surroundings or do not adversely affect natural beauty, wildlife, cultural heritage and opportunities for recreation.

CP8 TOWN AND VILLAGE FACILITIES AND SERVICES

The vitality and viability of the District's centres will be maintained and improved according to the role of the various centres set out in the hierarchy of centres set out below:

- Town centres - Alton, Petersfield and Whitehill & Bordon
- District centre - Liphook
- Local centres - Clanfield, Four Marks, Grayshott, Hordean, Liss and Forest Centre, Whitehill & Bordon
- Local parades and small local centres

Proposals for new retail, leisure, entertainment and cultural facilities in the centres set out above will be permitted provided that the proposal:

- a) sustains and enhances the range and quality of provision, and the vitality and viability of the centre;
- b) is in keeping with the scale and character of the centre;
- c) would not harm the function of the centre, particularly its shopping function; and
- d) is readily accessible by bicycle and on foot.

CP9 TOURISM

New development will be permitted:

- a) for new tourism facilities, visitor attractions and visitor accommodation
 - i. in towns and villages; and
 - ii. in the countryside through the re-use of suitable rural buildings or as part of farm or rural business diversification, particularly where these would also benefit local communities and support the local economy; and
- b) where it retains and enhances existing tourism facilities, visitor attractions and visitor accommodation.

CP10 SPATIAL STRATEGY FOR HOUSING

Provision is made for a minimum increase of 10,060 dwellings in the period 2011 to 2028 by means of :

1. completion of existing permissions and allocations,
2. development within the defined settlement policy boundaries of towns and villages where it is consistent with maintaining and enhancing their character and quality of life,
3. the Strategic Allocation at Whitehill & Bordon of 2,725 new dwellings over the Plan period and the remainder of the 4,000 in total beyond the Plan period (see Policy CSWB4), and
4. the allocation of sites at the most sustainable settlements to provide:
 - a minimum of 700 dwellings at Alton and Hordean and Petersfield;
 - a minimum of 200 dwellings at Clanfield;
 - a minimum of 175 dwellings at both Liphook and Four Marks/ South Medstead;
 - a minimum of 150 dwellings at both Liss and Rowlands Castle;
 - a minimum of 150 dwellings at other villages outside the National Park;
 - a minimum of 100 dwellings at other villages in the National Park.

Sites will be identified through the Local Plan: Allocations, SDNP Local Plan or Neighbourhood Plans and settlement policy boundaries adjusted accordingly.

Housing should be accommodated through development and redevelopment opportunities within existing settlement policy boundaries in the first instance.

In addition to sites allocated to meet the housing numbers set out above, and development in accordance with Policies CP14 and **CP14 AFFORDABLE HOUSING FOR RURAL COMMUNITIES**

Outside settlement policy boundaries, residential development will only be permitted if:

- a) it provides affordable housing for local people who are unable to obtain accommodation on the open market;
- b) there is a proven local affordable housing need;
- c) the need cannot be met within the settlement to which that need relates;
- d) the settlement provides a range of local services and facilities, or has accessibility to larger settlements nearby which provide a wider range of services and facilities;
- e) the site is modest in scale and relates well, in terms of location and in size, to the existing settlement;
- f) it provides dwellings which will be available as affordable housing for local people in perpetuity; and

CP16 PROTECTION AND PROVISION OF SOCIAL INFRASTRUCTURE

Development proposing the change of use or loss of premises or land currently or last used for community facilities²⁶, public services, leisure and cultural uses will only be permitted where both the following criteria are met:

- a) the facility is no longer required and alternative facilities are easily accessible for the community they are intended to serve; and
- b) it can be demonstrated through a rigorous marketing exercise that the use is no longer viable, that all reasonable efforts have been made to retain it and that there is no alternative use that would provide a beneficial facility to the local community.

Proposals for new and improved community facilities, public services, leisure and cultural uses that result in improvements to meeting the needs of the district will be supported. Such facilities will be required to be easily accessible to all sectors of the community and, in rural areas where public transport may be poor, support will be given to innovative schemes that seek to improve local delivery of services. The provision or improvement of facilities and services, required as a result of new development will be secured through developer contributions either through S106 or the Community Infrastructure Levy (CIL) mechanisms.

CP19 DEVELOPMENT IN THE COUNTRYSIDE

The approach to sustainable development in the countryside, defined as the area outside settlement policy boundaries, is to operate a policy of general restraint in order to protect the countryside for its own sake. The only development allowed in the countryside will be that with a genuine and proven need for a countryside location, such as that necessary for farming, forestry, or other rural enterprises (see Policy CP6). Within the South Downs National Park the pursuit of National Park purposes will be paramount.

CP20 LANDSCAPE

The special characteristics of the district's natural environment will be conserved and enhanced. New development will be required to:

- a) conserve and enhance the natural beauty, tranquillity, wildlife and cultural heritage of the South Downs National Park and its setting, and promote the opportunities for the understanding and enjoyment of its special qualities, and be in accordance with the ambitions within the emerging South Downs Management Plan;
- b) protect and enhance local distinctiveness sense of place and tranquillity by applying the principles set out in the

district's Landscape Character Assessments, including the Community/ Parish Landscape Character Assessments;

- c) protect and enhance settlements in the wider landscape, land at the urban edge and green corridors extending into settlements;**
- d) protect and enhance natural and historic features which contribute to the distinctive character of the district's landscape, such as trees, woodlands, hedgerows, soils, rivers, river corridors, ditches, ponds, ancient sunken lanes, ancient tracks, rural buildings and open areas;**
- e) incorporate appropriate new planting to enhance the landscape setting of the new development which uses local materials, native species and enhances biodiversity;**
- f) maintain, manage and enhance the green infrastructure networks (see Policy CP28 Green Infrastructure).**

Priority will be given to working with landowners and others in order to ensure that land management practices improve public access to the countryside, conserve and enhance valued landscapes of major importance for wild flora and fauna, and restore landscapes where valued features have been lost or degraded

CP21 BIODIVERSITY

Development proposals must maintain, enhance and protect the District's biodiversity and its surrounding environment.

New development will be required to:

- a) maintain, enhance and protect district wide biodiversity, in particular the nature conservation designations (see Map 2).**
 - i) Special Protection Areas (SPA), Special Areas of Conservation (SAC) and Ramsar (International);**
 - ii) Sites of Special Scientific Interest (SSSI) and National Nature Reserves (National);**
 - iii) Sites of Importance for Nature Conservation (SINC) (Hampshire) and Local Nature Reserves (LNR).**
- b) extend specific protection to, and encourage enhancement of, other sites and features which are of local value for wildlife, for example important trees, rivers, river corridors and hedgerows, but which are not included in designated sites.**
- c) contribute towards maintaining a district-wide network of local wildlife sites, wildlife corridors and stepping stones between designated sites and other areas of biodiversity value or natural green space. This will help to prevent the fragmentation of existing habitats and allow species to respond to the impacts of climate change by making provision for habitat adaptation and species migration. This is supported by Policy CP28 (Green Infrastructure)**

and the District's Green Infrastructure work.

- d) ensure wildlife enhancements are incorporated into the design to achieve a net gain in biodiversity by designing in wildlife and by ensuring that any adverse impacts are avoided where possible or, if unavoidable, they are appropriately mitigated for, with compensatory measures only used as a last resort.
- e) protect and, where appropriate, strengthen populations of protected species;
- f) protect and enhance open spaces in accordance with the District's 'Open Space, Sports and Built Facilities Study', Policy CP17 (Protection of open space, sport & recreation) and Policy CP28 (Green Infrastructure). The provision of open space should be in advance of the relevant new developments being occupied.

CP23 GAPS BETWEEN SETTLEMENTS

The generally open and undeveloped nature of the following gaps between settlements will be protected to help prevent coalescence and retain their separate identity:

Alton/ Chawton	Alton/ Holybourne
Bordon / Lindford	Lindford/ Headley
Headley/ Arford	Headley/ Headley Down
Arford/ Headley Down	Headley Down/ Grayshott
Liss/ Liss Forest	Liss/ Hill Brow
Petersfield/ Steep	Petersfield/ Sheet
Clanfield/ Old Clanfield	Homdean/ Catherington/ Clanfield
Homdean/ Blendworth	Rowlands Castle/ Havant

Development will only be permitted within gaps if:

- a) it would not undermine the physical and/ or visual separation of settlements;
- b) it would not compromise the integrity of the gap, either individually or cumulatively with other existing or proposed development; and
- c) it cannot be located elsewhere.

CP25 FLOOD RISK

Development in areas at risk of flooding, now and in the future, as identified on the latest Environment Agency flood risk maps and the Council's Strategic Flood Risk Assessment will be permitted provided that:

- a) it meets the sequential and exception test (where required) as outlined in Government guidance;
- b) a site-specific flood risk assessment demonstrates that the development, including the access, will be safe without increasing flooding elsewhere, and where possible, will reduce flood risk overall;

- c) the scheme incorporates flood protection, flood resilience and resistance measures appropriate to the character and biodiversity of the area and the specific requirements of the site;
- d) appropriate flood warning and evacuation plans are in place; and
- e) new site drainage systems are designed taking account of events which exceed the normal design standard.

All development will be required to ensure that there is no net increase in surface water runoff. Priority will be given to incorporating SUDs (Sustainable Drainage Systems) to manage surface water drainage, unless it can be demonstrated that SUDs are not appropriate. Where SUDs are provided, arrangements must be put in place for their whole life management and maintenance.

Specific areas in the District, which overlay the Chalk geology, can be prone to groundwater flooding as shown on the Council's Strategic Flood Risk Assessment maps. Rivers in East Hampshire which are sourced in the chalk area are the River Meon, River Wey and Lavant Stream, and thus groundwater fed. Development should be avoided in areas at risk from, susceptible to, or have a history of groundwater flooding. If this is not possible then the development should be designed to incorporate flood resistance and resilience measures.

CP28 GREEN INFRASTRUCTURE

Development will be permitted provided that it maintains, manages and enhances the network of new and existing green infrastructure. Development will need to take forward the objectives and priorities presented in the District's Green Infrastructure Study and Strategy, the South Hampshire Green Infrastructure Strategy and its Implementation Framework and the avoidance and mitigation measures set out in the Joint Core Strategy's Habitats Regulations Assessment. Account will also need to be taken of other relevant joint core strategy policies such as landscape, historic environment, biodiversity,

flood risk and design. New green infrastructure must be provided either through on-site provision or financial contributions. The size of contribution will be linked to the scale of the development and the resulting new green infrastructure must be located as close as possible to the development it is intended to serve.

CP29 DESIGN

The District's built environment must be of an exemplary standard and highly appealing in terms of visual appearance. All new development will be required to respect the character, identity and context of the district's towns, villages and countryside and must help to create places where people want to live, work and visit.

New development will be required to:

- a) seek exemplary standards of design and architecture with a high quality external appearance that respect the area's particular characteristics;
- b) take particular account of the setting and context of the South Downs National Park where relevant, be in accordance with the National Park purposes and duty if in the National Park and take account of these purposes and duty where the National Park's setting is affected;

- c) reflect national policies in respect of design, landscape, townscape and historic heritage;
- d) ensure that the layout and design of development contributes to local distinctiveness and sense of place, and is appropriate and sympathetic to its setting in terms of its scale, height, massing and density, and its relationship to adjoining buildings, spaces around buildings and landscape features;
- e) ensure that development makes a positive contribution to the overall appearance of the area by the use of good quality materials of appropriate scale, profile, finish, colour and proven weathering ability;
- f) make provision for waste and recycling bin storage and collection within the site;
- g) be designed to the Lifetime Homes Standard as appropriate;
- h) take account of local town and village design statements, neighbourhood plans that identify local character and distinctiveness and the design elements of parish and town plans and conservation area appraisals;
- i) be accessible to all and designed to minimise opportunities for crime and anti-social behaviour without diminishing the high quality of the overall appearance;
- j) embrace new technologies as a considered part of the design and in a way which takes account of the broader impact on the locality;
- k) provide car parking in a way that secures a high quality environment and is conveniently located, within curtilage wherever possible, taking account of relatively high levels of car ownership where necessary.

CP31 TRANSPORT

Through implementation of the Hampshire Local Transport Plan (2011 – 2031), the fullest possible use of sustainable modes of transport (including cycling, walking and public and community transport) and reduced dependence on the private car will be encouraged.

Development proposals will include a range of mitigating measures and, where appropriate, will be required to:

- a) enhance the quality, viability, availability, accessibility and frequency of public transport and alternative community transport provision, especially in rural areas, to ensure that those without access to a private car have access to services and facilities necessary for their well-being;
- b) protect and provide safe and convenient cycle and pedestrian links that integrate with existing cycle and pedestrian networks, such as the South Downs Way and Shipwrights Way, and reflect the amenity and rural character of the area;
- c) ensure that highway design and associated signing meets the needs of vehicular traffic and the need for safety whilst also placing a high priority on meeting the needs of pedestrians, cyclists and public transport users and without detriment to the quality of the environment;
- d) plan for new highway infrastructure that will reduce congestion, improve highway safety, increase accessibility to the District's town and district centres and enhance economic prosperity of the District;
- e) improve access to rail stations at Rowlands Castle, Petersfield, Liss, Liphook, Alton and Bentley Station by sustainable modes of transport and, where appropriate, provide additional car and cycle parking at rail stations;

- f) provide adequate, convenient and secure vehicle and cycle parking in accordance with adopted standards;**
- g) ensure that the type and volume of traffic generated would not harm the countryside or the rural character of local roads;**
- h) protect sunken and rural/green lanes so that their convenience and safety are enhanced for their users, and their ecological, landscape and recreational value are enhanced;**
- i) improve access for people with impaired mobility to all forms of transport and to all developments to which the public will reasonably expect to have access; and**
- j) produce and implement transport assessments and travel plans for proposals that are likely to have significant transport implications;**
- k) include measures, to be funded by the developer, that address the impact of the new development so as to ensure the continued safe and efficient operation of the strategic and local road networks.**

New development should be located and designed to reduce the need to travel.

Development that is likely to generate a significant number of additional vehicular movements will normally be expected to be located near existing centres and supportive infrastructure.

A high quality transport system will be required as part of the growth proposed in Whitehill & Bordon. Proposals for new development in the town must improve transport links from the surrounding settlements to the town, and within the town, providing opportunities to reduce reliance on the private car and encourage other modes.

Financial contributions will be sought from developments towards the implementation of identified transport infrastructure schemes, having regard to the costs of those schemes and the likely availability of public funding.