



**Representations made for Regulation 16 Consultation for the
Medstead and Four Marks Neighbourhood Plan between the dates
of Friday 28th August – Friday 9th October**

MFMEH-01 Sport England

MFMEH-02 Environment Agency

MFMEH-03 Highways England

MFMEH-04 Alexander Barber

MFMEH-05 National Grid

MFMEH-06 Southern Planning Practise obo Croudace Homes

MFMEH-07 Pegasus obo Hurlock Investments

MFMEH-08 Southern Planning Practise obo Mr P Charles

MFMEH-09 Country Estates

MFMEH-10 Thames Water

MFMEH-11 Savills obo CALA Homes

MFMEH-12 Matplan obo Messrs I Foden and H Bethell

MFMEH-13 South Downs National Park Authority

MFMEH-14 Hampshire County Council

MFMEH-15 Historic England

MFMEH-16 Barton Willmore obo Winchester College

Hannah Collier

From: Zoe Hughes [REDACTED]
Sent: 01 September 2015 10:33
To: EHDC – Neighbourhood Plans Shared
Subject: MEDSTEAD AND FOUR MARKS NEIGHBOURHOOD DEVELOPMENT PLAN

[REDACTED] [REDACTED]

MEDSTEAD AND FOUR MARKS NEIGHBOURHOOD DEVELOPMENT PLAN

Thank you for consulting Sport England on the above Neighbourhood Consultation.

Planning Policy in the **National Planning Policy Framework** identifies how the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Encouraging communities to become more physically active through walking, cycling, informal recreation and formal sport plays an important part in this process and providing enough sports facilities of the right quality and type and in the right places is vital to achieving this aim. This means positive planning for sport, protection from unnecessary loss of sports facilities and an integrated approach to providing new housing and employment land and community facilities provision is important.

It is important therefore that the Neighbourhood Plan reflects national policy for sport as set out in the above document with particular reference to Pars 73 and 74 to ensure proposals comply with National Planning Policy. It is also important to be aware of Sport England's role in protecting playing fields and the presumption against the loss of playing fields (see link below), as set out in our national guide, '**A Sporting Future for the Playing Fields of England – Planning Policy Statement**'.

<http://www.sportengland.org/facilities-planning/planning-for-sport/development-management/planning-applications/playing-field-land/>

Sport England provides guidance on developing policy for sport and further information can be found following the link below:

<http://www.sportengland.org/facilities-planning/planning-for-sport/forward-planning/>

Sport England works with Local Authorities to ensure Local Plan policy is underpinned by robust and up to date assessments and strategies for indoor and outdoor sports delivery. If local authorities have prepared a Playing Pitch Strategy or other indoor/outdoor sports strategy it will be important that the Neighbourhood Plan reflects the recommendations set out in that document and that any local investment opportunities, such as the Community Infrastructure Levy, are utilised to support the delivery of those recommendations.

<http://www.sportengland.org/facilities-planning/planning-for-sport/planning-tools-and-guidance/>

If new sports facilities are being proposed Sport England recommend you ensure such facilities are fit for purpose and designed in accordance with our design guidance notes.

<http://www.sportengland.org/facilities-planning/tools-guidance/design-and-cost-guidance/>

If you need any further advice please do not hesitate to contact Sport England using the contact details below

heidi.clarke@sportengland.org

Kind Regards

Zoe

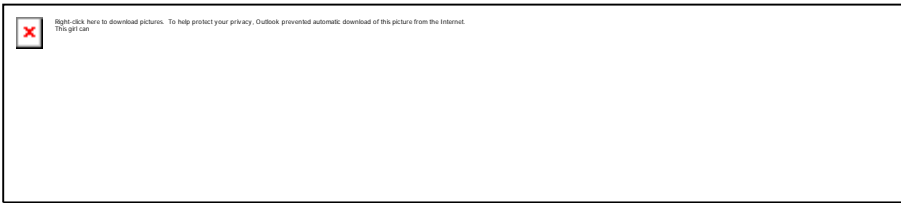
Zoe Hughes

Senior Planning Administrator

T: [REDACTED]
M: [REDACTED]
F: 01509 233 192
E: [REDACTED]



Creating a sporting habit for life



Sport Park, 3 Oakwood Drive, Loughborough, Leicester, LE11 3QF

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Hannah Collier

From: Lax, Laura [REDACTED]
Sent: 04 September 2015 10:47
To: EHDC – Neighbourhood Plans Shared
Subject: RE: NOTIFICATION OF PUBLICITY OF THE MEDSTEAD AND FOUR MARKS NEIGHBOURHOOD DEVELOPMENT PLAN
Attachments: Medstead and Four Marks Submission NP.DOCX

Please find attached the Environment Agency's response to the Medstead and Four Marks Submission Neighbourhood Plan.

If you have any queries please do not hesitate to contact me.

Kind regards
 Laura

Laura Lax
 Environment Agency - Solent and South Downs
 Sustainable Places, West
 Tel: [REDACTED]
 Email: [REDACTED]

Our [Flood Risk Standing Advice](#) has been updated.

From: EHDC – Neighbourhood Plans Shared [mailto:neighbourhoodplans@easthants.gov.uk]
Sent: 28 August 2015 15:10
Subject: NOTIFICATION OF PUBLICITY OF THE MEDSTEAD AND FOUR MARKS NEIGHBOURHOOD DEVELOPMENT PLAN

Dear Sir/Madam,

NOTIFICATION OF PUBLICITY OF THE MEDSTEAD AND FOUR MARKS NEIGHBOURHOOD DEVELOPMENT PLAN UNDER REGULATION 16 OF THE NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012

I write to inform you, as a consultation body or consultee identified in the Medstead and Four Marks Consultation Statement that we are now in receipt of the final submission version of the Medstead and Four Marks Neighbourhood Plan along with all accompanying documentation required under Regulation 15.

What documents comprise the 'plan proposal'?

The plan proposal comprises the following documents:

- (a) A map identifying the area to which the proposed neighbourhood development plan relates;
- (b) A consultation statement;
- (c) The proposed neighbourhood development plan;
- (d) A statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990

Where can the plan proposal be inspected?

Details of the plan proposal and downloadable copies of the relevant documents can be found on our website at: www.easthants.gov.uk/MedsteadFourMarksNP

In addition, the full suite of evidence supporting the plan can be found at: <http://mfmpln.org/>

If required hard copies of all of the documents listed above are available from East Hampshire District Council, or copies of the plan can be viewed at:

- East Hampshire District Council, Penns Place, Petersfield, GU31 4EX
- Alton Library, Vicarage Hill, Alton GU34 1HT (9.30am - 5pm except: Tuesday and Thursday 9.30am - 7pm, Wednesday 9.30am - 1pm, Sunday Closed)
- Boundaries Surgery, 7 Winchester Road, Four Marks, GU34 5HG - Open: Monday 8.30 to 11.30 and 15.00 to 18.00 (19.00 Wednesday).
- Mansfield Park Surgery, Watercress Medical Group, Lymington Bottom Road, Medstead, GU34 5EW- Open: Monday 8.00 to 18.30. Tuesday to Friday 7.00 to 18.30.
- Church of Good Shepherd, Lymington Bottom Four Marks, GU34 5AA Usually open everyday until dusk
- St Andrews Church, Medstead, Wield Road, Medstead, GU34 5LY
- Parish Offices of Medstead and Four Marks Parish Councils, Unit 32 Lymington Barnes, Lymington Bottom Road, Medstead, GU34 5EW (Open between 10-11am)

How and by when must you make representations?

Representations can either be sent via email using the above address or by hard copy to:

Planning Policy
East Hampshire District Council
Penns Place
Petersfield
Hampshire
GU31 4EX

It is a requirement that the plan must be made available for publicity for a minimum of six weeks. To ensure that you have adequate time in which to respond, submissions will be accepted until **5pm on Friday 9th October 2015**. All responses will then be forwarded to the plan's examiner once they are appointed. In the interests of fairness to all respondents no late submissions will be accepted.

In addition, when making your representation, please can you indicate whether you wish to be informed of any decision EHDC make under Regulation 19 in relation to the outcome of the examination.

In the meantime, if you have any questions regarding the process at this stage or in future or have any problems accessing any of the links set out above please do not hesitate in contacting me.

Yours Sincerely



Victoria Potts
Planning Policy Team Manager

Hannah Collier
Planning Policy Assistant

Planning Policy

East Hampshire District Council
Council Offices
Penns Place
Petersfield
Hampshire
GU31 4EX

Our ref: HA/2006/000141/PO-
08/SB1-L01

Your ref:

Date: 03 September 2015

Dear Sir/Madam

Medstead and Four Marks Neighbourhood Plan 2015-2028 Submission Plan

Thank you for consulting the Environment Agency on the above document and giving us the opportunity to provide comments. We have already input comments at previous consultation stages and have nothing further to add to what we have previously said. I have reiterated this below for ease.

The document makes it clear that although the East Hampshire Core Strategy sets a target of 175 dwellings for this area, there are no new allocations as planning permission has already been granted for more than this required number.

As you are aware however we have previously raised issues around the consideration of foul drainage. Due to the nature of this area there are areas where mains sewers are not available for new development to connect. We would therefore wish to emphasise the need to consider sewage disposal options and capacity. The Environment Agency's sewage disposal hierarchy is outlined in our publication "Pollution Prevention Guidance, Treatment and disposal of sewage where no foul sewer is available (PPG4), Ref LIT 2643, July 2006". In the first instance all sewage should be disposed to public foul sewer. This is in line with the National Planning Policy Framework. Disposal of sewage from development to ground or surface water may require a permit from us. Proliferation of sewage disposal to ground or surface water can result in increased risks of polluting aquifers and rivers. If there is evidence that proliferation of sewage disposal is likely to result in deterioration of an aquifer or river, then we may refuse additional permit applications.

We have some concerns that in certain areas, such as the Four Marks area, where there is currently no foul sewer north of the railway line and limited sewage capacity to the south. The proliferation of sewage disposal to ground may have long term impact on the underlying chalk aquifer, in particular from the potential long term

Environment Agency
Canal Walk, ROMSEY, Hampshire, SO51 7LP.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

Cont/d..

impact of increasing Nitrates. High nitrate levels in the local chalk aquifer within this area and other areas of East Hampshire DC have been identified as a problem that needs to be addressed under the Water Directive.

For all non mains drainage proposals we would also advise reference to our guidance "Groundwater Protection, Principles and Practice (GP3), Ref LIT 7660, July 2013" which covers disposal of sewage effluent to ground.

In order to ensure that foul drainage is properly considered, we have requested the inclusion of development criteria for the relevant sites in the East Hampshire Sites Document.

We hope the above information is useful. If you have any queries please do not hesitate to contact me.

Yours faithfully

Mrs Laura Lax
Senior Planning Advisor

Direct dial 01794 834587

Direct e-mail: PlanningSSD@environment-agency.gov.uk

End

2

Hannah Collier

From: Johnson, Zoe [REDACTED]
Sent: 11 September 2015 15:08
To: EHDC – Neighbourhood Plans Shared
Cc: Thoburn, Ian; Gough, Bethany
Subject: FW: NOTIFICATION OF PUBLICITY OF THE MEDSTEAD AND FOUR MARKS NEIGHBOURHOOD DEVELOPMENT PLAN

Dear Ms Potts,

Medstead and Four Marks Neighbourhood Development Plan Regulation 16 Consultation

Thank you for inviting Highways England to comment on the Medstead and Four Marks Neighbourhood Development Plan Regulation 16 Consultation.

Highways England has been appointed by the Secretary of State for Transport as strategic highway company under the provisions of the Infrastructure Act 2015 and is the highway authority, traffic authority and street authority for the strategic road network (SRN). The SRN is a critical national asset and as such Highways England works to ensure that it operates and is managed in the public interest, both in respect of current activities and needs as well as in providing effective stewardship of its long-term operation and integrity.

We will therefore be concerned with proposals that have the potential to impact the safe and efficient operation of the strategic road network.

The nearest part of the SRN is the A3, Petersfield and is 10 miles away from the Neighbourhood Plan area.

Therefore, we do not have any comments.

I hope the above information has been useful, please do not hesitate to contact me if you have any queries.

Best Regards

Zoe Johnson

Area 3 NDD (Hampshire and East Dorset)

Highways England | Bridge House | Walnut Tree Close | Guildford | GU1 4LZ

Tel: [REDACTED]

Web: <http://www.highwaysengland.co.uk>

From: EHDC – Neighbourhood Plans Shared [<mailto:neighbourhoodplans@easthants.gov.uk>]
Sent: 28 August 2015 15:10
Subject: NOTIFICATION OF PUBLICITY OF THE MEDSTEAD AND FOUR MARKS NEIGHBOURHOOD DEVELOPMENT PLAN

Dear Sir/Madam,

NOTIFICATION OF PUBLICITY OF THE MEDSTEAD AND FOUR MARKS NEIGHBOURHOOD DEVELOPMENT PLAN UNDER REGULATION 16 OF THE NEIGHBOURHOOD PLANNING (GENERAL) REGULATIONS 2012

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- (d) A statement explaining how the proposed neighbourhood development plan meets the requirements of paragraph 8 of Schedule 4B to the Town and Country Planning Act 1990

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<http://mfmpln.org/>

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GU31 4EX

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In addition, when making your representation, please can you indicate whether you wish to be informed of any decision EHDC make under Regulation 19 in relation to the outcome of the examination.

Hannah Collier

From: W&A Barber <[REDACTED]>
Sent: 18 September 2015 14:41
To: EHDC – Neighbourhood Plans Shared
Subject: Comments on the Medstead and Four Marks Neighbourhood Plan

Dear Sir/Madam,

As a resident of Medstead I have the following comments regarding the draft Medstead and Four Marks Neighbourhood Plan.

<http://www.easthants.gov.uk/neighbourhood-plans/medstead-and-four-marks-neighbourhood-plan>

Summary

The plan makes no provision for any further housing development for the next thirteen years, up until 2028. This is simply not viable or realistic, especially given the level of development undertaken in recent years and the clear need for additional housing, and is evidenced by the outcome of recent appeal decisions for developments in the area.

The plan should make realistic provision for sustainable development in the Medstead and Four Marks area by allocation of preferred land for such development. Without such an allocation future developments, which there will surely be, are likely to be un-coordinated and opportunistic developments, won at appeal, which will only perpetuate the sense of 'unplanned' development of the area.

Key Points

- 1) Policy 1 of the Medstead and Four Marks Neighbourhood Plan states:

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

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

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

The above policy clearly implies zero further development over the Plan period, since the proposed Settlement Policy Boundaries include mainly just existing dwellings, subdivision of which will be refused, plus already approved planning application sites whose numbers have been included.

- 2) The Plan should make realistic provision for future development by allocation of preferred land for development purposes.
 Last year the villages voted on preferred sites as part of the EHDC Local Interim Planning Statement (LIPS) June 2014 initiative. The results should have been incorporated into the plan beyond just allocating SPB around already approved development land, much of which was only approved on appeal.
- 3) Two recently refused planning applications in the area have been allowed on appeal with reasons that will surely also be relevant for future applications if there is no demonstrable plan for sustained development between 2015 and 2028.

55258/001 | OUTLINE - RESIDENTIAL DEVELOPMENT COMPRISING 51 DWELLINGS WITH ASSOCIATED NEW VEHICULAR AND PEDESTRIAN ACCESS (AS AMENDED BY INFORMATION RECEIVED 30/04/2014) | Land north of, Boyeswood Lane, Medstead, Alton

http://planningpublicaccess.easthants.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=_EHANT_DCAPR_231885

Conclusions

48. Various sources comment on the capacity of Four Marks to absorb growth. Paragraph 19.1.2 of the sustainability appraisal of the Core Strategy notes that “Four Marks is one village that does not include a Conservation Area and hence might be considered to be an appropriate location for growth from a perspective of wishing to avoid negative effects on the cultural heritage baseline.” Paragraph 5.5 of the Core strategy background paper for settlement hierarchy points out that Four Marks is one of the larger villages and has a good range of services and facilities. The Council’s 2007 retail study records “a good range of convenience retailers, service uses and A3 and A5 uses for a centre of its size.” Since then the range of convenience retailers has increased, balanced by the loss of the pub. None of these observations lead me to a view that a development of the size proposed, even in addition to developments already permitted, could not be absorbed successfully into Four Marks.

49. As already noted, there would be a clear scale of benefit to the economy and a clearly accepted benefit in terms of housing provision and of affordable housing in particular. There would be some harm to the environment from the generation of car traffic but there is sufficient capacity on the network. Improvements to the infrastructure for pedestrians and cyclists are in train and more can be secured through this development. It would provide for education and open space facilities proportionate to its own needs, which would also be of general benefit. It would make adequate provision for utilities infrastructure.

50. Taking all matters into account therefore, the harm would be limited, the benefits considerable. Its adverse impacts would clearly not significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework, taken as a whole and so, subject to conditions, it should be permitted.

55197/001 | 75 DWELLINGS WITH ASSOCIATED ACCESS, LANDSCAPING, PUBLIC OPEN SPACE AND PROVISION OF ALLOTMENTS (AS AMENDED BY PLANS RECEIVED 04/08/2014) | Land East of, 20 - 38 Lymington Bottom Road, Medstead, Alton

http://planningpublicaccess.easthants.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=_EHANT_DCAPR_232278

Conclusions

53. I have found that the development would amount to sustainable development, which the Framework advises should be allowed, unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

54. I have assessed the economic benefits in terms of employment and spending as moderate. I have given great weight to the housing benefits, which adds to the slight benefit of financial mitigations for pedestrian improvements and the provision of social facilities and combines to provide substantial social benefits. All in all the limited weight to be given to the locational objection arising from the Council’s spatial strategy and the material considerations relating to the conflict with the emerging MFMNP and the local community’s concerns with regard to the cumulative impacts on traffic congestion and the services

18 CD 1.6 East Hampshire Strategic Land Availability Assessment, 2014, Appendix H (CD 1.7) site MED001

Appeal Decision APP/M1710/A/14/2226723

www.planningportal.gov.uk/planninginspectorate 11

infrastructure, attract less than significant weight taken together. In my judgement, even in combination, this harm is insufficient to significantly and demonstrably outweigh the acknowledged benefits of this sustainable development.

55. For the reasons set out above and having regard to all other matters raised, I conclude that the appeal should be allowed.

Regards,

Alexander Barber.

Hannah Collier

From: Projectmail - National Grid [REDACTED]
Sent: 22 September 2015 11:09
To: EHDC – Neighbourhood Plans Shared
Cc: Kelly, Laura
Subject: Representation on behalf of National Grid
Attachments: Medstead and Four Marks submission 22.09.2015.pdf

Dear Sir / Madam

Please find attached representation on behalf of National Grid in response to the Neighbourhood Plan consultation.

Regards

Julian

Amec Foster Wheeler on behalf of National Grid

Planning & Design| E&I UK
Amec Foster Wheeler
Gables House, Kenilworth Road, Leamington Spa, CV32 6JX
Tel +44 [REDACTED]
[REDACTED]



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Planning Policy
East Hampshire District Council
Penns Place
Petersfield
Hampshire
GU31 4EX

Julian Austin
Consultant Town Planner

Tel: 01926 439091

Sent by email to:
neighbourhoodplans@easthants.gov.uk

22 September 2015

Dear Sir / Madam

East Hampshire District Council – Medstead and Four Marks Neighbourhood Development Plan submission version consultation
SUBMISSION ON BEHALF OF NATIONAL GRID

National Grid has appointed Amec Foster Wheeler to review and respond to development plan consultations on its behalf. We are instructed by our client to submit the following representation with regards to the above Neighbourhood Plan consultation.

About National Grid

National Grid owns and operates the high voltage electricity transmission system in England and Wales and operate the Scottish high voltage transmission system. National Grid also owns and operates the gas transmission system. In the UK, gas leaves the transmission system and enters the distribution networks at high pressure. It is then transported through a number of reducing pressure tiers until it is finally delivered to our customer. National Grid own four of the UK's gas distribution networks and transport gas to 11 million homes, schools and businesses through 81,000 miles of gas pipelines within North West, East of England, West Midlands and North London.

To help ensure the continued safe operation of existing sites and equipment and to facilitate future infrastructure investment, National Grid wishes to be involved in the preparation, alteration and review of plans and strategies which may affect our assets.

Specific Comments

An assessment has been carried out with respect to National Grid's electricity and gas transmission apparatus which includes high voltage electricity assets and high pressure gas pipelines.

National Grid has identified that it has no record of such apparatus within the Neighbourhood Plan area.

Key resources / contacts

National Grid has provided information in relation to electricity and transmission assets via the following internet link:


<http://www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/>


The electricity distribution operator in East Hampshire District Council is SSE. Information regarding the transmission and distribution network can be found at: www.energynetworks.org.uk

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our infrastructure. We would be grateful if you could add our details shown below to your consultation database:

Julian Austin
Consultant Town Planner

Laura Kelly
Town Planner, National Grid


Amec Foster Wheeler E&I UK
Gables House
Kenilworth Road
Leamington Spa
Warwickshire
CV32 6JX


National Grid House
Warwick Technology Park
Gallows Hill
Warwick
CV34 6DA

I hope the above information is useful. If you require any further information please do not hesitate to contact me.

Yours faithfully

[via email]
Julian Austin
Consultant Town Planner

cc. Laura Kelly, National Grid

Hannah Collier

From: Alison Wood <[REDACTED]>
Sent: 23 September 2015 15:08
To: EHDC – Neighbourhood Plans Shared
Cc: Alison Wood; Andy Partridge
Subject: Medstead & Four Marks Neighbourhood Plan - Objections submitted on behalf of Croudace Homes

Attachments: Croudace - final - M&FMNP comments - 22.9.2015.docx; Croudace - Plan A.pdf; Croudace - Plan B.pdf; Croudace - Plan B detail.pdf; Croudace - Plan C.pdf; Croudace - Plan C detail.pdf; Croudace - Plan D.pdf; Croudace - Plan D - detail.pdf; Croudace - Plan E.pdf

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Please find attached the objections to the Medstead and Four Marks Neighbourhood Plan which we are submitting on behalf of our clients, Croudace Homes, the owners of the Cedar Stables housing allocation site. The site now has planning permission for 10 dwellings.

The objections relate to:

1. The exclusion of part of the allocated housing site at Cedar Stables from the settlement boundary for Medstead Village shown on Annex A and Inset Map 1.
2. The inclusion of part of the allocated housing site at Cedar Stables in the Green Infrastructure Network shown on page 35 of the Plan.
3. The proposed route of the Wild Flower Walk at Cedar Stables, which should pass along the northern edge of the wild flower meadow and not the southern edge, as shown in the Plan.

If you have any queries about the objections please contact me or Andrew Partridge.

Regards

Alison Wood
Policy Planner

Southern Planning Practice Ltd
Registered Office: Youngs Yard, Churchfields, Twyford, Winchester, Hampshire, SO21 1NN
Registered in England and Wales No. 3862030

tel. +44 [REDACTED]
fax. +44 (0)1962 715880

www.southernplanning.co.uk

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Planning Policy
East Hampshire District Council
Penns Place
Petersfield
Hants GU24 4FY

Our Ref: EH//AW

Your Ref:

Email:

Date: 22nd September, 2015

Status:

Dear Planning Policy Team,

Medstead and Four Marks Neighbourhood Plan – objections submitted on behalf of Croudace Homes in respect of the route of the wild Flower Meadow Walk proposed at Cedar Stables, Medstead

Please find attached the objections to the Medstead and Four Marks Neighbourhood Plan (MFMNP) that we are submitting on behalf of our clients, Croudace Homes, the owners of the allocated housing site at Cedar Stables, Medstead.

The objections are in respect of

1. The settlement boundary for Medstead Village shown on Annexe A and Inset Map 1.

This map excludes some of the land at Cedar Stables, Medstead which has a current planning permission for the development of 10 dwellings (see planning application 55010/003). The whole of the permitted site (with the exception of the proposed wild flower meadow) should be included within the settlement boundary.

2. The Green Infrastructure Network (GIN) Diagram shown on page 35 of the Plan.

This map includes some of the land at Cedar Stables which has a current planning permission for the development of 10 dwellings (see planning application 55010/003). Only the wildflower meadow area should be included in the GIN boundary. The remainder of the development site should be excluded from the GIN boundary.

3. Route of the Wild Flower Meadow Walk at Cedar Stables, Medstead

Our clients object to the proposed route of the Wild Flower Meadow walk along the southern boundary of the wild flower meadow and propose that it should follow the northern boundary of the meadow.

Maps showing the proposed boundary changes are included with the objections.

SOUTHERN PLANNING PRACTICE LTD

Registered Office: Youngs Yard, Churchfields, Twyford, Winchester SO21 1NN

Tel: 01962 715770 Fax: 01962 715880 E-mail: info@southernplanning.co.uk Website: www.southernplanning.co.uk

Registered in England and Wales No. 3862030



If you have any queries about the comments, please contact me or Andrew Partridge in this office.

Yours sincerely,



Alison Wood, Policy Planner

Enclosure



SOUTHERN PLANNING PRACTICE LTD

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**SUBMISSION MEDSTEAD AND FOUR MARKS NEIGHBOURHOOD PLAN – COMMENTS
SUBMITTED ON BEHALF OF CROUDACE HOMES IN RESPECT OF LAND AT CEDAR
STABLES, MEDSTEAD.**

BACKGROUND INFORMATION

Planning permission for the development of 10 dwellings at Cedar Stables, Medstead was granted on 23rd April, 2015 (see planning application 55050/003). A map of the site location plan submitted with the planning application is attached (see Plan A).

The proposed site layout plan for Cedar Stables shows land in the north eastern part of the site being laid out as a wild flower meadow (see area outlined in green on Plan A). As part of the Section 106 Agreement the meadow area will be retained as public open space and may be gifted to Medstead Parish Council.

Our clients are now the owners of the site and will be submitting the reserved matters application early in 2016.

Our clients consider that all of the land covered by the outline planning consent issued on 23rd April, 2015 (with the exception of the wild flower area) must be included within the settlement policy boundary for Medstead Village shown on Annex A and Inset Map 1, and excluded from the Green Infrastructure Network Diagram shown on page 35 of the Plan.

Furthermore, the route of the Wild Flower Walk at Cedar Stables shown on the Green Infrastructure Network Diagram should be amended to follow the northern boundary of the meadow. This will enable villagers to enjoy views over the wild flower meadow whilst reducing the possibility of trespass within the wider Cedar Stables development.

Plans showing the required amendments are included with this objection letter (see Plans B, C, D and E).

Please note that the access roads to and within the development will remain private and will not be available for use by walkers on the Wild Flower Walk route.



**SUBMISSION MEDSTEAD AND FOUR MARKS NEIGHBOURHOOD PLAN – COMMENTS
SUBMITTED ON BEHALF OF CROUDACE HOMES IN RESPECT OF LAND AT CEDAR
STABLES, MEDSTEAD.**

1. **ANNEXE A AND INSET MAP 1 (MEDSTEAD VILLAGE) - OBJECTION TO THE
EXCLUSION OF LAND AT CEDAR STABLES, MEDSTEAD FROM THE SETTLEMENT
POLICY BOUNDARY**

Annex A and Inset Map 1 exclude some of the land which was granted planning permission for the development of 10 dwellings at Cedar Stables, Medstead.

Our clients will be developing the site. A reserved matters application will be submitted early in 2016. Development on the land is likely to be started later in 2016 next year and be completed in 2017.

Our clients strongly object to the omission of part of the permitted development site from the settlement boundary. They ask that the whole of the permitted site, with the exception of the wild flower meadow area, is included within the settlement boundary.

The settlement boundary as shown in the Submission Neighbourhood Plan currently excludes land north of the Cedar Stables access road where the private sewage treatment plant for the houses and 1 dwelling will be built.

The paddock north of the access road shown on the proposed layout plan (see Plan B) is not part of the wildflower meadow. It is a paddock which is being provided for the house on the northern side of the access road.

Action required to overcome the objection:

Revise the settlement policy boundaries shown on Annexe A and Inset Map 1 (Medstead Village) to include all of the land at Cedar Stables covered by planning permission 55010/003, as shown on the attached Plans B and C.



**SUBMISSION MEDSTEAD AND FOUR MARKS NEIGHBOURHOOD PLAN – COMMENTS
SUBMITTED ON BEHALF OF CROUDACE HOMES IN RESPECT OF LAND AT CEDAR
STABLES, MEDSTEAD.**

**2. [REDACTED] INFRASTRUCTURE NETWORK DIAGRAM – OBJECTION TO THE INCLUSION
OF SOME OF THE LAND AT CEDAR STABLES, MEDSTEAD WITHIN THE NETWORK**

The Green Infrastructure Network (GIN) Diagram includes some of the land at Cedar Stables, Medstead which was recently granted planning permission for the development of 10 dwellings.

Our clients strongly object to this and ask that the whole of the permitted site, with the exception of the wild flower meadow area, be excluded from the GIN Diagram.

Development on the land is likely to start later next year and be completed in 2017.

The GIN Diagram shown in the Submission Neighbourhood Plan currently includes a small area of land north of the Cedar Stables access road where 1 dwelling will be built. This dwelling, and the attached paddock and private sewage treatment works, do not form part of the wild flower meadow and must be excluded from the GIN Diagram.

Only the wild flower meadow, which is to be retained as public open space, should be included within the GIN Diagram.

Action required to overcome the objection:

Revise the GIN Diagram to exclude all of the land at Cedar Stables covered by planning permission 55010/003, as shown on the attached Plan D.

Only the wild flower meadow, which is to be gifted to Medstead Parish Council, should be included within the GIN Diagram.



**SUBMISSION MEDSTEAD AND FOUR MARKS NEIGHBOURHOOD PLAN – COMMENTS
SUBMITTED ON BEHALF OF CROUDACE HOMES IN RESPECT OF LAND AT CEDAR
STABLES, MEDSTEAD.**

**3. OBJECTION TO THE PROPOSED ROUTE OF THE WILD FLOWER WALK AT CEDAR
STABLES, MEDSTEAD**

Our clients object to the proposed line of the Walk at Cedar Stables as shown on the Green Infrastructure Network Diagram.

They propose that instead of following the southern boundary of the wild flower meadow, the Walk should go along the northern boundary of the site, as shown on Plan E attached. This will enable people to enjoy views of the wild flower meadow whilst not causing a nuisance to people living in the Cedar Stables development (both existing homes and those recently permitted).

As shown in the Submission Plan, the Walk would end at the south western corner of the meadow, near the private sewage treatment works. Walkers could be tempted to leave the site via the Cedar Stables access roads and not via the proposed new Walk. This will inevitably cause nuisance to the residents of the Cedar Stables houses and could lead to inadvertent trespass.

Our clients are still finalising their detailed plans for the development of the site. They currently envisage creating a small seating area at the western end of the Walk where people could sit and enjoy the Wild Flower meadow before returning along the Wild Flower Walk to Trinity Hill.

Action required to overcome the objection: Revise the Green Infrastructure Network Diagram to show the route passing along the northern boundary of the wild flower meadow, as shown on the attached Plan E.

Please note that the access roads to and within the development will remain private and will not be available for use by walkers on the Wild Flower Walk route.

PLAN A

**SUBMISSION
MEDSTEAD & FOUR MARKS
NEIGHBOURHOOD PLAN**

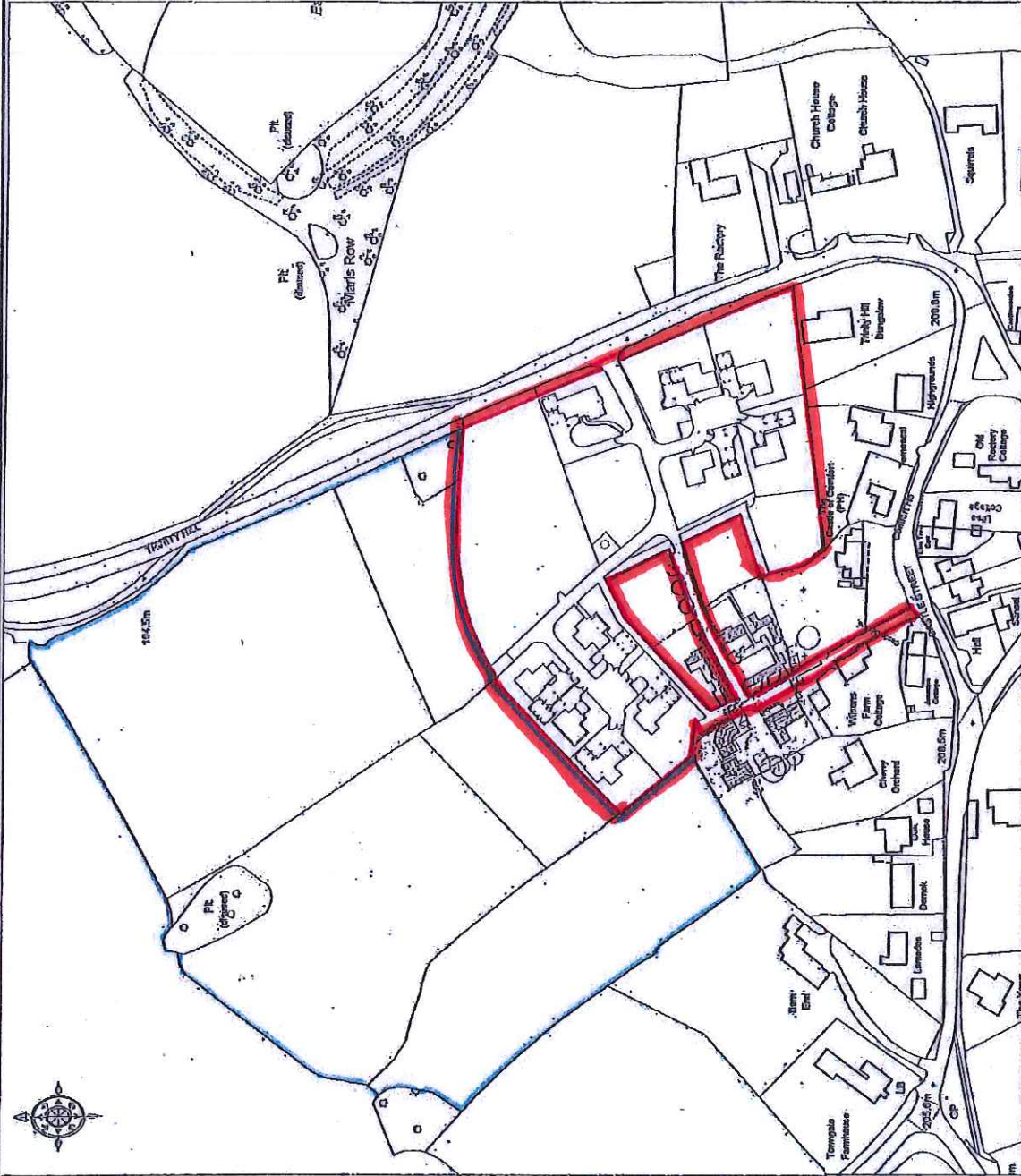
**LAND AT CEDAR STABLES,
MEDSTEAD**

Client: Croudace Homes

Land with planning
permission for 10
homes & associated
open space granted
23rd April, 2015
*(See planning
application 55010/003)*

Based on the Ordnance Survey
with the permission of HMCO
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Scale 1 : 2500 @ A4
= 100m



TITLE: Site location plan
PROJECT: Cedar Stables
CLIENT: Mr P Charles
DATE: 8/12/14
PLANNING NO.: EH/247/AP/001
Note: Do not scale other than for Planning Application purposes. All Amendments must be checked by the contractor before commencing work on site.

Also at: 18 Soho Square, London W1D 3QL. Tel: 0207 025 8299

Youngs Yard, Churchfields,
Twyford, Winchester SO21 1NN
Telephone: 01962 715770
Fax: 01962 715880

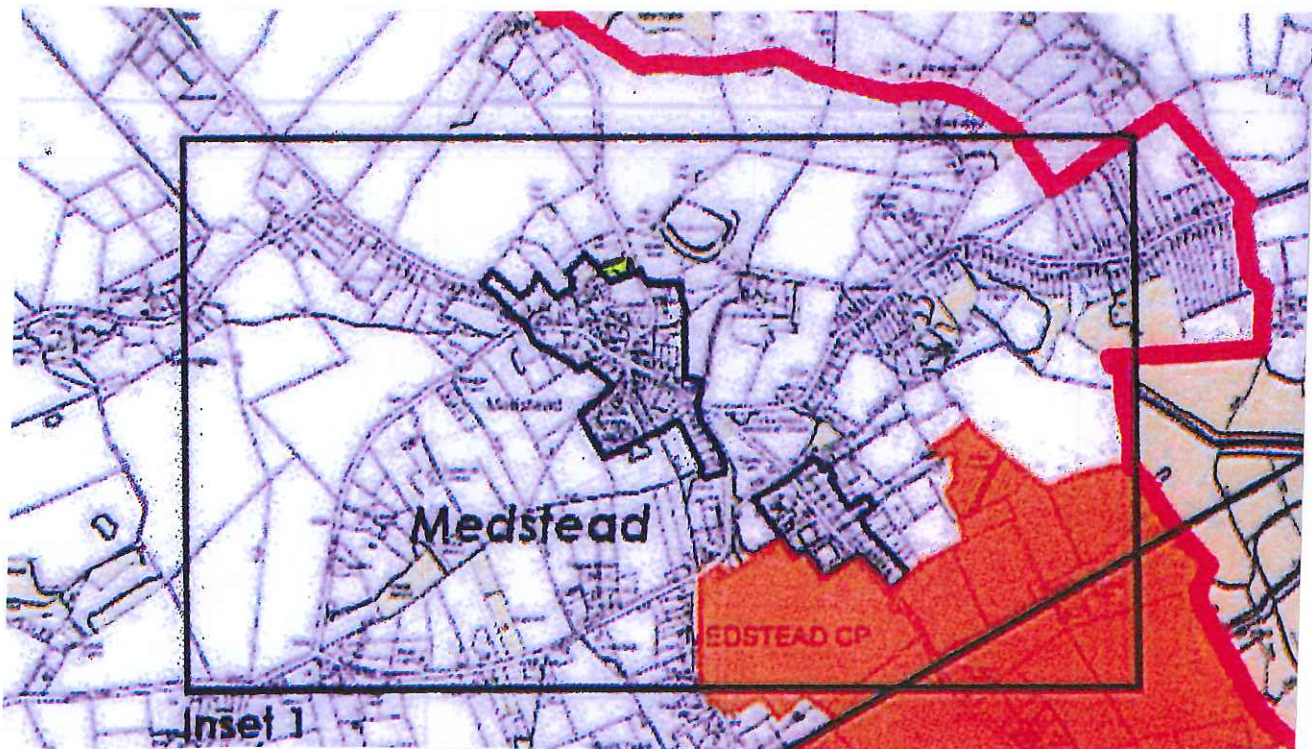
Email: info@southernplanning.co.uk
Web site: www.southernplanning.co.uk



PLAN B

SUBMISSION MEDSTEAD & FOUR MARKS NEIGHBOURHOOD PLAN

**OBJECTION BY CROUDACE HOMES TO THE
SETTLEMENT BOUNDARY SHOWN ON ANNEXE A**



KEY



Settlement boundary proposed in the Submission Neighbourhood Plan



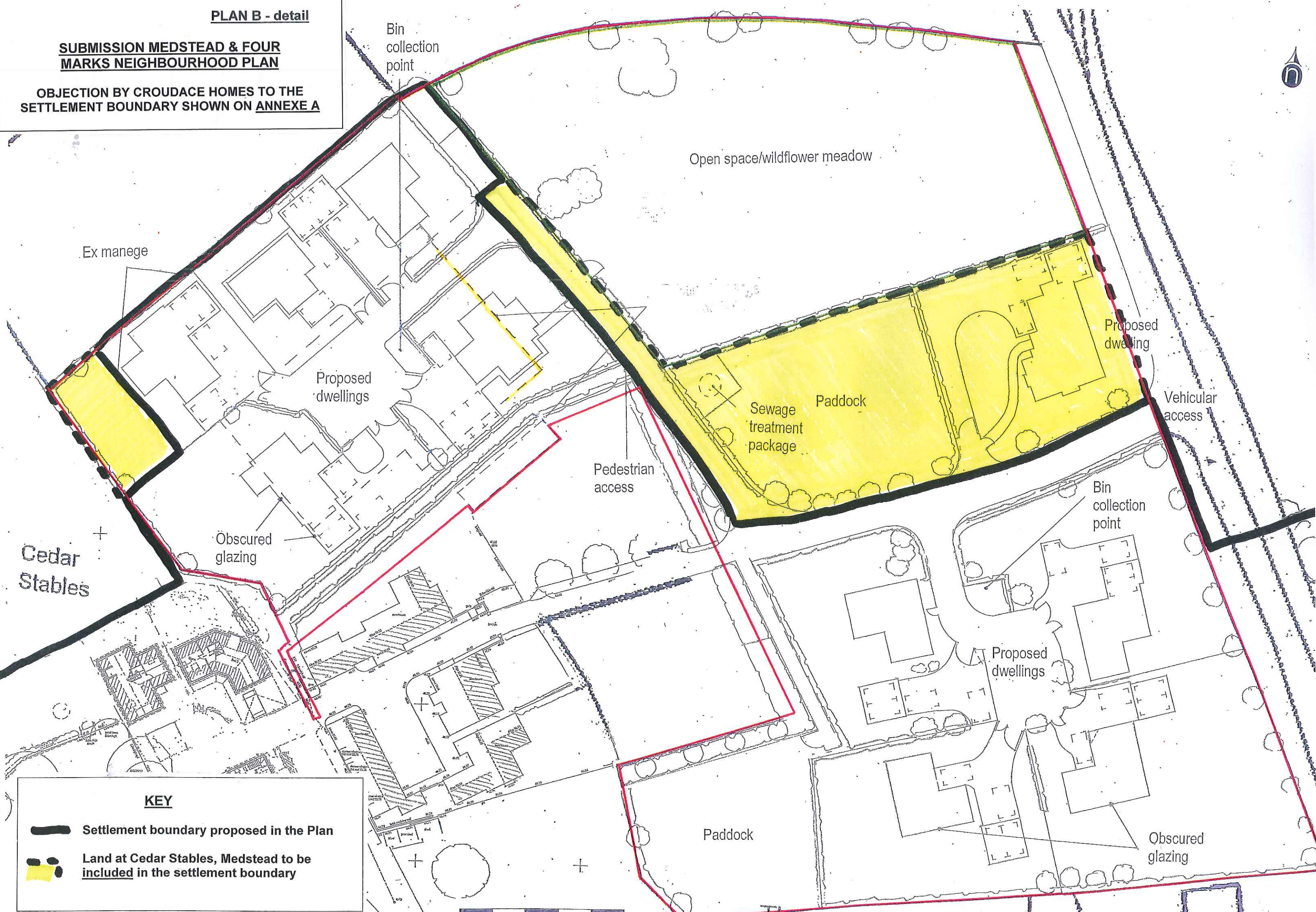
Land at Cedar Stables, Medstead which should be included in the settlement boundary as it has planning permission for 10 dwellings

(See planning application 55010/003)



PLAN B - detail

SUBMISSION MEDSTEAD & FOUR MARKS NEIGHBOURHOOD PLAN

OBJECTION BY CROUDACE HOMES TO THE SETTLEMENT BOUNDARY SHOWN ON ANNEXE A



KEY

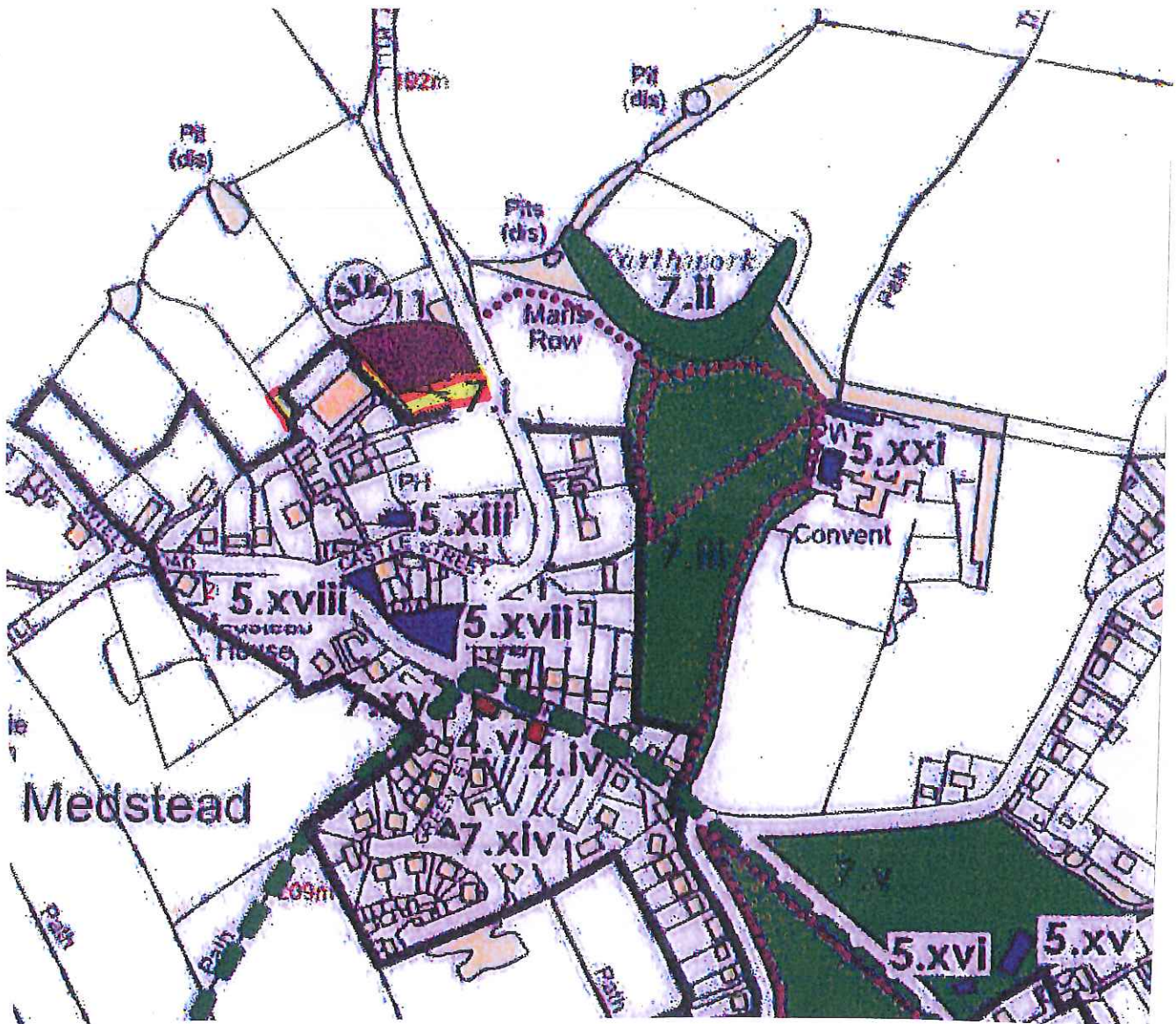
-  Settlement boundary proposed in the Plan
-  Land at Cedar Stables, Medstead to be included in the settlement boundary

All dimensions must be checked by the contractor before commencing work on site.

PLAN C

SUBMISSION MEDSTEAD & FOUR MARKS NEIGHBOURHOOD PLAN

OBJECTION BY CROUDACE HOMES TO THE SETTLEMENT BOUNDARY SHOWN ON INSET MAP 1 (MEDSTEAD VILLAGE)



KEY



Settlement boundary proposed in the Submission Neighbourhood Plan



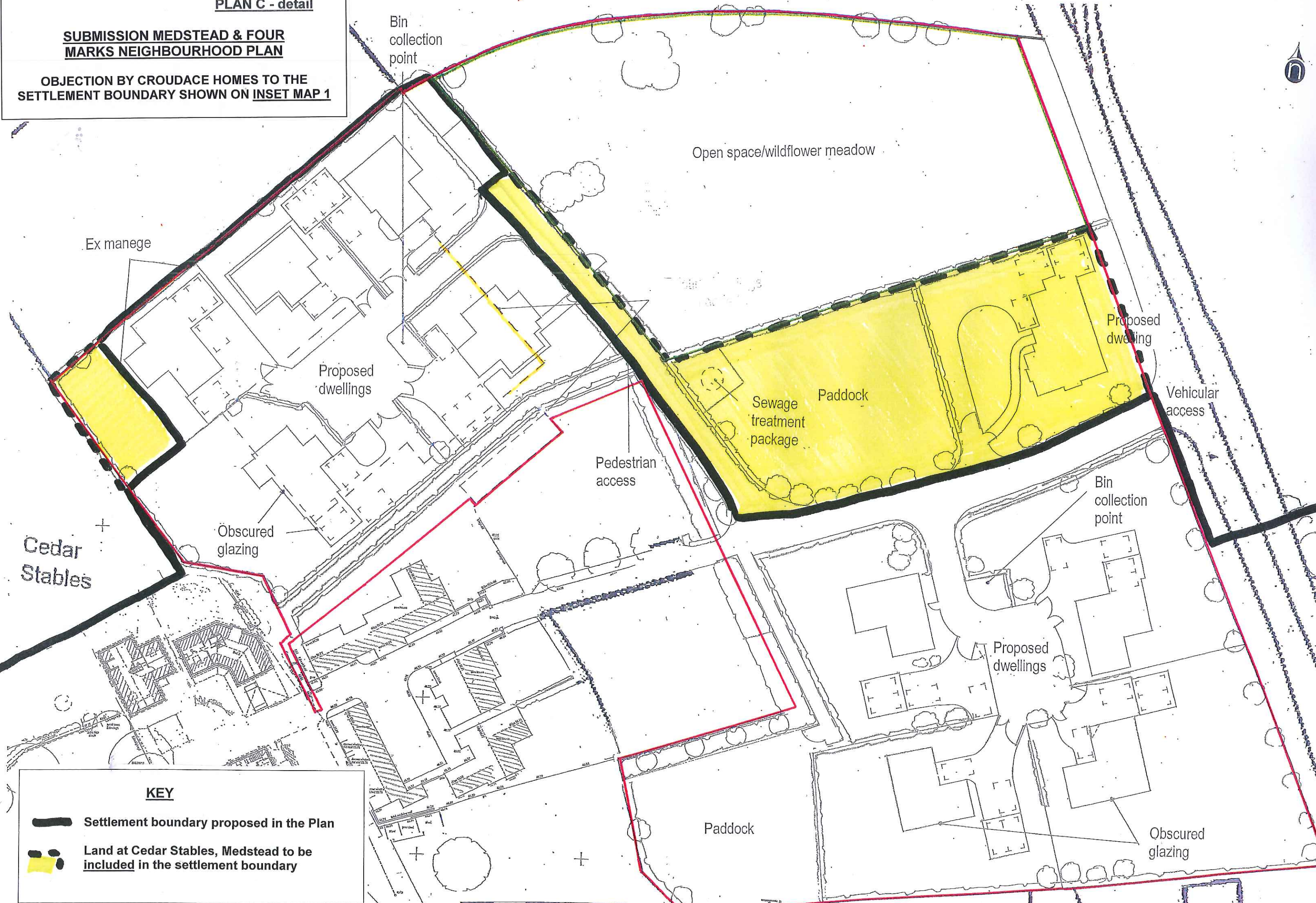
Land at Cedar Stables, Medstead which should be included in the settlement boundary as it has planning permission for 10 dwellings

(See planning application 55010/003)



PLAN C - detail

SUBMISSION MEDSTEAD & FOUR MARKS NEIGHBOURHOOD PLAN

OBJECTION BY CROUDACE HOMES TO THE SETTLEMENT BOUNDARY SHOWN ON INSET MAP 1



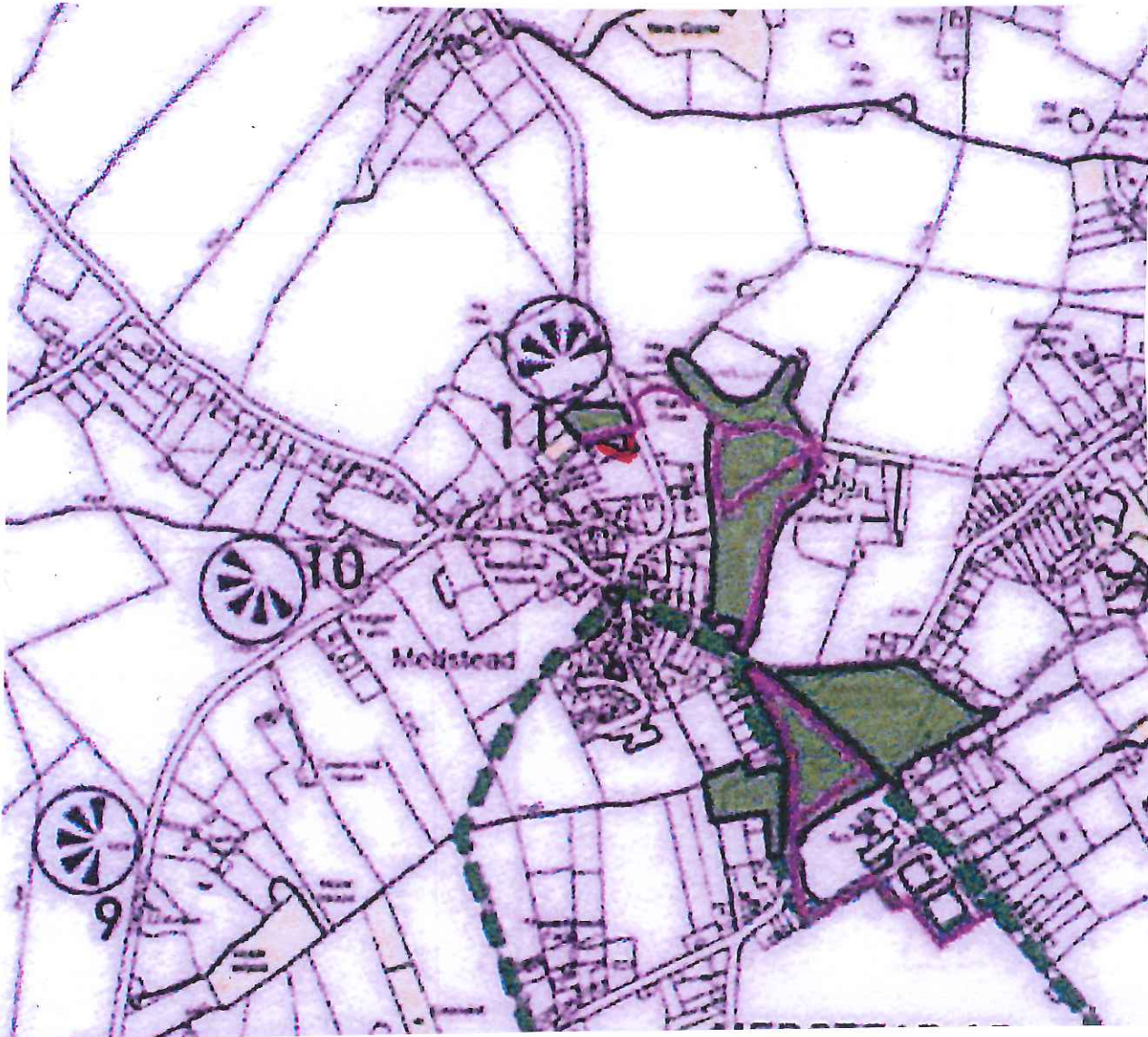
KEY

-  Settlement boundary proposed in the Plan
-  Land at Cedar Stables, Medstead to be included in the settlement boundary

Do not scale other than for Planning Application purposes. All dimensions must be checked by the customer before commencing work on site.

SUBMISSION MEDSTEAD & FOUR MARKS NEIGHBOURHOOD PLAN

OBJECTION SUBMITTED ON BEHALF OF CROUDACE HOMES TO
THE GREEN INFRASTRUCTURE NETWORK DIAGRAM



KEY



Land at Cedar Stables shown in the Submission Neighbourhood Plan as being included in the Green Infrastructure Network



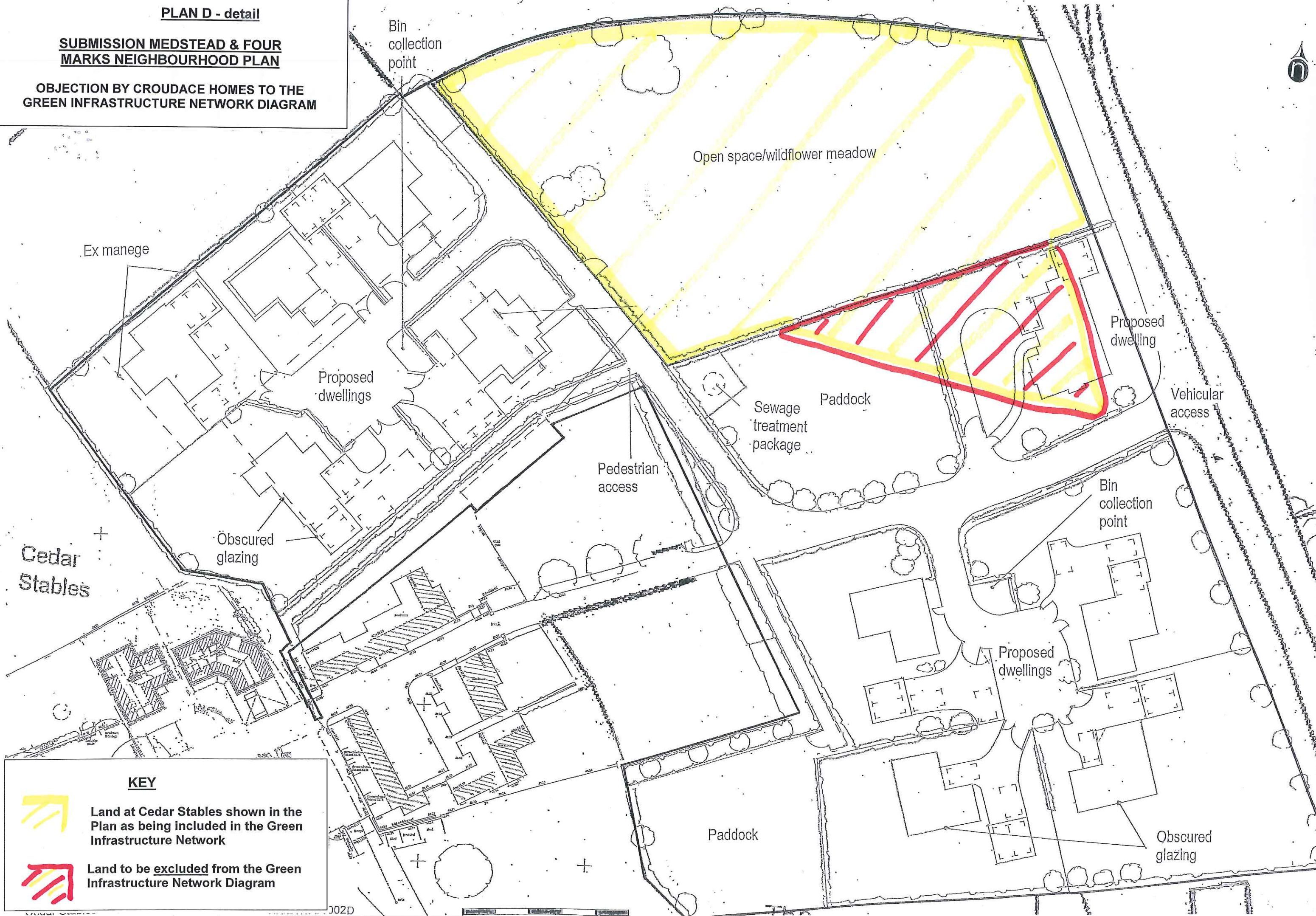
Land to be **excluded** from the Green Infrastructure Network Diagram as it has planning permission for 10 dwellings

(See planning application 55010/003)

PLAN D - detail

SUBMISSION MEDSTEAD & FOUR MARKS NEIGHBOURHOOD PLAN

OBJECTION BY CROUDACE HOMES TO THE GREEN INFRASTRUCTURE NETWORK DIAGRAM



KEY



Land at Cedar Stables shown in the Plan as being included in the Green Infrastructure Network

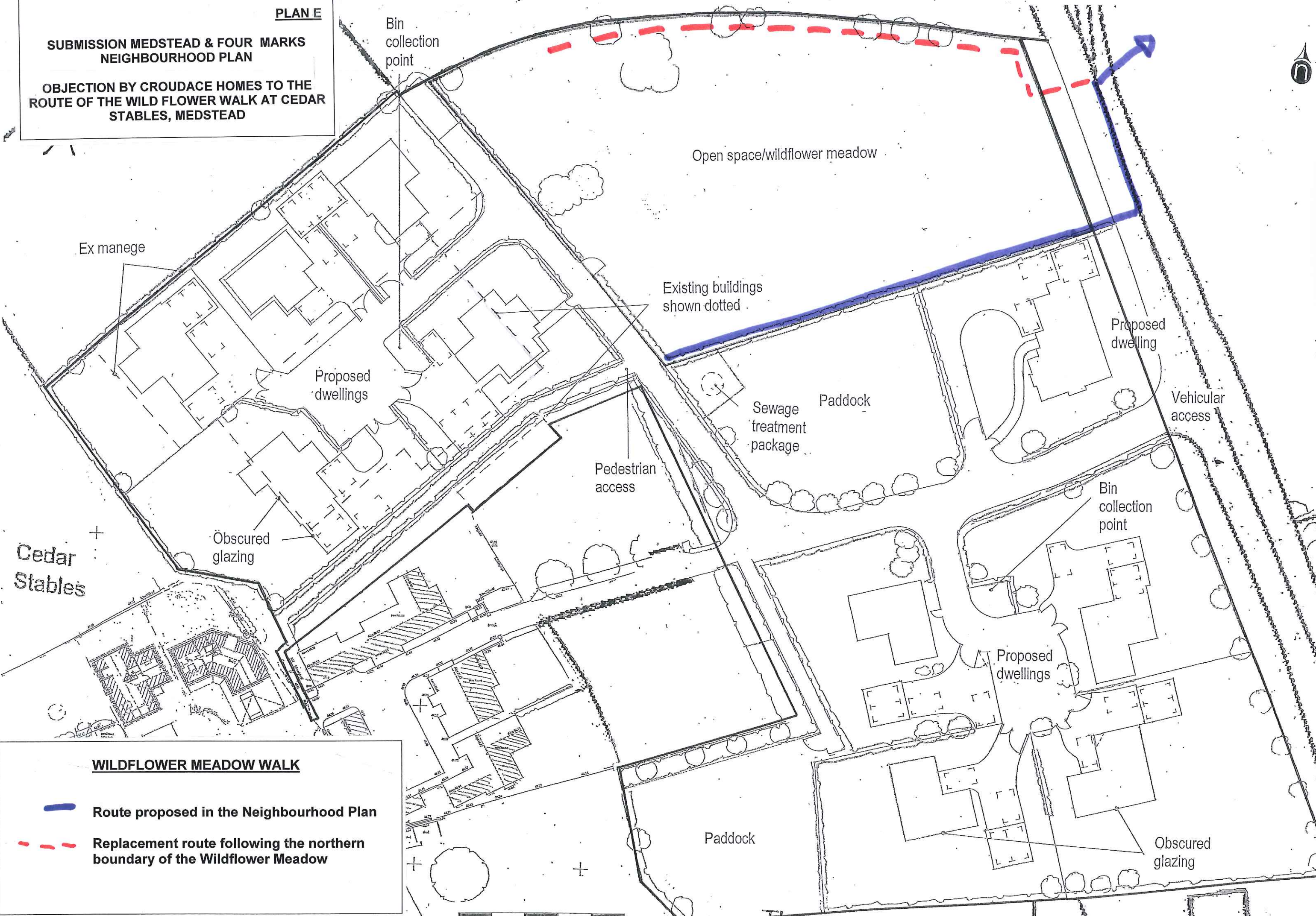


Land to be excluded from the Green Infrastructure Network Diagram

PLAN E

SUBMISSION MEDSTEAD & FOUR MARKS NEIGHBOURHOOD PLAN

OBJECTION BY CROUDACE HOMES TO THE ROUTE OF THE WILD FLOWER WALK AT CEDAR STABLES, MEDSTEAD



WILDFLOWER MEADOW WALK



Route proposed in the Neighbourhood Plan



Replacement route following the northern boundary of the Wildflower Meadow

Note: Do not scale other than for Planning Application purposes. All dimensions must be checked by the contractor before commencing work on site.

Hannah Collier

From: Ginny Nash [REDACTED] >
Sent: 28 September 2015 09:18
To: EHDC – Neighbourhood Plans Shared
Cc: David Hutchison; Neil Tiley; Jon Holmes
Subject: REPRESENTATIONS ON THE MEDSTEAD AND FOUR MARKS NEIGHBOURHOOD PLAN
Attachments: Let to Planning Policy East Hamps DC 25.9.2015.pdf

Dear Sir/Madam,

Please find attached representations on the Medstead and Four Marks Neighbourhood Plan from Pegasus Group on behalf of Hurlock Investments Ltd.

Please acknowledge safe receipt

NEIL TILEY
PRINCIPAL PLANNER

Kind regards

Ginny Nash
PA to Alison Whalley and Neil Tiley

Pegasus Group

Planning | Environmental | Retail | Urban Design | Energy | Landscape Design | Graphic Design | Consultation | Sustainability

T [REDACTED] | **F** 01285 642348 | **E** [REDACTED]

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CIR/M.0353

25th September 2015

Planning Policy
East Hampshire District Council
Penns Place,
Petersfield
Hampshire
GU31 4EX
neighbourhoodplans@easthants.gov.uk

Dear Sir/Madam,

Representations on the Medstead and Four Marks Neighbourhood Plan

I have previously submitted representations regarding the pre-submission draft of the Medstead and Four Marks Neighbourhood Plan. Many of the objections previously raised have not been addressed and these remain to be resolved. I set out my outstanding objections below.

Neighbourhood Plans are required to be prepared in accordance with national policy and advice, particularly the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (PPG), and to provide for sustainable development. The golden thread running through the NPPF is a presumption in favour of sustainable development and any policies proposed within a Neighbourhood Plan must provide for this.

The Neighbourhood Plan does not propose residential allocations, but rather seeks to “take a positive and pro-active role in defining land-use in the best interests of the community”.

The Foreword to the Neighbourhood Plan refers to the community being under siege from development and then identifies that the Neighbourhood Plan will address this concern. The Neighbourhood Plan is therefore self-evidently sets out to constrain development, contrary to the presumption in favour of sustainable development set out in the NPPF.

The constraint of development is achieved by, amongst other things, the Settlement Policy Boundaries, which are proposed to define the settlements as compared to the countryside. Policy 1 of the Neighbourhood Plan allows development within these boundaries and prohibits development beyond them unless it provides for countryside purposes. This definition is not justified. Indeed, sustainable development (for non-countryside purposes) beyond the boundaries has been forthcoming previously and there is no reason why this should not continue in the future.

The Neighbourhood Plan incorporates a review of the adopted Settlement Policy Boundaries within the Joint Core Strategy. It includes sites which have been built since the original boundaries were adopted in 2006; includes sites that have permission; and excludes the curtilages of buildings. The tightening of the Settlement Policy Boundaries at Four Marks

Page | 1

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and Medstead, other than at committed sites, limits the opportunities for sustainable development required by the NPPF.

An alternative Settlement Policy Boundary for Four Marks and Medstead is being proposed within the East Hampshire Site Allocations Plan. As a result, one part of the emerging development plan directly conflicts with (or objects to) the other and as a result neither can be afforded significant weight prior to adoption in accordance with paragraph 216 of the NPPF. Representations to the Site Allocations Plan have been submitted separately.

Paragraph 7.4 of the Joint Core Strategy identifies that the role that the Settlement Policy Boundaries play is to protect the open countryside. It states that "the countryside (the area outside of settlement policy boundaries as defined on the Proposals Map) needs to be protected for the sake of its intrinsic character and beauty, the diversity and qualities of landscapes, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all."

The review of the boundaries has not considered the role of a Settlement Policy Boundary, which should have been the starting point for these reviews. Undertaking such a review without first considering what these boundaries are seeking to achieve as set out in the Joint Core Strategy clearly provides for an unjustified and ineffective policy. Indeed, the review has been undertaken without any consideration of the role that any parcel of land currently plays or could play in the protection of the countryside (as defined in paragraph 7.4 of the Joint Core Strategy); the prevention of urban sprawl and inappropriate development in the countryside; and to provide for sustainable development opportunities. This is a significant failing of the review and results in the proposed Settlement Policy Boundaries being unjustified. Furthermore, as the review limits the opportunities for sustainable development it is contrary to national policy and is not positively prepared. The result is that it will be ineffective in protecting the countryside and providing for sustainable development.

Indeed, taking the proposed Settlement Policy Boundary of Four Marks, both the Neighbourhood Plan and the Housing and Employment Allocations Document now exclude areas that are fully enclosed by the boundary. The Landscape and Visual Impact Appraisal prepared in support of the application to the rear of 131 Winchester Road identifies that development at this location would assimilate within the surrounding built landscape. The site does not therefore need to be protected for the sake of its intrinsic character and beauty. The excluded areas do not need to be specifically protected for heritage and wildlife purposes or the wealth of natural resources as these are already covered by the NPPF and other policies of the Joint Core Strategy. In any case the supporting documentation to the application has demonstrated that there are no adverse impacts to these factors that would outweigh the benefits of development in this location. In summary, the purposes of the Settlement Policy Boundary are not served by these excluded areas and they therefore cannot be justified.

Furthermore, these excluded areas clearly do not contribute to the open countryside as they are fully surrounded by residential development; they do not prevent urban sprawl being wholly contained within the built up area; they do not prevent inappropriate development in the countryside as these excluded areas cannot be rationally referred to as the countryside; and they do provide opportunities for sustainable development. It is illogical to propose that

a small area of land entirely surrounded by built form is part of the open countryside. As a result it is nonsensical to exclude these areas from the Settlement Policy Boundary as they clearly do not serve the purposes of the countryside.

The proposed revision of the Settlement Policy Boundary to reflect the planning permission at Brislands Lane, Four Marks has implications for not just this site, but also for the land to the north which is now fully enclosed by development that is within the Settlement Policy Boundary. It is clear that such land should no longer be designated as the open countryside and should be included within the revised boundary.

In summary, the Neighbourhood Plan should consider the implications of the proposed revisions to the boundaries for neighbouring sites to provide an effective and justified policy. It should not propose excluded areas within boundaries as these obviously do not form part of the countryside and so are not effective or justified and do not represent positive planning. It should recognise the role that Settlement Policy Boundaries play and consider revisions in this context, providing for sustainable development opportunities to be consistent with national policy and to be effective, justified and positive. It should recognise that sites within the excluded areas do not contribute to the countryside and that these should be included in the Settlement Policy Boundaries to be effective, justified and positive.

There are sustainable sites excluded from the proposed Settlement Policy Boundaries, including the Land at the rear of 131 Winchester Road, Four Marks (plan attached). Indeed, pre-application discussions were held with regard to the development of this site, and the outcome was positive with Council Officers being supportive in principle of a residential scheme. A planning application (30800/007) has been prepared on this basis for up to 24 dwellings with a wealth of supporting information that demonstrates the sustainability of this site. This information identifies that development at this location would:

- assimilate well with its built and natural surroundings;
- be accessible to local shops and facilities;
- encourage people to walk and cycle and increase the permeability in this part of the village;
- not affect any landscape, ecological or heritage designations other than the SINC and protected trees, which could be addressed through layout and mitigation;
- not result in significant and demonstrable impacts that outweigh the benefits;
- provide mitigation to address any ecology related issues;
- be acceptable in terms of landscape and visual impact, having a low landscape character impact with a low degree of change; and
- be acceptable in traffic and transportation terms.

The boundaries should be revised to recognise the potential for sustainable development at this site as previously recognised by Council Officers.

In accordance with the golden thread running through the NPPF which requires a presumption in favour of sustainable development, the number of dwellings identified should not be used to prevent further opportunities for sustainable development. Indeed, where other sustainable development opportunities arise, including at the site above, these should be supported. The Boyneswood Land appeal Inspector (APP/M1710/W/14/2225146) noted the sustainable credentials of Four Marks, recognising that it does not include a Conservation Area; is one of the largest centres classed as being small; and that it has a

good range of services and facilities. The Inspector concluded that modest scale developments, even in excess of the identified minimum housing requirement, could provide benefits and could be absorbed into the settlement in accordance with the presumption in favour of sustainable development. This could be supported by the identification of an allocation at the land at the rear of 131 Winchester Road site which would represent positive planning.

Alternatively, and without prejudice, the Settlement Policy Boundary should be revised to include the land at the rear of 131 Winchester Road, which provides for sustainable development in accordance with the NPPF. This would allow development proposals to be considered in the context of the presumption in favour of sustainable development within settlement boundaries and recognising that the 175 dwelling figure for Four Marks and South Medstead is a minimum and not a maximum.

Yours faithfully



David Hutchison
Director



Enc.

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KEY
 APPLICATION BOUNDARY (1.886Ha)



LAND TO THE REAR OF 131 WINCHESTER ROAD, FOUR MARKS - SITE LOCATION PLAN



| T 01295 641717 | F 01285 642348 | www.pegasusdg.co.uk | Team: MCG/DH/AW/WJW | JULY 2014 | 1:250 (A3) | dwg: M.0353_04-1 | Client: Hurlock Investments Ltd.

Hannah Collier

From: Alison Wood [REDACTED] >
Sent: 29 September 2015 16:46
To: EHDC – Neighbourhood Plans Shared
Cc: Alison Wood; Andy Partridge
Subject: Medstead & Four Marks Neighbourhood Plan - objections submitted on behalf of Mr P Charles about the land at Cedar Stables, Medstead
Attachments: Charles - Cedar Stables - Plan A.pdf; Charles - Cedar Stables - Plan B.pdf; Charles - Cedar Stables - Plan B detail.pdf; Charles - Cedar Stables - Plan C.pdf; Charles - Cedar Stables - Plan C detail.pdf; Charles - Cedar Stables - Plan D.pdf; Charles - Cedar Stables - Plan D detail.pdf; Charles - Cedar Stables - Plan E.pdf; Charles - Cedar Stables - final NP comments - 29.9.2015.docx

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Please find attached the objections to the Medstead and Four Marks Neighbourhood Plan which we are submitting on behalf of our client, Mr Peter Charles, who until recently was the owner of the Cedar Stables housing allocation site. The site now has planning permission for 10 dwellings.

The objections relate to:

1. The exclusion of part of the allocated housing site at Cedar Stables from the settlement boundary for Medstead Village shown on Annex A and Inset Map 1.
2. The inclusion of part of the allocated housing site at Cedar Stables in the Green Infrastructure Network shown on page 35 of the Plan.
3. The proposed route of the Wild Flower Walk at Cedar Stables, which should pass along the northern edge of the wild flower meadow and not the southern edge, as shown in the Plan.

If you have any queries about the objections please contact me or Andrew Partridge.

Regards

Alison Wood
Policy Planner

Southern Planning Practice Ltd

Registered Office: Youngs Yard, Churchfields, Twyford, Winchester, Hampshire, SO21 1NN
Registered in England and Wales No. 3862030

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Planning Policy
East Hampshire District Council
Penns Place
Petersfield
Hants GU31 4EX

Our Ref: EH/247/1/AW

Your Ref:

Email:

Date: 29th September, 2015

Status:

[REDACTED]
Dear Planning Policy Team,

Medstead and Four Marks Neighbourhood Plan – objections submitted on behalf of Peter Charles in respect of land at Cedar Stables, Medstead

Please find attached the objections on the Medstead and Four Marks Neighbourhood Plan (MFMNP) that we are submitting on behalf of our client, Peter Charles, who until very recently, owned the land at Cedar Stables in Medstead.

The objections are in respect of:

1. The settlement boundary for Medstead Village shown on Annexe A and Inset Map 1.

This map excludes some of the land at Cedar Stables, Medstead which has a current planning permission for the development of 10 dwellings (see planning application 55010/003). The whole of the permitted site (with the exception of the proposed wild flower meadow) should be included within the settlement boundary.

2. The Green Infrastructure Network (GIN) Diagram shown on page 35 of the Plan.

This map includes some of the land at Cedar Stables which has a current planning permission for the development of 10 dwellings (see planning application 55010/003). Only the wildflower meadow area should be included in the GIN boundary. The remainder of the development site should be excluded from the GIN boundary.

3. Route of the Wild Flower Meadow Walk at Cedar Stables, Medstead

Our client objects to the proposed route of the Wild Flower Meadow walk along the southern boundary of the wild flower meadow and propose that it should follow the northern boundary of the meadow [REDACTED]

Maps showing the proposed boundary changes are included with the objections.

If you have any queries about the comments, please contact me or Andrew Partridge in this office.

SOUTHERN PLANNING PRACTICE LTD

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Please note that a separate objection is also being submitted on behalf of Mr Charles to the exclusion of the land to the west of Cedar Stables from the settlement policy boundary for Medstead Village.

Yours sincerely,



**Alison Wood,
Policy Planner**

Enclosure





**SUBMISSION MEDSTEAD AND FOUR MARKS NEIGHBOURHOOD PLAN – COMMENTS
SUBMITTED ON BEHALF OF MR PETER CHARLES IN RESPECT OF LAND AT CEDAR
STABLES, MEDSTEAD.**

BACKGROUND INFORMATION

Planning permission for the development of 10 dwellings at Cedar Stables, Medstead was granted on [REDACTED] 5 (see planning application 55050/003). A map of the site location plan submitted with the planning application is attached (see Plan A).

Mr Charles is supportive of the 'Wild Flower Village' and 'Wild Flower Walk' proposals for Medstead village. The proposed site layout plan for Cedar Stables shows land in the north eastern part of the site being laid out as a wild flower meadow (see area outlined in green on Plan A). As part of the Section 106 Agreement the meadow area will be retained as public open space. It may be gifted to Medstead Parish Council.

Our client considers that all of the land covered by the outline planning consent issued on 23rd April, 2015, with the exception of the wild flower area, must be included within the settlement policy boundary for Medstead Village shown on Annex A and Inset Map 1, and excluded from the Green Infrastructure Network Diagram shown on page 35 of the Plan.

Furthermore, the route of the Wild Flower Walk at Cedar Stables shown on the Green Infrastructure Network Diagram should be amended to follow the northern boundary of the meadow in order to enable villagers to enjoy over the wild flower meadow whilst reducing the possibility of trespass within the wider Cedar Stables development.

Plans showing the required amendments are included with this objection letter (see Plans B, C, D and E).

Please note that the access roads to and within the development will remain private and will not be available for use by walkers on the Wild Flower Walk route.

[REDACTED]



**SUBMISSION MEDSTEAD AND FOUR MARKS NEIGHBOURHOOD PLAN – COMMENTS
SUBMITTED ON BEHALF OF MR PETER CHARLES IN RESPECT OF LAND AT CEDAR
STABLES, MEDSTEAD.**

1. **ANNEXE A AND INSET MAP 1 (MEDSTEAD VILLAGE) - OBJECTION TO THE
EXCLUSION OF LAND AT CEDAR STABLES, MEDSTEAD FROM THE SETTLEMENT
BOUNDARY**

Annex A and Inset Map 1 exclude some of the land which was granted planning permission for the development of 10 dwellings at Cedar Stables, Medstead. Our client strongly objects to this and asks that the whole of the permitted site, with the exception of the wild flower meadow area, be included within the settlement boundary.

Development on the land is likely to be started within the next year and completed in 2017.

The settlement boundary as shown in the Submission Neighbourhood Plan currently excludes land north of the Cedar Stables access road where the private sewage treatment plant for the houses and 1 dwelling will be built.

The paddock shown on the proposed layout plan (see Plan B) is not part of the wildflower meadow. It is a paddock which is being provided for the house on the northern side of the access road.

Action required to overcome the objection: Revise the settlement policy boundaries shown on Annex A and Inset Map 1 (Medstead Village) to include the land at Cedar Stables covered by planning permission 55010/003, as shown on the attached Plans B and C.





**SUBMISSION MEDSTEAD AND FOUR MARKS NEIGHBOURHOOD PLAN – COMMENTS
SUBMITTED ON BEHALF OF MR PETER CHARLES IN RESPECT OF LAND AT CEDAR
STABLES, MEDSTEAD.**

**2. GREEN INFRASTRUCTURE NETWORK DIAGRAM – OBJECTION TO THE INCLUSION
OF SOME OF THE LAND AT CEDAR STABLES, MEDSTEAD WITHIN THE NETWORK**

The Green Infrastructure Network (GIN) Diagram includes some of the land at Cedar Stables, Medstead which was recently granted planning permission for the development of 10 dwellings. Our client strongly objects to this and asks that the whole of the permitted site, with the exception of the wild flower meadow area, be excluded from the GIN Diagram.

Development on the land is likely to be started within the next year and completed in 2017.

The GIN Diagram shown in the Submission Neighbourhood Plan currently includes a small area of land north of the Cedar Stables access road where 1 dwelling will be built. This dwelling, and the attached paddock, do not form part of the wild flower meadow and must be excluded from the GIN Diagram.

Only the wild flower meadow, which is to be gifted to Medstead Parish Council, should be included within the GIN Diagram.

Action required to overcome the objection: Revise the GIN Diagram to exclude the land at Cedar Stables covered by planning permission 55010/003, as shown on the attached Plan D.

Only the wild flower meadow, which is to be gifted to Medstead Parish Council, should be included within the GIN Diagram.





**SUBMISSION MEDSTEAD AND FOUR MARKS NEIGHBOURHOOD PLAN – COMMENTS
SUBMITTED ON BEHALF OF MR PETER CHARLES IN RESPECT OF LAND AT CEDAR
STABLES, MEDSTEAD.**

**3. OBJECTION TO THE PROPOSED ROUTE OF THE WILD FLOWER WALK AT CEDAR
STABLES, MEDSTEAD**

Our [REDACTED] is the proposal to create a Wild Flower Walk in Medstead Village. Indeed, he is supportive of the route on land which he owns to the east of Trinity Hill, Medstead.

However, our client objects to the proposed line of the Wild Flower Walk at Cedar Stables as shown on the Green Infrastructure Network Diagram.

Our client proposes that instead of following the southern boundary of the wild flower meadow, the Walk should go along the northern boundary of the site, as shown on Plan E attached. This will enable people to enjoy views of the wild flower meadow whilst not causing a nuisance to people living in the Cedar Stables development (both existing dwellings and recently permitted ones).

As shown in the Submission Neighbourhood Plan, the Walk would end at the south western corner of the meadow near the private sewage treatment works. Walkers could be tempted to leave the site via the Cedar Stables access roads and not via the proposed new Walk. This will inevitably cause nuisance to the residents of the Cedar Stables houses and could lead to inadvertent trespass.

By moving the route to the northern boundary of the meadow, this obviates the temptation to use the access roads within the development.

The developers of the site are still finalising their detailed plans for the development. They currently envisage creating a small seating area at the western end of the Walk where people could sit and enjoy the Wild Flower meadow before returning along the Wild Flower Walk to Trinity Hill.

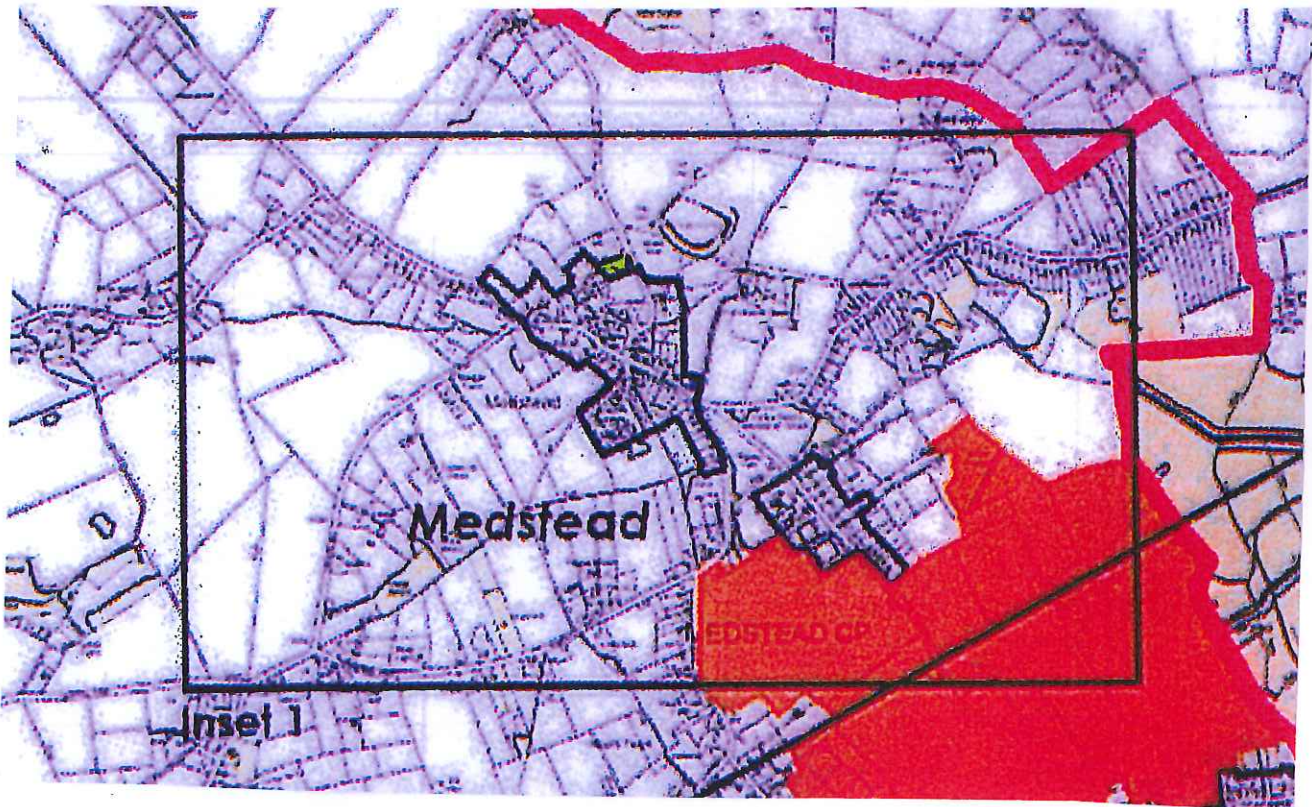
Action required to overcome the objection: Revise the Green Infrastructure Network Diagram to show the route passing along the northern boundary of the wild flower meadow, as shown on the attached Plan E.

[REDACTED]

Please note that the access roads to and within the development will remain private and will not be available for use by walkers on the Wild Flower Walk route.

SUBMISSION MEDSTEAD & FOUR MARKS NEIGHBOURHOOD PLAN

**OBJECTION SUBMITTED ON BEHALF OF MR PETER CHARLES TO
THE SETTLEMENT BOUNDARY SHOWN ON ANNEXE A**



KEY



Settlement boundary proposed in the Submission Neighbourhood Plan



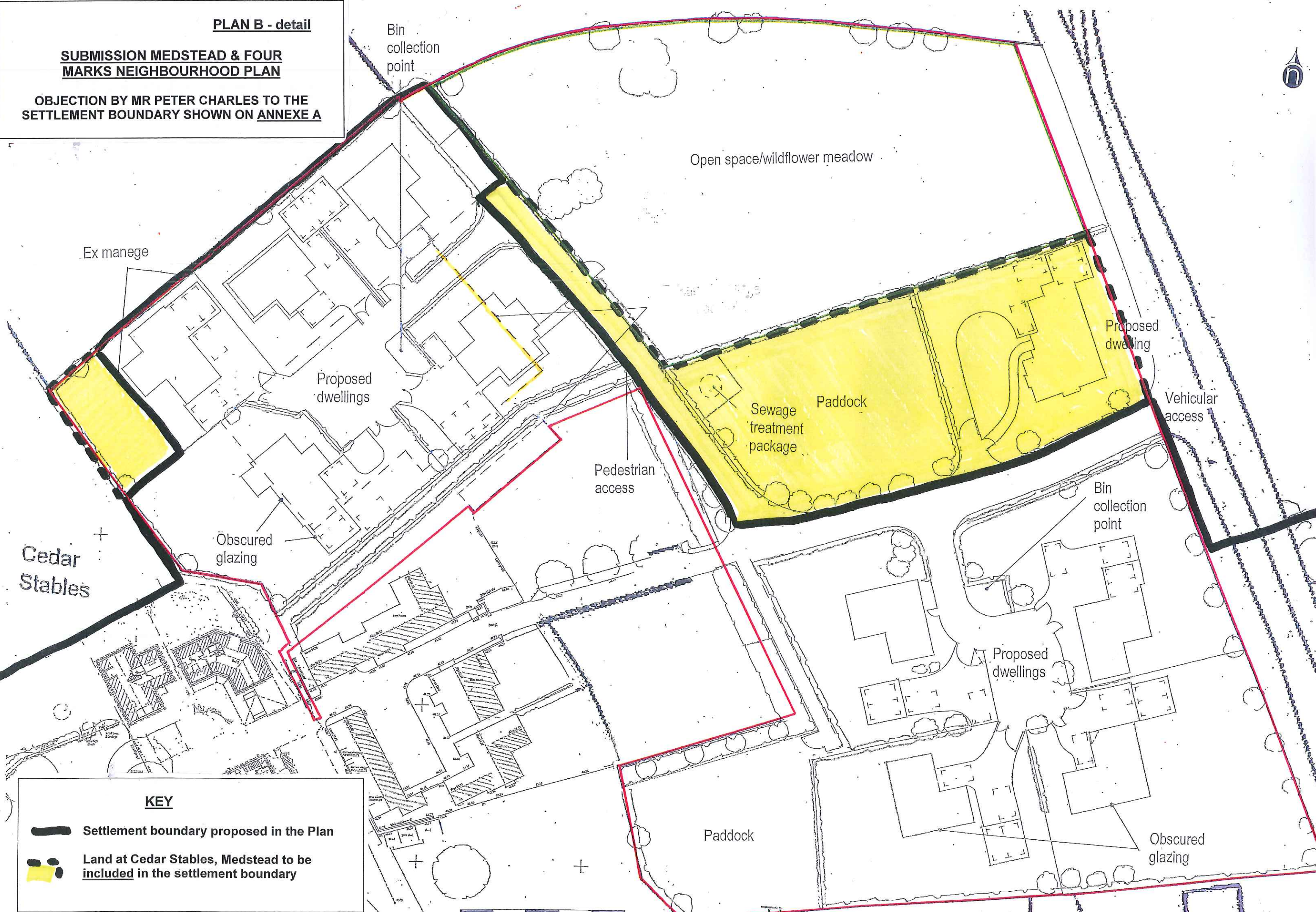
Land at Cedar Stables, Medstead which should be included in the settlement boundary as it has planning permission for 10 dwellings

(See planning application 55010/003)



PLAN B - detail

SUBMISSION MEDSTEAD & FOUR MARKS NEIGHBOURHOOD PLAN

OBJECTION BY MR PETER CHARLES TO THE SETTLEMENT BOUNDARY SHOWN ON ANNEXE A



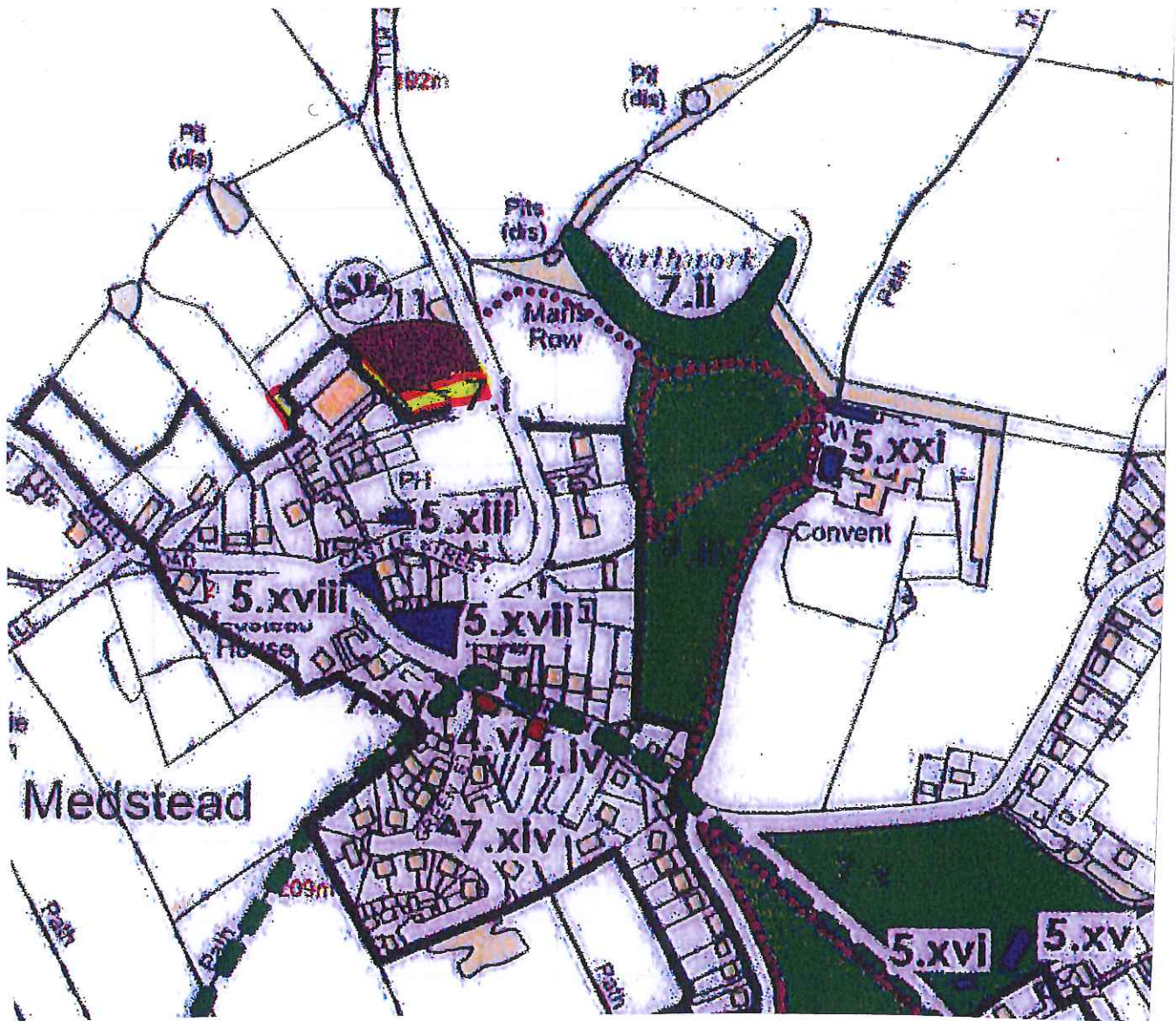
KEY

-  Settlement boundary proposed in the Plan
-  Land at Cedar Stables, Medstead to be included in the settlement boundary

* Note: Do not scale other than for Planning Application purposes. All dimensions must be checked to the contract before commencing work on site.

SUBMISSION MEDSTEAD & FOUR MARKS NEIGHBOURHOOD PLAN

OBJECTION SUBMITTED ON BEHALF OF MR PETER CHARLES TO THE SETTLEMENT BOUNDARY SHOWN ON INSET MAP 1 (MEDSTEAD VILLAGE)



KEY



Settlement boundary proposed in the Submission Neighbourhood Plan



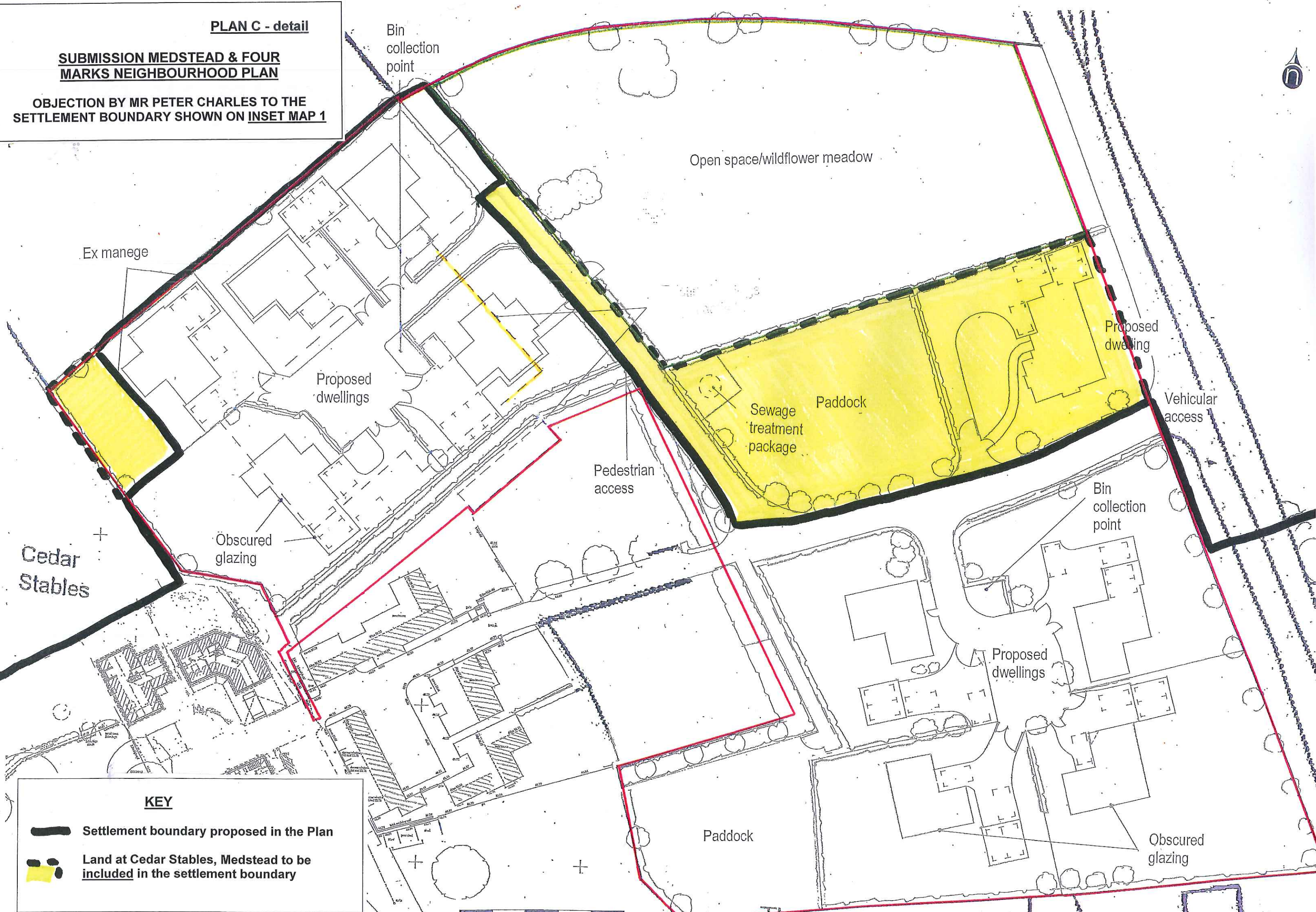
Land at Cedar Stables, Medstead which should be included in the settlement boundary as it has planning permission for 10 dwellings

(See planning application 55010/003)



PLAN C - detail

SUBMISSION MEDSTEAD & FOUR MARKS NEIGHBOURHOOD PLAN

OBJECTION BY MR PETER CHARLES TO THE SETTLEMENT BOUNDARY SHOWN ON INSET MAP 1



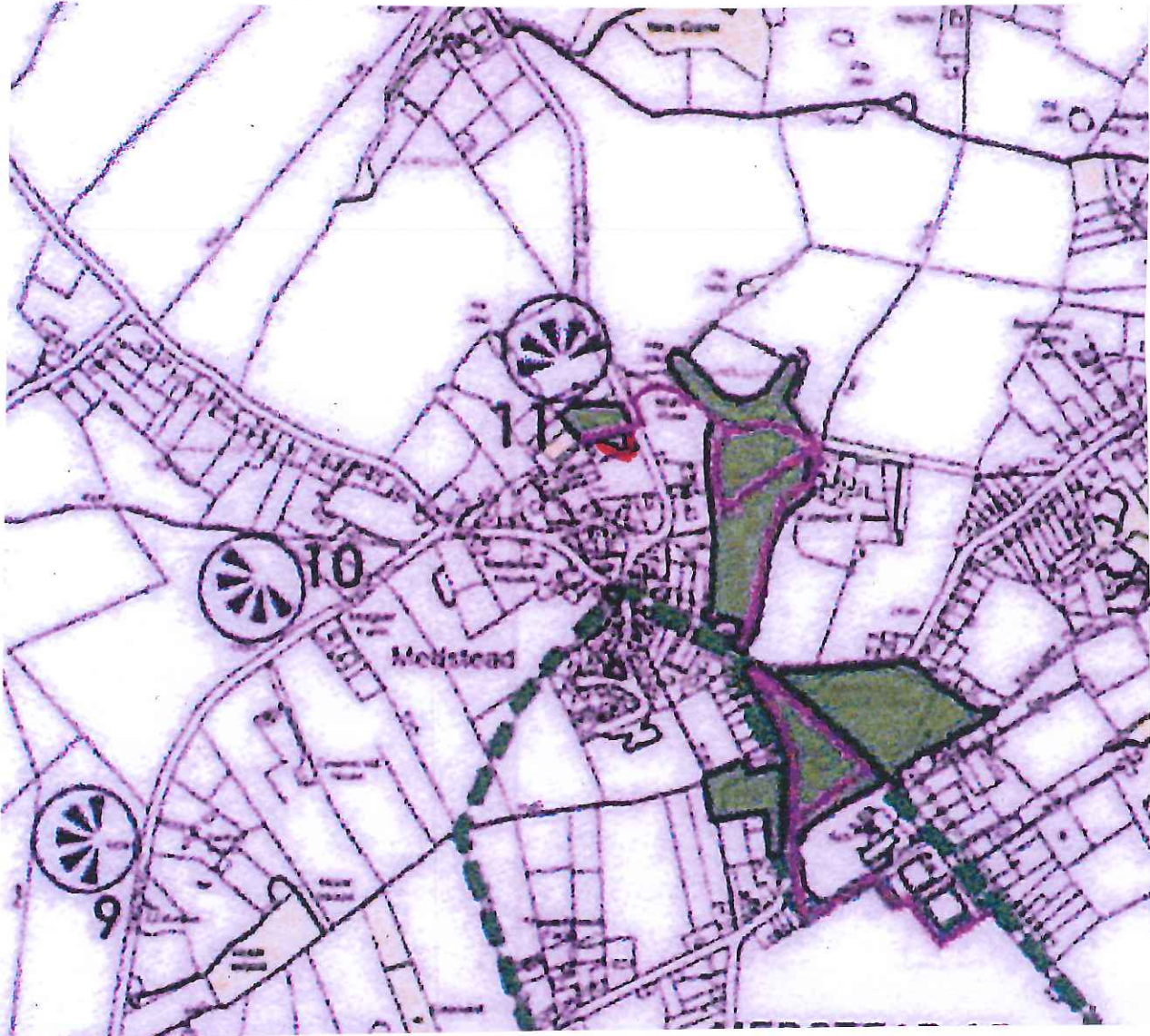
KEY

-  Settlement boundary proposed in the Plan
-  Land at Cedar Stables, Medstead to be included in the settlement boundary



SUBMISSION MEDSTEAD & FOUR MARKS NEIGHBOURHOOD PLAN

**OBJECTION SUBMITTED ON BEHALF OF MR PETER CHARLES TO
THE GREEN INFRASTRUCTURE NETWORK DIAGRAM**



KEY



Land at Cedar Stables shown in the Submission Neighbourhood Plan as being included in the Green Infrastructure Network



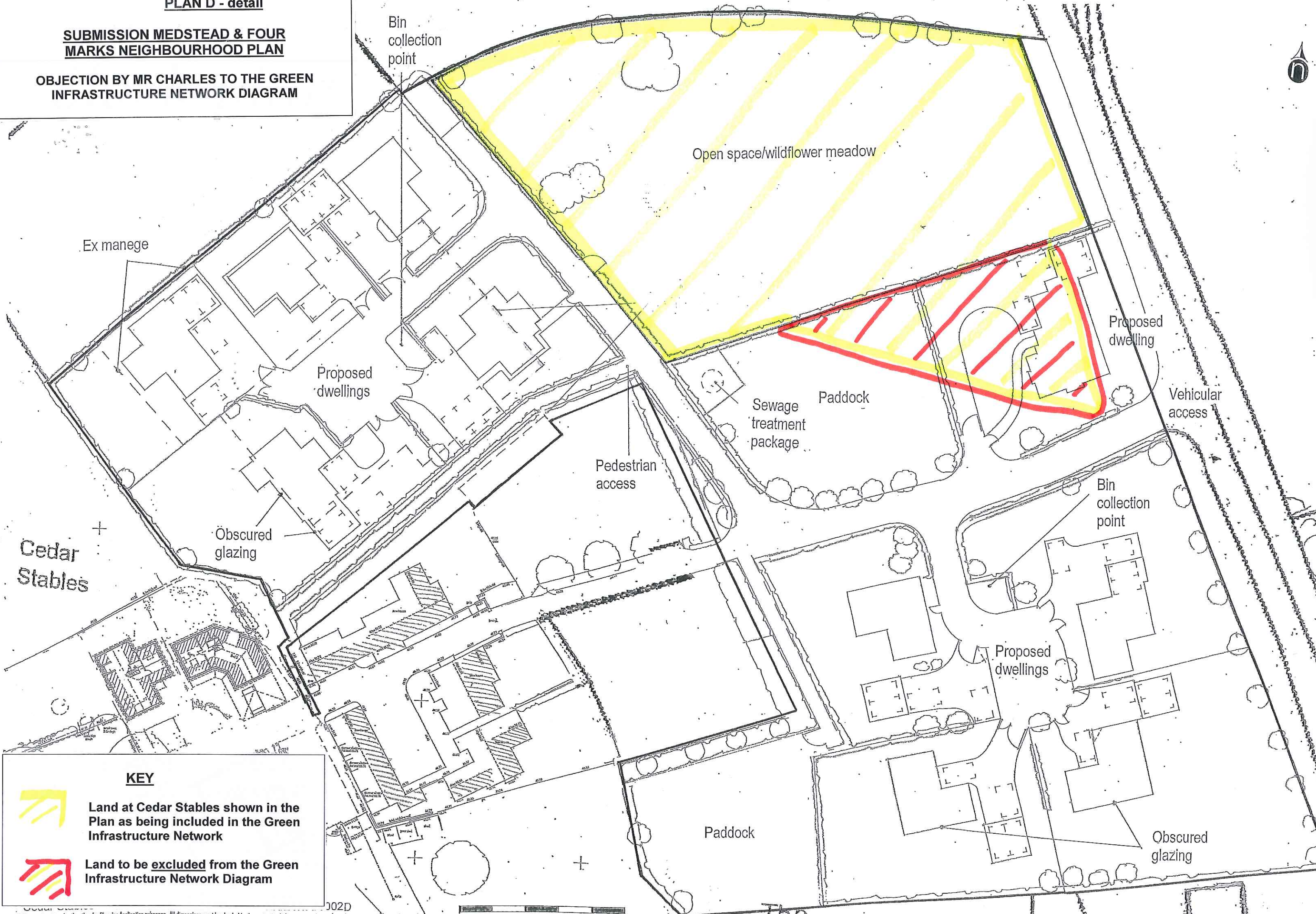
Land to be excluded from the Green Infrastructure Network Diagram as it has planning permission for 10 dwellings

(See planning application 55010/003)

PLAN D - detail

SUBMISSION MEDSTEAD & FOUR MARKS NEIGHBOURHOOD PLAN

OBJECTION BY MR CHARLES TO THE GREEN INFRASTRUCTURE NETWORK DIAGRAM



KEY



Land at Cedar Stables shown in the Plan as being included in the Green Infrastructure Network



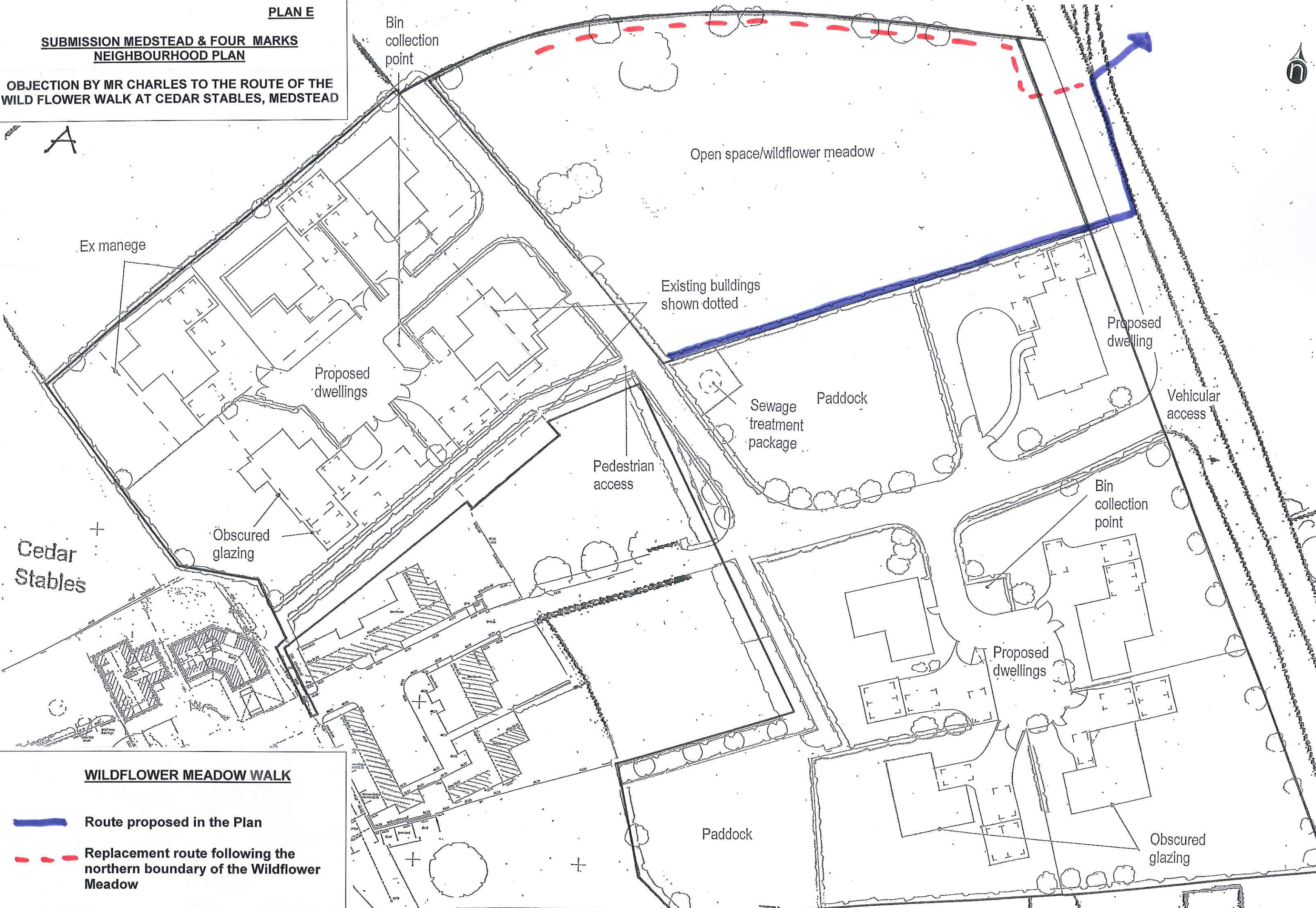
Land to be excluded from the Green Infrastructure Network Diagram

PLAN E



**SUBMISSION MEDSTEAD & FOUR MARKS
NEIGHBOURHOOD PLAN**

**OBJECTION BY MR CHARLES TO THE ROUTE OF THE
WILD FLOWER WALK AT CEDAR STABLES, MEDSTEAD**

A



WILDFLOWER MEADOW WALK

-  Route proposed in the Plan
-  Replacement route following the northern boundary of the Wildflower Meadow

* Note: - Do not scale other than for Planning Application purposes. All dimensions must be checked by the contractor before commencing work on site.

Hannah Collier

From: Alison Wood <[REDACTED]>
Sent: 29 September 2015 16:58
To: EHDC – Neighbourhood Plans Shared
Cc: Alison Wood; Andy Partridge
Subject: Medstead and Four Marks Neighbourhood Plan - objections submitted on behalf of Mr P Charles concerning land to the W of Cedar Stables
Attachments: Charles - final - W of Cedar Stables - M&FMNP comments - 29.9.2015.docx; Charles - Plan 1 - W of Cedar Stables objection - ownership - Sept 2015.pdf; Charles - Plan 2 - W of Cedar Stables objection - Barn End layout.pdf; Charles - Plan 3 - W of Cedar Stables objection - Towngate layout.pdf; Charles - Plan 4 - W of Cedar Stables objection - Sept 2015.pdf

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Please find attached the objections to the Medstead and Four Marks Neighbourhood Plan which we are submitting on behalf of our client, Mr Peter Charles, who owns the land to the West and North of Cedar Stables housing allocation site. The allocated site now has planning permission for 10 dwellings.

The objections relate to:

1. The Vision and Objectives of the Neighbourhood Plan and the need to plan for more housing in the village of Medstead.
2. Annexe A and Inset Map 1 - the need for further additions to be made to the settlement boundary, including a new housing allocation on land to the west of Cedar Stables.
3. The need for a Monitoring and Review section to be included in the Plan.

If you have any queries about the objections please contact Andrew Partridge in this office.

Regards

Alison Wood
Policy Planner

Southern Planning Practice Ltd
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Registered in England and Wales No. 3862030

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Planning Policy
East Hampshire District Council
Penns Place
Petersfield
Hants GU31 4EX

Our Ref: EH/247/1/AW

Your Ref:

Email: [REDACTED]

Date: 23rd September, 2015

Status:

[REDACTED]
Dear Planning Policy Team,

Medstead and Four Marks Neighbourhood Plan – objection submitted on behalf of Mr Peter Charles in respect of land to the West of Cedar Stables, Medstead

Please find attached the objections to the Medstead and Four Marks Neighbourhood Plan (MFMNP) that we are submitting on behalf of our client, Mr Peter Charles, who owns land to the west of Cedar Stables, Medstead.

This objections relate to:

- the Vision and objectives of the Plan and the need for more housing in Medstead Village, particularly in the latter stages of the plan period;
- Annexe A and Inset Map 1 and the need for further changes to the settlement boundary for Medstead Village, including a new housing allocation at Cedar Stables; and
- the need to include a section in the Plan setting out how and when the Plan will be monitored and reviewed.

Please note that a separate objection letter has been submitted for Mr Charles in respect of the land at Cedar Stables, Medstead. These relate to changes which need to be made to the settlement boundary shown on Annexe A and Inset Map 1, and also to the Green Infrastructure Network Diagram, to reflect the development for 10 dwellings permitted in April, 2015 (see planning application).

If you have any queries about the comments, please contact Andrew Partridge in this office.

Yours sincerely

[REDACTED]

Alison Wood, Policy Planner

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Registered in England and Wales No. 3862030



**SUBMISSION MEDSTEAD AND FOUR MARKS NEIGHBOURHOOD PLAN – COMMENTS
SUBMITTED ON BEHALF OF MR PETER CHARLES IN RESPECT OF LAND TO THE WEST OF
CEDAR STABLES, MEDSTEAD.**

1. VISION AND OBJECTIVES – the need to plan positively for new housing

Our client is concerned that neither the Vision nor the Objectives of the Neighbourhood Plan seek to address emerging new housing needs in Medstead Village, especially during the latter part of the plan period. He considers that some additional housing land should be allocated in the Neighbourhood Plan for the Village.

The Plan relies on meeting only the minimum housing numbers set out in the East Hampshire Joint Core Strategy and the subsequent advice given by the District Council that between 11 – 15 homes would be an appropriate amount of greenfield site development for Medstead Village. Planning permissions have already been granted which meet these minimum requirements and no new housing sites are proposed in either of the parishes.

The Neighbourhood Plan gives priority to responding to local residents' concerns about the amount of development recently allowed in Medstead and Four Marks parishes and the residents' desire to prevent further new housing development from taking place. As a result, the settlement policy boundaries have been drawn tightly, with some back gardens being excluded. The only extensions to the boundaries proposed are where planning permission has already been granted for new housing.

Although the Plan claims (*see paragraph 1.13*) that there will still be some housing development in the parishes through windfall opportunities, it is difficult to see where these will occur as back land development and the sub-division of gardens are opposed.

No new housing allocations are made in the Plan. Indeed, the Neighbourhood Plan even seeks to prevent the development of the one remaining new housing allocation in the village which the District Council is proposing to allocate in the East Hampshire District Local Plan: Housing and Employment Allocations. (*See Local Plan policy VL7 - Junipers, South Town Road, Medstead, which is proposed for 12 dwellings.*)

Our client is concerned that the Neighbourhood Plan gives few, if any, opportunities for housing development in Medstead Village beyond the greenfield sites allocated in the Submitted East Hampshire District Local Plan. Two of the sites (Towngate Farm and Cedar Stables) already have planning permission (*see applications 50313/001 and 55010/003*). It is not known yet whether the allocations for Junipers will be continued in the Local Plan, as it is opposed in the Neighbourhood Plan.

Development has already started on site at Towngate Farm and the houses are likely to be completed during 2016. The new houses will extend the extent of the built up area of Medstead



Village further to the north west.

The reserved matters application for Cedar Stables is due to be submitted in early 2016. The developer expects to be on site later in 2016 and to have completed [REDACTED].

The Local Plan indicates that the 12 dwellings at Junipers will be built between 2020 and 2022. This is based on advice from the owners about their current plans for the site. However, once the Plan is adopted [REDACTED] nothing to prevent the site coming forward sooner in the plan period. Even if the site [REDACTED] until 2022, there is still a further 6 years of the Plan where no new sites will be allowed.

Our client believes that once these sites have been developed it is unlikely that any new housing will be built in Medstead Village during the plan period, for the reasons given above. He considers that the Neighbourhood Plan should seek to address this and allocate further land for housing in the village.

A number of sites are available for development in Medstead Village, including land to the west of Cedar Stables, Medstead which is owned by Mr Charles (see [Plan 1](#)). Some or all of this land could be developed during the plan period.

Of the 12 sites consulted on as part of the Local Interim Planning Statement (LIPS) for Four Marks and Medstead in 2014, the land to the west and north of Cedar Stables received the most support, with 66% of the people attending voting in favour of it (16 out of 24 people). The next largest total was 21% (5 out of 24 people) for SHLAA site MED-016 (Little Pastures at Roe Downs Road). Most of the other sites scored only 2, 1 or 0 votes.

The land to the west of Cedar Stables abuts Barn End on Wield Road, which was recently granted planning permission for 4 dwellings (3 net) – see application 25979/004. The development will change the appearance of the land immediately to the west of Mr Charles' land. A copy of the approved layout is attached (see [Plan 2](#)).

To the west of Barn End lies Towngate Farm, where the development of the recently approved 4 homes (see planning application 50313/001) is now underway. A copy of the layout is attached (see [Plan 3](#)). The Neighbourhood Plan proposes to extend the settlement boundary at Wield Road to include these homes.

The northern edge of Mr Charles' proposed development site to the west of Cedar Stables follows a similar alignment to the northern edge of the Towngate Farm development. Access to the site would be from the existing access points to the land off Trinity Hill.

Action required to overcome the objection:

Amend the settlement boundary of Medstead Village, as shown on Annex A and Inset map 1, to include the land to the west of Cedar Stables, as shown on [Plan 4](#) attached.



**SUBMISSION MEDSTEAD AND FOUR MARKS NEIGHBOURHOOD PLAN – COMMENTS
SUBMITTED ON BEHALF OF MR PETER CHARLES IN RESPECT OF LAND TO THE WEST OF
CEDAR STABLES, MEDSTEAD.**

**2. ANNEXE A AND INSET MAP 1 (MEDSTEAD VILLAGE) - OBJECTION TO THE EXCLUSION
OF LAND TO THE WEST OF CEDAR STABLES, MEDSTEAD FROM THE SETTLEMENT
BOUNDARY**

Our client is concerned that insufficient housing land has been made available in Medstead Village, particularly that needed to meet the needs of the village in the latter part of the plan period. He proposes that the settlement boundary of Medstead Village shown in Annex A and Inset Map 1 should be expanded to enable some more greenfield site development to take place.

Our client proposes that land to the West of Cedar Stables should be allocated for housing development and included in the settlement boundary – as shown on Plan 4 attached.

More details about the site and its suitability for development are given in Mr Charles' objection to the Vision and Objectives of the Plan.

Action required to overcome the objection:

Revise the settlement policy boundaries shown on Annex A and Inset Map 1 (Medstead Village) to include the land to the west of Cedar Stables as shown on the attached Plan 4.

Note: Mr Charles has also submitted an objection to Annex A and Inset Map 1 in respect of the incorrect settlement boundary for the Cedar Stables development site granted planning permission this April for 10 dwellings (see planning application 55010/003).





**SUBMISSION MEDSTEAD AND FOUR MARKS NEIGHBOURHOOD PLAN – COMMENTS
SUBMITTED ON BEHALF OF MR PETER CHARLES IN RESPECT OF LAND TO THE WEST OF
CEDAR STABLES, MEDSTEAD.**

3. THE NEED TO MONITOR AND REVIEW THE PLAN

The [REDACTED] od Plan lasts until 2028. It should include a section explaining how the policies of the Plan will be monitored and when the Plan will be reviewed. In particular it should set out when and how the need for additional new housing in the parishes will be assessed.

The East Hampshire Joint Core Strategy will need to be updated and rolled forward within the next year or so to take account of new housing and employment projections and to keep the Plan up to date.

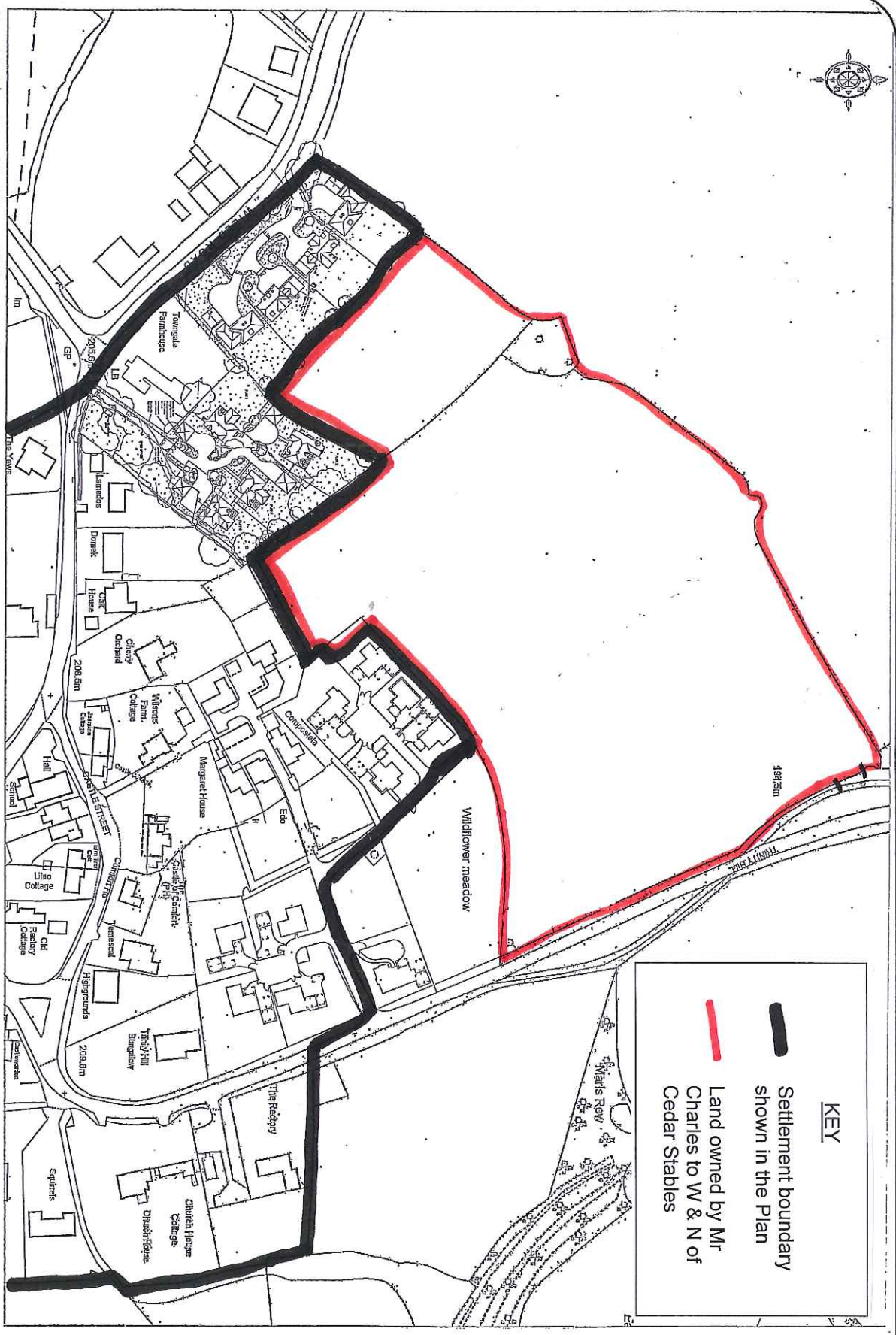
The Neighbourhood Plan will then need to be reviewed and updated in order to be in line with the Joint Core Strategy / new East Hampshire District Local Plan.

A section explaining how the Plan will be monitored and reviewed would be very helpful.



Action required to overcome the objection:

Include a section in the Plan setting out how and when the Plan will be monitored and reviewed.

[REDACTED]



KEY

-  Settlement boundary shown in the Plan
-  Land owned by Mr Charles to W & N of Cedar Stables

PLAN 1



Also at: 1st Floor, Henry Wood House, 2 Riding House Street, London W1W 7EA. Tel: 0203 770 6794

Youngs Yard, Churchfields, Twyford, Winchester SO21 1NN
Telephone: 01962 715770
Fax: 01962 715880

Email: info@southernplanning.co.uk
Web site: www.southernplanning.co.uk

LAND TO THE W & N OF CEDAR STABLES
OWNED BY MR CHARLES



Scale 1 : 2500

@ A4

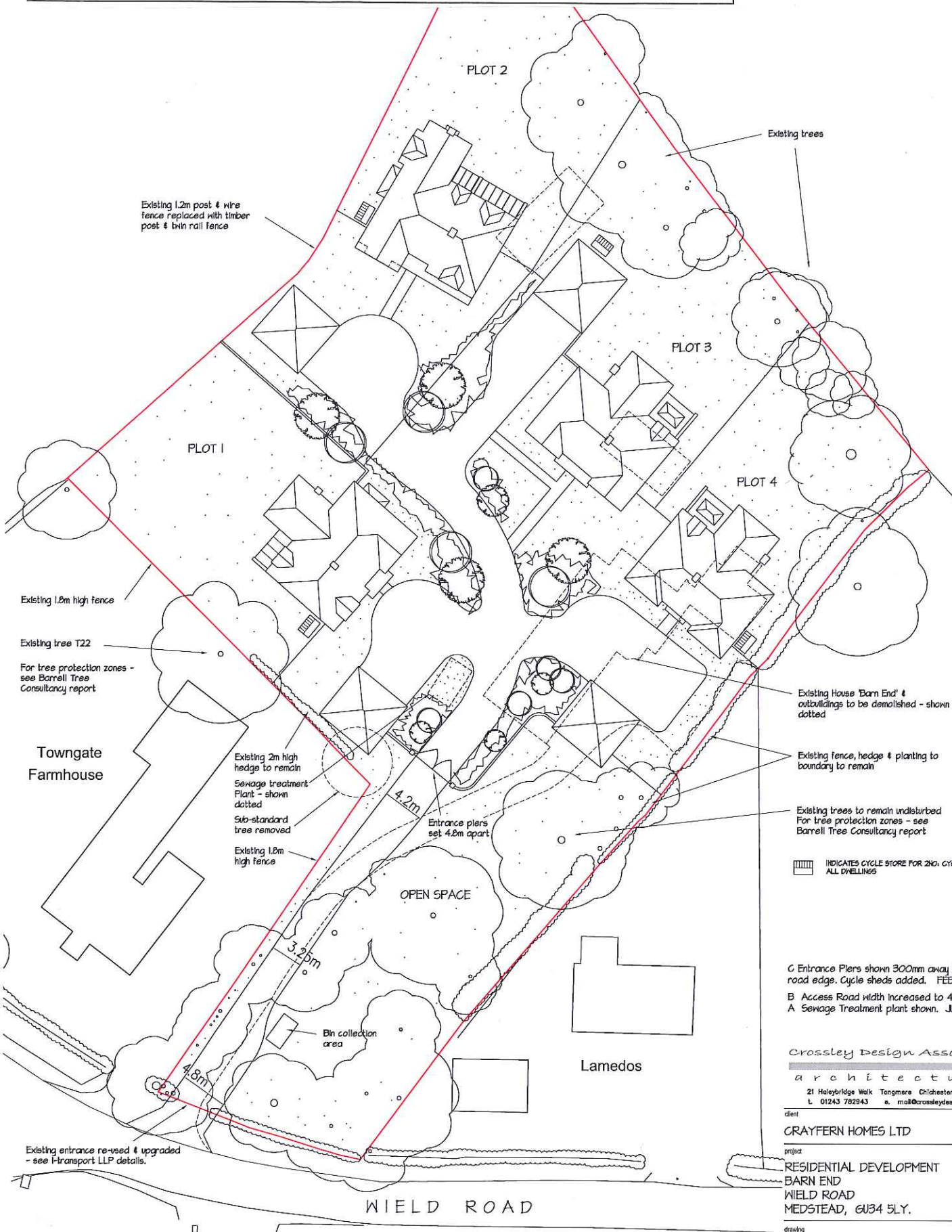
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Map base shows recently permitted developments at Towngate Farm, Barn End & Cedar Stables

PLAN 2

APPROVED LAYOUT FOR BARN END, WIELD ROAD, MEDSTEAD

NORTH



Existing House 'Barn End' & outbuildings to be demolished - shown dotted

Existing fence, hedge & planting to boundary to remain

Existing trees to remain undisturbed
For tree protection zones - see Barrall Tree Consultancy report

INDICATES CYCLE STORE FOR 2NO. CYCLES TO ALL DWELLINGS

C Entrance Pliers shown 300mm away from road edge. Cycle sheds added. FEB. 15
B Access Road width increased to 4.8m. JAN.15
A Sewage Treatment plant shown. JULY 14

Crossley Design Associates
architecture
21 Halebridge Walk Tongmere Chichester West Sussex
t. 01243 782943 e. mail@crossleydesign.co.uk

client
CRAYFERN HOMES LTD
project
RESIDENTIAL DEVELOPMENT
BARN END
WIELD ROAD
MEDSTEAD, GU34 5LY.

drawing
SITE PLAN
scale date job no. drawing no. rev.
1:250 @A2 MAR. 14 1403 2:10 C

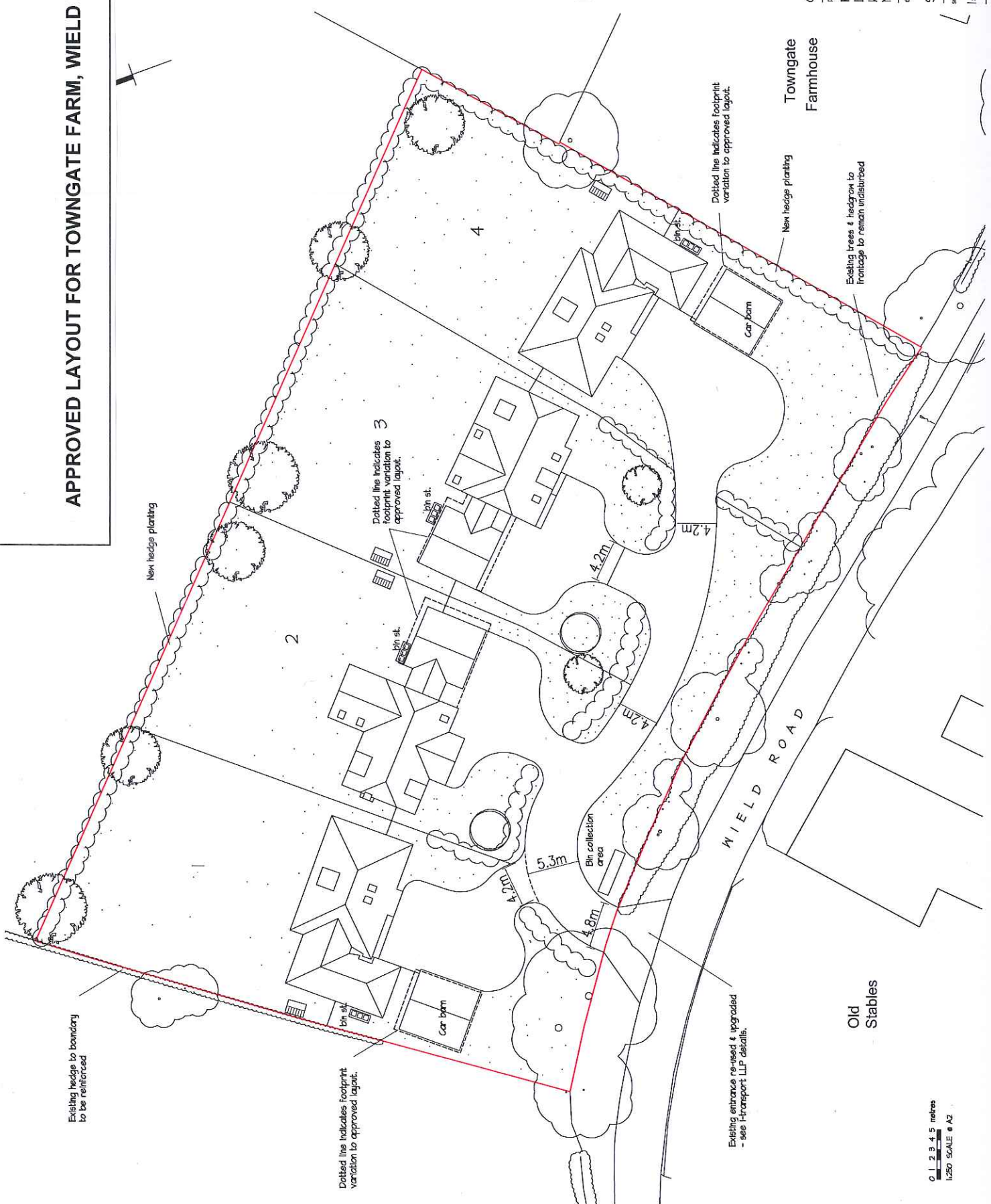
0 1 2 3 4 5 metres
1:250 SCALE @ A2

The Yews

This drawing is the copyright of Crossley Design Associates.

PLAN 3

APPROVED LAYOUT FOR TOWNGATE FARM, WIELD ROAD, MEDSTEAD



INDICATES CYCLE STORE FOR 2ND CYCLES TO ALL DWELLINGS

CRAYFERN HOMES LTD
 project: RESIDENTIAL DEVELOPMENT
 LAND NORTH OF TOWNGATE FARM,
 WIELD ROAD
 MEDSTEAD, GB24 5LY.

drawing: SITE PLAN
 scale: 1:250
 date: JAN 15 KAN / 2 / 01
 drawing no.:
 rev: -

0 1 2 3 4 5 metres
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