

Medstead and Four Marks Neighbourhood Plan

MODIFICATION PROPOSAL

REGULATION 14 STATEMENT

1. This statement is made by Medstead and Four Marks Parish Councils (“the Qualifying Body”) pursuant to Regulation 14 (a) (v) of the Neighbourhood Planning (General) Regulations as amended by the Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016 and 2017.
2. Regulation 14 (a) (v) applies to a proposal to modify an existing “made” neighbourhood development plan. It requires that *“in relation to a modification proposal, a statement setting out whether or not the qualifying body considers that the modifications contained in the modification proposal are so significant or substantial as to change the nature of the neighbourhood development plan which the modification proposal would modify, giving reasons for why the qualifying body is of this opinion”*.
3. Government Planning Practice Guidance notes that there are 3 types of modification which can be made to a neighbourhood plan or order. The process will depend on the degree of change which the modification involves:
 - Minor (non-material) modifications to a neighbourhood plan or order are those which would not materially affect the policies in the plan or permission granted by the order. These may include correcting errors, such as a reference to a supporting document, and would not require examination or a referendum.
 - Material modifications which do not change the nature of the plan or order would require examination but not a referendum. This might, for example, entail the addition of a design code that builds on a pre-existing design policy, or the addition of a site or sites which, subject to the decision of the independent examiner, are not so significant or substantial as to change the nature of the plan.
 - Material modifications which do change the nature of the plan or order would require examination and a referendum. This might,

for example, involve allocating significant new sites for development.

4. The Medstead and Four Marks Neighbourhood Plan was made by the Medstead and Four Marks Neighbourhood Plan Steering Group on instruction from the Parish Councils on 14th August 2014. The plan originally had eleven policies covering:
 - Location of development
 - Designating local green spaces
 - Protecting and maintaining features of landscape and biodiversity.
 - Preserving historic character
 - Protecting services and facilities
 - Protecting retail premises and village centres
 - Sustainable drainage provisions
 - Local gap between Medstead Village and South Medstead with map
 - Local employment protection
5. The Qualifying Body proposes to modify the existing made plan to amend some existing policies and include additional policies that cover:
 - Dark skies
 - Housing policies incl. housing mix, affordable housing and specific groups.
 - Tourism-related development
 - Equestrian development
 - Public Art
 - Protection of Sites of interest to Nature Conservation
 - Landscape
 - Sustainable development incl. water and energy efficiency
 - Transport and active travel
 - Housing allocation
 - Employment allocation
6. The Qualifying Body considers that the nature of the modifications to be so significant or substantial as to change the nature of the made Plan. It considers that the modifications would require examination by an independent examiner and a referendum.

Medstead Parish Council
Four Marks Parish Council
October 2026