

MEDSTEAD & FOUR MARKS NEIGHBOURHOOD PLAN 2015-2028

BASIC CONDITIONS STATEMENT

Published by the Parish Councils of Medstead and Four Marks under the Neighbourhood Planning (General) Regulations
2012

August 2015

1. Introduction

1.1 This Statement has been jointly prepared by the Parish Councils of Medstead and Four Marks ("the Parish Councils") to accompany their submission to the local planning authority, East Hampshire District Council ("the District Council"), of the Medstead & Four Marks Neighbourhood Plan ("the Neighbourhood Plan") under Regulation 15 of the Neighbourhood Planning (General) Regulations 2012 ("the Regulations").

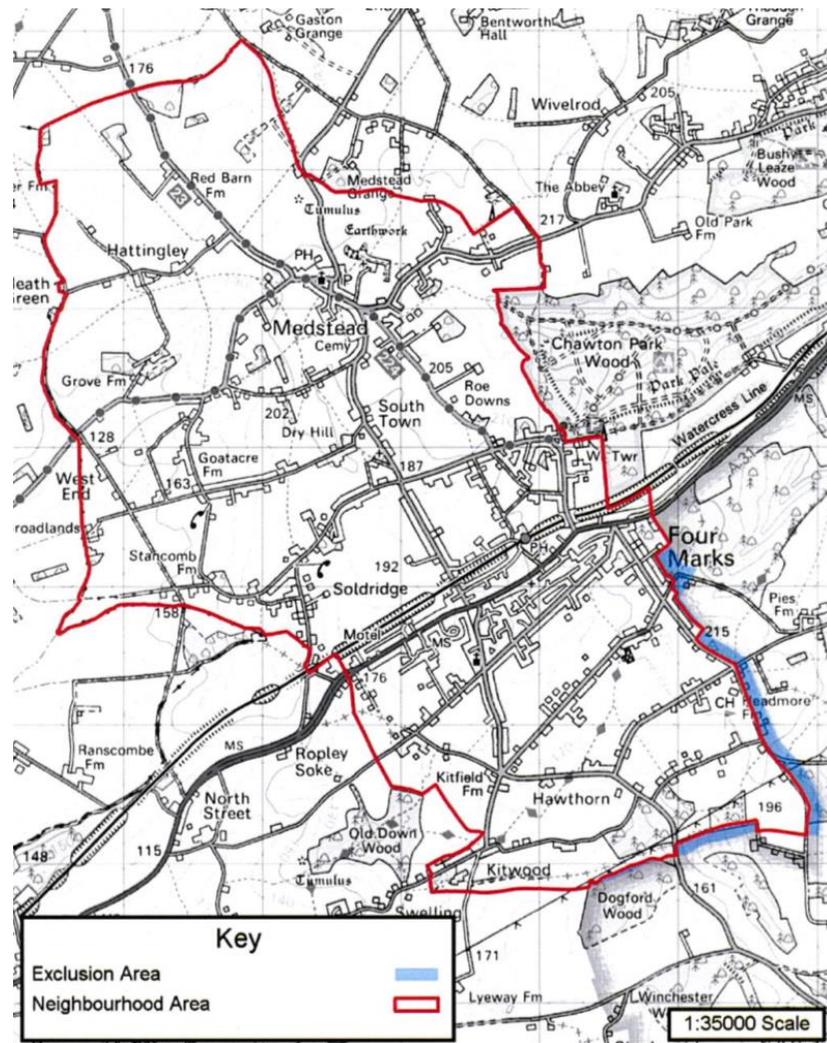
1.2 The Medstead & Four Marks Neighbourhood Plan (MFMNP) has been prepared by the Parish Councils, the qualifying bodies, for the Neighbourhood Area covering the whole of the Parishes of Medstead and Four Marks apart from small areas to the south that are in the South Downs National Park (shown in blue on the map in Plan A), as designated by EHDC on 19 June 2014.

1.3 The policies described in the Neighbourhood Plan relate to the development and use of land in the designated Neighbourhood Area. The plan period of the MFMNP is from 1 April 2015 to 31 March 2028 and it does not contain policies relating to 'excluded development', as defined by and in accordance with, the Regulations.

1.4 The Statement addresses each of the four 'basic conditions' required of the Regulations and explains how the submitted Neighbourhood Plan meets the requirements of Paragraph 8 of Schedule 4B to the 1990 Town & Country Planning Act.

1.5 The Regulations state that a Neighbourhood Plan will be considered to have met the basic conditions if:

- 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.



Plan A: Medstead & Four Marks Designated Neighbourhood Plan Area
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2. Background

2.1 The Parish Councils commenced preparation of the Neighbourhood Plan in 2014. The key drivers of that decision were the encouragement of the District Council to parishes in its district to prepare Neighbourhood Plans and the keenness of the Parish Councils to provide policy proposals to complement the strategic policies of the Joint Core Strategy 2014. This was most notably the desire for villages in the district outside the National Park (Level 4 in the Settlements Hierarchy of the JCS), including Medstead Village, to identify sites for a minimum of 150 new homes. Further, Four Marks and South Medstead (Level 3 - *Small Local Service Centres* in the Settlements Hierarchy of the JCS) are expected to provide a minimum of 175 dwellings in the plan period. The Parish Councils also wish to have greater influence over local development and infrastructure issues and to promote the sustainable development of the parishes.

2.2 A Steering Group was formed comprising parish councillors and members of the local community and it was delegated authority by the two Parish Councils to make day-to-day decisions on the Neighbourhood Plan. As qualifying bodies, the Parish Councils of Medstead and Four Marks approved the publication of:

- the Pre-Submission Neighbourhood Plan of April 2015
- the Submission Neighbourhood Plan of August 2015

2.3 The Parish Councils have worked closely with officers of the District Council during the preparation of the Neighbourhood Plan. The East Hampshire District Local Plan: Joint Core Strategy (JCS) was adopted in June 2014 and supersedes the strategic policies of the Local Plan Review. The saved policies in the East Hampshire District Local Plan: Second Review are currently the development management policies that set out the guidance for deciding on planning applications in the district. These will be superseded partly by the Neighbourhood Plan and by the Local Plan Part 3 -Development Management, which is expected to be adopted in December 2016.

2.4 The JCS sets out the housing requirement for the district and identifies Medstead village as a Level 4 settlement and as being one of eighteen villages outside the South Downs National Park that should together provide a minimum of 150 dwellings. It further identifies Four Marks/South Medstead as one settlement, a Level 3 - *Local Service Centres*, to provide a minimum of 175 dwellings over the plan period. This is a guideline for the Neighbourhood Plan and it has considered these numbers together with other

planning applications recently approved in the parishes to establish an appropriate housing number that the villages' services and infrastructure can sustain.

2.5 The Neighbourhood Plan contains a small number of land use policies (in Section 4) that are defined on the Policies Maps as being geographically specific, and non-statutory proposals (in Section 5) that are included for the completeness of the Neighbourhood Plan. For the most part, the Plan has deliberately avoided containing policies that may duplicate the many out of date and emerging development policies that are, and will be, material considerations in determining future planning applications.

2.6 In making a clear distinction between land use planning policies and non-statutory proposals relevant to land use planning, the Neighbourhood Plan allows for the examination to focus on the requirement of the policies to meet the Basic Conditions but also allows the local community to see the Neighbourhood Plan in the round. In any event, the non-statutory proposals will each have a land use effect at some later point but cannot do so as part of the Neighbourhood Plan as they fall outside its scope.

3. Conformity with National Planning Policy

3.1 The Neighbourhood Plan has been prepared with regard to national policies as set out in the National Planning Policy Framework (NPPF) and is mindful of the Planning Practice Guidance (PPG) in respect of formulating neighbourhood plans.

3.2 In overall terms, there are four NPPF Paragraphs that provide general guidance on neighbourhood planning, to which the Neighbourhood Plan has directly responded:

Para 16

3.3 The Parish Councils believe the Neighbourhood Plan is planning positively to support the strategic development needs of the district by supporting new housing on sites primarily within and on the edge of Four Marks/South Medstead as identified in EHDC's draft Site Allocation Plan document, in order to sustain the character and meet the local housing needs of the settlements. It also seeks to protect and enhance open spaces and valued community facilities that benefit the parishes.

Para 183

3.4 The Neighbourhood Plan establishes a clear vision for the parishes that reflects the view of the majority of the local community. It has sought to translate the vision into a series of meaningful planning policies to plan for housing growth and to determine future planning applications as part of the development plan.

Para 184

3.5 The Parish Councils believe the Neighbourhood Plan, as is highlighted below, is in general conformity with all the relevant strategic policies of the development plan, namely the East Hampshire District Local Plan: Joint Core Strategy (June 2014). It is considered to strike a positive balance between the physical and policy constraints of the parishes and the desire to meet local housing demand.

Para 185

3.6 The Neighbourhood Plan avoids duplicating development plan policies by focusing on policies that translate the general requirements of the development plan into a context for the two parishes. Once made, the Neighbourhood Plan should be easily considered alongside the development plan and any other material considerations in determining planning applications.

3.7 Set out in Table A below, is a brief summary of how each policy conforms to the NPPF. The particular Paragraphs referred to in the table are those considered the most relevant to each policy but are not intended to be an exhaustive list of all possible relevant Paragraphs.

Table A: Neighbourhood Plan & NPPF Conformity Summary

No.	Policy Title	NPPF Ref.	Commentary
1	Spatial Plan for the Parishes	15, 55 110, 115	<p>This policy establishes the key spatial strategy for directing future development proposals in the parishes. It reflects the presumption in favour of sustainable development and will guide how development will be delivered over the plan period in line with Para 15 of the NPPF.</p> <p>This policy sets the strategic direction for all the Plan's other policies by steering new development within Medstead as a Level 4 Other Settlements with a settlement policy boundary-, and within Four Marks/South Medstead as a Level 3 – Small Local Service Centres - and by continuing to exert strong control over development proposals elsewhere in the countryside of the parishes.</p> <p>Through redrawing the settlement policy boundary for Medstead, South Medstead and Four Marks, the policy balances housing growth in supporting the allocations granted in the EHDC's draft Site Allocations Plan and is therefore in conformity with Para 110 of the NPPF in respect of preparing a plan to meet the development needs and at the same time minimising detrimental effects to the natural environment, in line with Para 115.</p> <p>This will enhance and maintain the vitality of the rural community and further avoid the delivery of isolated homes in the countryside. In these respects the policy is in line with Para 55.</p>
2	Local Gap between Medstead and South Medstead	109	<p>This policy 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 consistent with Para 109 of the NPPF.</p>
3	Local Employment	28	<p>This policy seeks to protect existing employment sites and their uses from any unnecessary loss and to encourage new employment development at existing sites in line with Para 28 of the NPPF</p>

4	Local Shops & Village Centres	28	This policy seeks to protect the existing A1 shop units in the locations defined as Village Centres or Local Shops in the parishes from a change of use for another purpose and is therefore in line with Para 28 of the NPPF.
5	Community Facilities	70	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. This is in line with Para 70 of the NPPF.
6	The Railway Station Hub	28, 70, 73, 126	<p>The policy is in line with Para 28 of the NPPF supporting tourism opportunities through supporting the defined area of the railway station for the development of a mixed use hub. The policy is further in conformity with Para 70 seeking to provide social infrastructure for connecting and invigorating retail and employment.</p> <p>The railway station hub will 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 Para 73 of the NPPF and to improve connections for cyclists and pedestrians within Medstead and Four Marks.</p> <p>The MFMNP further sees this policy as an opportunity to draw on the contribution made by the historic environment to the character of the place as in Para 126 of the NPPF.</p>
7	Local Green Spaces and Open Spaces	74, 76, 77	This policy proposes a number of important green spaces in the parishes to be protected from development by the designation as Local Green Spaces and Open Spaces in accordance with Paras 74, 76 and 77 of the NPPF.
8	Medstead Village Wild Flower Walk	75	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 and is therefore in line with Para 75 of the NPPF.

9	Medstead & Four Marks Green Infrastructure Network	75, 114	This policy proposes the creation of the Medstead & Four Marks Green Infrastructure Network in and around the villages as a network of existing 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 in line with Para 75 of the NPPF. The network will be delivered and maintained over the plan period and beyond, as such it accords with the NPPF (Para 114).
10	Green Infrastructure & Biodiversity	109	This policy adds green infrastructure and biodiversity guidance and conforms to Para 109 of the NPPF 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.
11	Design	58, 59	This policy accords with Paras 58 and 59 of the NPPF in requiring the overall design principles of development proposals to reflect the local character of the two parishes and to draw from the existing (and updated) Village Design Statements for the two parishes.
12	Traffic Impacts	35	This policy seeks to ensure that the traffic generated by new development is in keeping with the rural character of the parishes and is effective in ensuring road safety, as such, the policy is in line with Para 35 of the NPPF.
13	Sustainable Drainage Systems	99	This policy will support development proposals in the parishes provided they are able to demonstrate that proposals include one or more of certain sustainable drainage design features stated, to manage the risk of surface water flooding within their boundary and elsewhere in the parishes. It therefore accords with Para 99 in respect of planning for climate change in an area that is known to have flooding problems.

4. Contribution to Achieving Sustainable Development

4.1 The Neighbourhood Plan was not required by the EHDC to undertake a Strategic Environmental Assessment (SEA) of its environmental effects and neighbourhood plans are not required to undertake a Sustainability Appraisal. A Screening Opinion was provided by EHDC on the 14th July 2015 which stated that a SEA was not required. The letter further explained that the SEA/HRA work on the JCS and the forthcoming Local Plan Site Allocations document will together provide adequate assessments of development policies and proposals in Medstead and Four Marks. Therefore, the Neighbourhood Plan can clearly demonstrate that it has taken account of the need to contribute to the achievement of sustainable development in terms of how its policies will deliver a blend of economic, social and environmental benefits for the two parishes.

4.2 The strategic objectives of the Neighbourhood Plan comprise a balance of social, economic and environmental goals. The local community desires that the best aspects of the villages – their high quality local environment, their village shops, local employers and community facilities – are supported and enhanced in the coming years through effective development management.

4.3 The chosen policies are therefore intended to accurately translate these strategic objectives into viable and effective development management policies and deliverable infrastructure proposals. Collectively, the policies demonstrate that the Neighbourhood Plan will deliver strong social impacts though both economic and environmental impacts score well too. Indeed, every policy will deliver a positive social outcome – supporting the allocation of new homes, the retention of valued spaces and facilities – and none will have a negative impact.

4.4 This outcome may be characteristic of Neighbourhood Plans prepared in similar planning policy circumstances. If local communities are to back development in this type of location, to the extent they will turn out to vote at a referendum, then there may have to be clear and realisable social benefits they can accrue. But this will rarely be at an environmental or economic cost as local communities will resist such impacts and they will not be in conformity with either the NPPF or development plan.

4.5 The sustainability attributes of each policy are summarised in Table B below.

Table B: Neighbourhood Plan & Sustainable Development Summary

No.	Policy Title	Soc.	Eco.	Env.	Commentary
1	Spatial Plan for the Parishes	*	0	*	This policy establishes the key spatial priority for the MFMNP. It sets the strategic direction for all its other policies by steering new development into the established settlement in the parishes of Four Marks and Medstead, and by continuing to exert strong control over development proposals elsewhere in the countryside areas of the parishes. The policy therefore has positive social and environmental effects.
2	Local Gap between Medstead Village & South Medstead	*	0	*	This policy protects 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 and character. The policy therefore has social and environmental positive effects.
3	Local Employment	0	*	0	This policy protects the existing employment sites and supports the expansion of the local employment sites in the parishes. The policy therefore has a positive economic effect and avoids negative environment effects by containing a range of mitigation measures on which its support for proposals is contingent.
4	Local Shops & Village Centres	*	*	0	This policy seeks to encourage commercial activities in the defined village centres and to protect the existing A1 shop units in the parishes, as shown on the policies map, from a change of use for another purpose. The policy therefore has positive social and economic effects.
5	Community Facilities	*	0	0	The policy identifies those facilities that the local community strongly favours are retained and supports development proposals intended to secure the long term benefit of those facilities. The policy therefore has a social positive effect.

6	The Railway Station Hub	*	*	0	This policy supports the establishment of a mixed use hub around the railway station creating a shared focus for Four Marks/South Medstead. The policy therefore has positive social and economic effects.
7	Local Green Spaces and Open Spaces	*	0	*	This policy proposes a number of important, cherished green spaces in the parishes to be protected from development by the designation as Local Green Spaces and Open Spaces. The policy therefore has positive social and environment effects.
8	Medstead Village Wild Flower Walk	*	0	*	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. The policy therefore has positive social and environment effects.
9	Medstead and Four Marks Green Infrastructure Network	*	0	*	This policy proposes the creation of the Medstead & Four Marks Green Infrastructure Network in and around the villages as a network of existing 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 policy therefore has positive social and environment effects.
10	Green Infrastructure and Biodiversity	0	0	*	This policy adds green infrastructure and biodiversity guidance to policy CP21 in directing developers to both the Medstead and Four Marks Village Design Statements. The policy therefore has a positive environmental effect.
11	Design	0	0	*	This policy requires the design of development proposals to reflect the local character of the parishes. The policy therefore has a positive environmental effect.
12	Traffic Impacts	0	0	*	This policy proposes to ensure that any development in MFMNP area will not have a detrimental effect on traffic. If this should be the case then the development will need to contribute to appropriate mitigation measures. The policy therefore has a positive environmental effect.

13	Sustainable Drainage Systems	0	0	*	The policy seeks to refine the EHDC Core Strategy in respect of requiring all relevant development proposals in the parishes to manage the risk of surface water flooding. The policy therefore has a positive environmental effect.
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Key: * positive 0 neutral - negative

5. General Conformity with the Development Plan

5.1 The Neighbourhood Plan has been prepared to ensure its general conformity with the development plan for East Hampshire District Council. As described in section 2, the current development plan of relevance to the Neighbourhood Plan comprises the East Hampshire District Local Plan: Joint Core Strategy (June 2014) and the saved policies in the East Hampshire District Local Plan: Second Review and this will remain so at the time of the examination of the Neighbourhood Plan.

5.2 The analysis in Table C below summarises the conformity of the Neighbourhood Plan policies with the strategic policies set out in the Joint Core Strategy (June 2014).

Table C: Neighbourhood Plan & Development Plan Conformity Summary		
No.	Policy Title & Refs	Commentary
1	Spatial Plan for the Parishes Joint Core Strategy (June 2014) policy CP10, CP19	This policy redraws the current EHDC settlement policy boundaries for Medstead Village, South Medstead and Four Marks to confine housing and other development proposals to within the new Boundaries, unless they are appropriate to a countryside location. This relates to and is in conformity with EHDC policy CP10 of the JCS as the MFMNP adjusts the settlement policy boundaries to include future minimum housing targets for the parishes. Medstead Village has not been set a specific housing number but needs to deliver along with 17 'other villages

		<p><i>outside the National Park</i> in the district a minimum of 150 dwellings, and Four Marks/South Medstead need to deliver a minimum of 175 dwellings, all over the plan period from 2011 to 2028. The MFMNP further takes account of the EHDC's Proposed Submission East Hampshire District Local Plan: Housing and Employment Allocations from June 2015.</p> <p>This policy is also in conformity with policy CP19 '<i>Development in the countryside</i>' protects land outside the Settlement Policy Boundaries, defined as Countryside, from development unless it can be demonstrated that there is a genuine and proven need for a countryside location.</p>
2	<p>Local Gap between Medstead Village & South Medstead</p> <p>Joint Core Strategy (June 2014) policy CP2, CP19, CP20, CP23</p>	<p>This policy 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. Although this gap has not been identified in the JCS, the MFMNP seeks to define and protect the Medstead Village & South Medstead Local Gap through identifying this area in line with the criteria of the JCS Background Paper on Gaps between Settlements 2011, informing Policy CP23 of the JCS.</p> <p>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.</p> <p>The gap has been considered and defined by the following objectives;</p> <ul style="list-style-type: none"> • 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 <p>When determining the gap boundaries consideration has been given to;</p> <ul style="list-style-type: none"> • 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

		<ul style="list-style-type: none"> • 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 <p>This policy does not extend already established boundaries to include adjacent areas but does identify 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 and is therefore in conformity with CP19 and CP20 and considers the spatial strategy of CP2.</p>
3	Local Employment Joint Core Strategy (June 2014) policy CP6	This policy seeks to protect existing employment sites and their uses from any unnecessary loss and to encourage new employment development at existing sites. It is therefore consistent with the EHDC's JCS Policy CP6 in safeguarding sites for employment use and in continuing to play an important role in accommodating East Hampshire's business activities.
4	Local Shops and Village Centres Joint Core Strategy (June 2014) policy CP8, CP16	The policy supports the continued patronage 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 CP8 Town and Village Facilities and Services and CP16 Protection and provision of Social Infrastructure already support the improvement and maintenance of local parades and small local centres. However, the MFMNP goes a step further to ensure that the use of the shops and commercial units do not change unless there is strong evidence to demonstrate that the use is no longer viable or that it can be located elsewhere. Although the recent extension of permitted development rights may result in some development not requiring a planning application, this policy may be used to inform decisions on notices for prior approval and if those rights are rescinded during the plan period.
5	Community Facilities Joint Core Strategy (June 2014) policy CP16	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. This policy relates to the protection and provision of social infrastructure in the EHDC's policy CP16.

6	<p>The Railway Station Hub</p> <p>Joint Core Strategy (June 2014) policy CP8, CP16, CP20, CP31</p>	<p>The policy is in line with the JCS policy CP9 supporting tourism opportunities through defining sites for the development for the mixed use hub, and with CP8 and CP16 in terms of seeking to provide social infrastructure and structure for connecting and invigorating retail and employment.</p> <p>The railway station hub will also be an integral part of the Medstead and Four Marks Green Infrastructure Network of MFMNP Policy 9 helping support sustainable transport options, particularly cycling and walking. The policy further seeks to retain an important green 'breathing' space within the settlements in line with CP20 of the JCS and to improve connections for cyclists and pedestrians within Medstead and Four Marks in line with CP31 of the JCS.</p>
7	<p>Local Spaces and Open Spaces</p> <p>Joint Core Strategy (June 2014) policy CP17, CP21</p>	<p>This policy proposes a number of important green spaces in the parish to be protected from development by the designation as Local Green Spaces in line with the CP17, CP21 of the JCS.</p>
8	<p>Medstead Village Wild Flower Walk</p> <p>Joint Core Strategy (June 2014) policy CP20, CP21, CP31</p>	<p>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. This will improve connections for cyclists and pedestrians within Medstead and Four Marks in line with CP31 of the JCS. The main purpose of this policy however is to conserve and enhance the natural beauty, tranquility, biodiversity and cultural heritage of the village and surrounding area and is therefore in conformity with CP20, CP21 of the JCS.</p>
9	<p>Medstead and Four marks Green Infrastructure Network</p> <p>Joint Core Strategy (June 2014) policy CP20, CP21, CP28</p>	<p>This policy proposes the creation of the Medstead & Four Marks Green Infrastructure Network in and around the villages as a network of existing 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 Policy CP20, CP21 and CP28 of the JCS on green infrastructure.</p>

10	Green Infrastructure & Biodiversity Joint Core Strategy (June 2014) policy CP21	This policy adds green infrastructure and biodiversity guidance to policy CP21 in directing developers to both the Medstead and Four Marks Village Design Statements. The statements identify specific characteristics of the parishes and set the appropriate guidance.
11	Design Joint Core Strategy (June 2014) policy CP29	This policy accords with the policies CP29 of the EHDC Core Strategy, in requiring the design of development proposals to reflect the local character of the MFMNP area and also references the Medstead Village Design Statement and Four Marks Village Design Statement.
12	Traffic Impacts Joint Core Strategy (June 2014) policy CP31	This policy seeks to ensure that any development in the parishes will not have a detrimental effect on traffic within the area. If such effects cannot be avoided, then the development will need to contribute to appropriate mitigation measures. This relates to the policy CP31 of the EHDC JCS.
13	Sustainable Drainage Systems Joint Core Strategy (June 2014) policy CP25	The policy seeks to refine policy CP25 of the EHDC Core Strategy in respect of requiring all relevant development proposals in the parishes to manage the risk of surface water flooding. It prioritises the flood risk mitigation measures included in the policy to reflect the specific surface water flooding threats in Medstead and Four Marks Parishes.

6. Compatibility with EU Legislation

6.1 A screening opinion was issued by the District Council confirming that a Strategic Environmental Assessment (SEA) was not required in accordance with EU Directive 2001/42 on strategic environmental assessment, as the Neighbourhood Plan was not expected to contain policies that would have significant environmental effects.

6.2 The Neighbourhood Plan Area does not fall within the zones of influence of any European designated nature sites and therefore a Habitats Regulations Assessment (under the Conservation of Habitats and Species Regulations 2010 (as amended)) is not required.

6.3 The Neighbourhood Plan has had regard to the fundamental rights and freedoms guaranteed under the European Convention on Human Rights and complies with the Human Rights Act.