

MEDSTEAD & FOUR MARKS NEIGHBOURHOOD PLAN Regulation 14 Consultation



**Medstead & Four Marks Neighbourhood Plan
2025 to 2043
October 2026**



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1 Foreword and Introduction

Foreword

To provide for Sustainable Development, central to the National Planning Policy Framework (NPPF), local residents, parish councillors, and an independent planning consultancy have created this Neighbourhood Plan.

The Policies contained in this Plan have a critical role in ensuring our community develops and evolves in a way that reflects the views of local people. Following approval by a local referendum, the Policies contained in the Plan hold a 'statutory weight' in all future decisions on the village developments.

Through the hard work of the Neighbourhood Plan Steering Group in creating this Neighbourhood Plan containing those policies which are totally endorsed, we are greatly indebted.

Phil Quinlan Chairman

Howard Briggs Chairman

Medstead Parish Council

Four Marks Parish Council

Introduction

1.1 A **Neighbourhood Plan** is a legally recognised planning document prepared by a local community to help shape how its area develops in the future.

1.2 It allows villages and parishes to influence:

- where development shall go,
- what it shall look like,
- what infrastructure is needed,
- and which local spaces or features shall be protected.

1.3 A Neighbourhood Plan:

- **cannot stop all development**
- it must generally support sustainable development and it,
- must align with national planning policy and the district Local Plan

1.4 However, it *can* influence help local communities

- retain local character,
- guide growth positively,
- improve infrastructure,
- protect countryside or green spaces,
- strengthen community facilities,
- and gain more local influence over planning decisions.

1.5 For places such as Medstead and Four Marks, it can help ensure that future growth reflects local priorities rather than relying only on district-wide planning policies.

1.6 Importantly, a Neighbourhood Plan is created by local people who know, understand and care about the area, rather than having decisions imposed entirely by others.

1.7 Our Plan is being revised at a time of significant and continuing change within the English planning system. Since 2024, housing delivery targets have increased across the country. At the same time, East Hampshire District Council (EHDC), our local planning authority, has advised that it “will continue preparing a new plan under the Government’s new planning system. But it is likely to take at least 30 months”.

1.8 The revised Medstead and Four Marks Neighbourhood Plan (M&FMNP) has therefore been prepared without an up-to-date Local Plan against which it can be aligned, and with the publication of the National Planning Policy Framework, a long way through the process. The Plan will need to respond to this changing national and local policy context while continuing to reflect the needs and priorities of Medstead and Four Marks.

1.9 The proportion of Community Infrastructure Levy (CIL) funding available to support local projects within the neighbourhood area will continue at 25%.

1.10 The Community Infrastructure Levy (CIL) allows local authorities to raise funds from developers undertaking new building projects. This funding can be used to provide or improve infrastructure made necessary by development, including roads and transport schemes, flood defences, schools, health and social care facilities, parks, green spaces and leisure facilities.

1.11 Medstead and Four Marks Parish Councils will therefore have greater scope to direct this funding towards the projects that matter most to their communities.

1.12 The Medstead and Four Marks Neighbourhood Plan 2025–2043 is a revision of the original Plan, which covered the period from 2013 to 2028.

1.13 Since then, it has played an important role in guiding development and helping to ensure that new housing is appropriate in its location, scale and type.

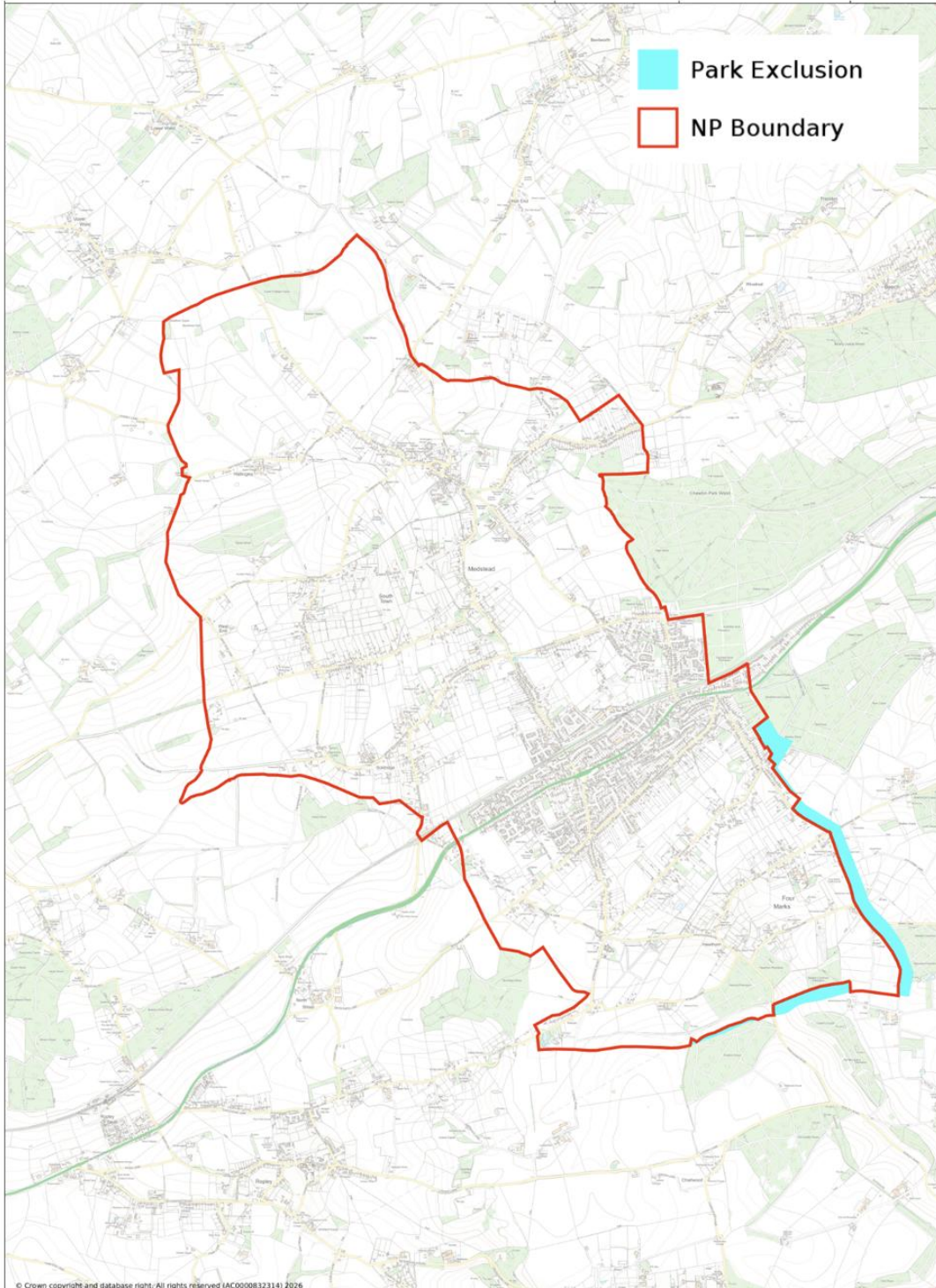
1.14 The revised Plan is now more important than ever. It provides an opportunity to future-proof our villages by directing new housing to the most sustainable locations, seeking the right mix and type of homes, securing the supporting infrastructure our communities need and providing stronger protection against inappropriate speculative development.



2 Medstead and Four Marks – our Villages Now

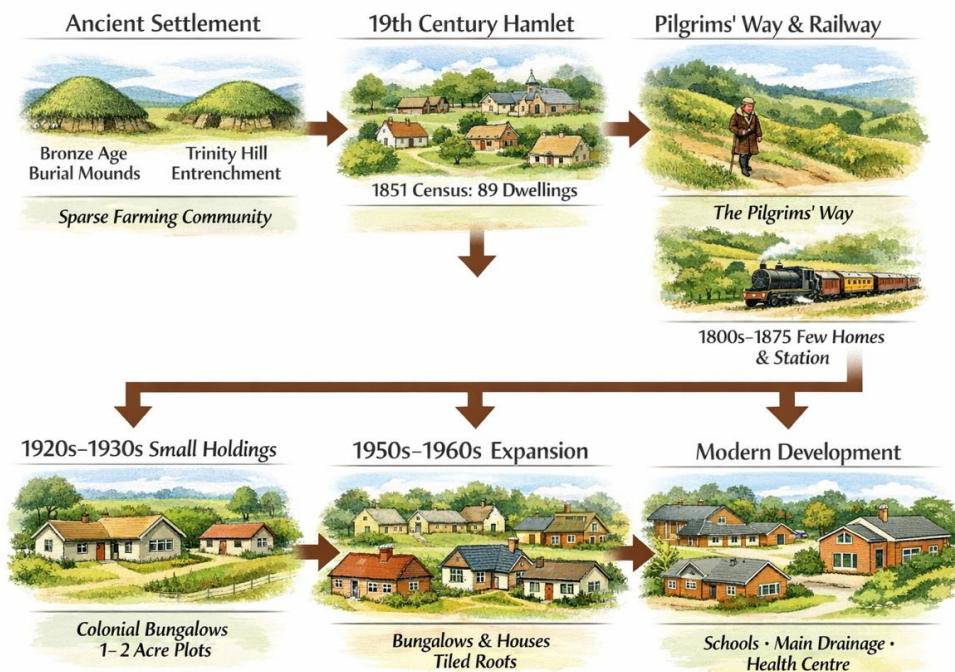
2.1 The area we are covering in our Neighbourhood Plan area is shown in the map below.

2.2 The blue areas on the map are within South Downs National Park and whilst inside the Four Marks Parish area, are not included in our Neighbourhood Plan Area.



Plan A: Medstead & Four Marks Designated Neighbourhood Plan Area 2014

- 2.2 The parishes of Medstead and Four Marks are in the 'Hampshire Alps', a nickname given to the area due to its topography that has become the defining feature of our area, including the siting of a triangulation point by Ordnance Survey.¹
- 2.3 The villages have both changed substantially over time from ancient settlements in Medstead, with just 89 dwellings in Medstead in 1851, through to modern developments.



- 2.4 Most notable for our community, the rate of change has increased dramatically in the last few years. Between 2001 and 2021, Medstead's population increased by **1,132 people, or approximately 60%**, while Four Marks increased by **1,177 people, or approximately 33%**. Together, the population of the two parishes grew by **2,309 people—approximately 43%**.¹
- 2.5 To meet this increase, the number of houses built each year (or approved to be built) has increased fourfold – from 32 to 120 per annum. The scale and speed of this growth in the number of houses puts a great deal of pressure on community cohesion in several different ways.
- 2.6 This level of growth risks changing the character of the area from rural to urban in its density, layout, design and the creation of 'dormitory' villages, as the population grows, but employment opportunities are not created. This means commuting is a necessity, bringing more congestion and the risk of undermining a sense of belonging for those who join our community.
- 2.7 Investment in the infrastructure has failed to keep pace with the increase in the population. This has increased the level of pressure on all local services and is most concerning in terms of the lack of facilities for the young people in our community.

¹ The figures are for the **whole civil parishes**, rather than the precise Neighbourhood Plan area, which excludes those parts lying within the South Downs National Park. The 2021 parish profiles were produced using parish boundaries current in December 2022

- 2.8 This Neighbourhood Plan seeks to put in place policies to help retain the rural character of the parishes as this is seen to be central to the character of both settlements and something to be cherished and protected. This will also give the residents of Medstead and Four Marks the opportunity to ensure that we can build a sustainable social infrastructure in terms of the sense of community, the feeling of belonging and the nurturing of civic pride. The first step is setting out our vision and objectives for the area.

3 The Vision of the Neighbourhood Plan

The vision for Medstead and Four Marks to 2043 is:

- 3.1 By 2043, Medstead and Four Marks will be distinctive, thriving and sustainable rural communities which have accommodated the homes, jobs and infrastructure needed over the Plan period in a planned and coordinated way. New development will be directed to the most appropriate and sustainable locations, including the sites allocated in this Neighbourhood Plan and will be well related to existing settlements, services and facilities.
- 3.2 Growth will provide a wider choice of high-quality, well-designed, affordable and accessible homes, including those for younger households, families, older people and those with specialist needs. Development will respect and strengthen the separate identities, historic environment and locally distinctive character of Medstead, South Medstead and Four Marks, including the landscape spaces which help define them.
- 3.3 The villages will support viable local centres, community facilities, recreation and local employment with new development contributing fairly and proportionately to the infrastructure required by a growing population.
- 3.4 Walking, wheeling and cycling connections will be improved, along with support for public and community transport opportunities. Development will be planned to reduce unnecessary car travel, while recognising the need to plan for private vehicle use due to the practical limitations of the existing public transport network and the implications for rural access routes joining the A31.
- 3.5 The natural environment will be richer, more resilient and better connected. Local Green Spaces, Sites of Importance for Nature Conservation, trees, hedgerows and habitats will be protected and enhanced.
- 3.6 The valued landscape setting of the villages, the views, gateways, local gaps, green infrastructure network, heritage assets, rural lanes and dark skies - including the setting of the South Downs National Park - will be conserved and enhanced.
- 3.7 Development will respond positively to climate change, flood risk, water conservation and management to deliver resilient, low-carbon places so that planned growth leaves Medstead and Four Marks stronger, healthier and more sustainable for present and future generations.
- 3.8 Medstead Village will have maintained its rural character and setting while accommodating modest housing growth to meet local needs and ensure a balanced mix of homes that supports the community over the longer term.

4 Objectives of our Neighbourhood Plan

4.1 The Vision is translated into ten objectives. These provide the framework for the policies and allocations in this Plan.

4.2 Positive spatial strategy and housing delivery

4.2.1 To meet the identified housing requirement of 1,139 homes over the Plan period by taking account of homes already delivered or committed and by allocating sufficient land to meet the remaining requirement, currently 200 homes in Medstead and 361 homes in Four Marks; to direct growth to appropriate and sustainable locations; and to support the timely delivery of allocated sites and their necessary infrastructure; to protect the landscape around the settlements, particularly where the landscape and views to and from the villages have been assessed as being worthy of protection.

4.3 Housing choice, affordability and specialist needs

4.3.1 To secure a balanced range of homes which responds to evidence of local need, including smaller homes, affordable and social rented homes that are well integrated into new developments, accessible and adaptable homes and homes for older people and others with identified needs. The increase in choice of homes available will increase opportunities for residents to stay in the village instead of moving away, enhancing community cohesion and resilience.

4.4 High-quality design and placemaking

4.4.1 To ensure that development creates attractive, healthy, inclusive, safe and sustainable places; responds positively to the character and identity of Medstead, South Medstead and Four Marks; applies the locally specific Design Code and appropriate design tools; makes effective use of land; and supports high-quality public realm, landscaping and, where appropriate, public art.

4.5 Settlement identity, landscape and rural character

4.5.1 To maintain the distinct identities of Medstead Village, South Medstead and Four Marks; protect the function of locally important gaps in preventing harmful coalescence; and conserve and enhance valued landscape character, rural lanes, gateways, views, skylines and the setting of the South Downs National Park, while allowing development in locations identified through the Plan.

4.6 Nature, biodiversity and green infrastructure

4.6.1 To protect and enhance biodiversity and the local ecological network, including Sites of Importance for Nature Conservation, Local Green Spaces, trees, hedgerows, ponds and other habitats; support the objectives of the Local Nature Recovery Strategy; strengthen the Medstead and Four Marks Green Infrastructure Network; and secure opportunities for habitat creation, recovery and connectivity through new development.

4.7 Climate resilience, energy, water and dark skies

- 4.7.1 To ensure that development contributes to climate change mitigation and adaptation; supports energy and water efficiency where this can appropriately be addressed through planning; manages flood risk and surface water through resilient design and sustainable drainage; and protects the locally important dark-sky environment, including the setting of the South Downs National Park International Dark Sky Reserve.

4.8 Sustainable movement and accessibility

- 4.8.1 To support a vision-led approach to movement which makes walking, wheeling and cycling safer and more attractive; protects and enhances public rights of way; improves connections between homes, schools, shops, employment, community facilities, open spaces and public transport; reduces unnecessary dependence on private cars where realistic; and ensures that development appropriately addresses its highway, transport and cumulative movement impacts.

4.9 Local economy, employment and rural enterprise

- 4.9.1 To safeguard and strengthen local employment opportunities; support suitable new employment provision and small-business growth; encourage appropriate rural enterprise, farm diversification, equestrian and tourism-related development; and help reduce the extent to which Medstead and Four Marks function primarily as commuter settlements.

4.10 Shops, community facilities, recreation and infrastructure

- 4.10.1 To support the vitality of Four Marks village centre and other local shops and services; protect and enhance valued community, sport and recreation facilities; provide accessible open space and opportunities for social interaction; and ensure that new development makes appropriate provision for, or contributions towards, the infrastructure and facilities needed to support a growing community.

4.11 Heritage, culture and local identity

- 4.11.1 To conserve and enhance designated and non-designated heritage assets, archaeology, historic landscapes, field patterns, lanes and other features which contribute to local character; protect their settings and important relationships; and reinforce local identity through sensitive design, interpretation and cultural initiatives.

5 The Process of Plan Creation

- 5.1 The new Neighbourhood Plan builds on the excellent work of the first plan, which was warmly received by our local community.
- 5.2 A small group of volunteers, including those from within Medstead and Four Marks Parish Councils, have come together to create this plan. In this, we followed Government guidance and other guidance such as that provided by Locality² as well as taking on specialist consultancies for the creation of the required evidence. We have also retained the services of a Planning Consultant, who has guided us through this process.
- 5.3 The fundamental starting point for the review of the plan is the housing need requirement, as assessed by the Local Planning Authority. For us, East Hampshire District Council (EHDC) has advised us that the number of new homes needed in the plan period is 1,139.³
- 5.4 Further to this, EHDC has established a settlement hierarchy for the district. The settlement known for planning purposes as Four Marks, and 'South Medstead' (although in separate parishes) has been identified as *Level 3 – Small Local Service Centres* and as such is expected to maintain its role as a sustainable community.
- 5.5 Medstead Village has been identified as *Level 4 - Other Settlements with a settlement policy boundary*. Level 4 includes 18 villages that are 'other villages outside the National Park'. As part of our review, the settlement boundaries for Medstead Village, 'South Medstead' and Four Marks have been reviewed.
- 5.6 EHDC in its document *Neighbourhood Plans – Indicative Housing Figures, Guidance Note*,⁴ January 2026 identified the number of dwellings to be built by 2043 in each parish as
- Medstead – 467 (which includes both Medstead Village and 'South Medstead')
 - Four Marks – 672
- 5.7 When considering the housing that is required to be delivered by the plan, we need to factor in
- The legacy housing numbers for those applications with planning permission but not completed by the 1st April 2024, which were 65 in Medstead and 77 in Four Marks.
 - Since 1st April 2025, new permissions have been granted that will deliver a further 157 homes in Medstead and 16 homes in Four Marks
 - The M&FMNP has a Windfall Policy but has not included any windfall allowance in its calculations for allocations because, with minimal changes to the SPBs, most of the existing possible locations have already been built out or are subject to applications in process.

² <https://www.gov.uk/guidance/neighbourhood-planning--2>

<https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

³ Which when built would mean the total number of houses in this community will have increased by over 100% since 2001

⁴ EHDC Portal: Neighbourhood Plans – Indicative Housing Figures Guidance Note

<https://www.easthants.gov.uk/sites/default/files/2026-01/Indicative%20housing%20numbers%20for%20parishes.pdf>

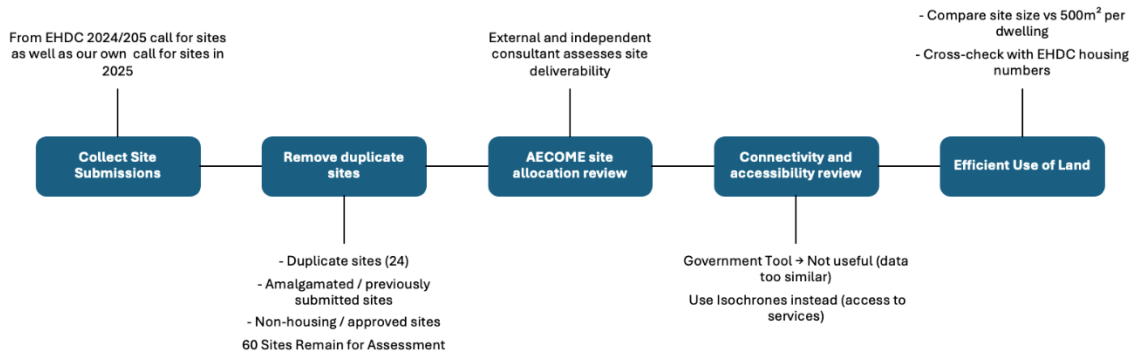
5.8 Taking the planning permissions into account, the minimum number of dwellings to be allocated within the plan are:

- Medstead - 245 (including both village and 'South Medstead')
- Four Marks – 580

5.9 We realise that this figure could change should EHDC be required to amend the District's housing total, due to its need to accommodate the excess housing requirements from adjacent Planning Authorities.

6 Housing Allocations

6.1 The Plan is making Housing Allocations to assist in the protection of the Parishes of Medstead and Four Marks from speculative housing development. We have adopted a rigorous process to ensure that we have considered how and where new homes shall be built, as shown below.



6.2 We have commissioned reports through Locality and from the Consultancy AECOM to establish the housing needs (type and size) in our area now and up to 2043, including the tenure (home ownership or rent); the size (1 bedroom up to 4+) and any specific requirements (e.g. self-build or older persons housing). We have looked at the land available for new homes, both through the published information from East Hampshire District Council, when they sought sites for new homes (the EHDC Land Availability Assessment 2024) and through carrying out our own call for sites.

6.3 Certain issues raised during the plan process were outside the scope of the Neighbourhood Plan; the Neighbourhood Plan is primarily about 'spatial policy' or land use. A few of the issues raised did not relate to land use.

7 Village Design Statements

7.1 Both Medstead and Four Marks have Village Design Statements (VDS) which, to date, have not been adopted as Supplementary Planning Documents (SPD) by EHDC. To ensure these are built into future developments, this plan includes a Design Code policy and accompanying policy statement.

8 Community Engagement

8.1 This Plan has been drawn up based on the comments and observations that we have heard from residents since January 2025, including

8.1.1 'Drop In' events in January 2025 – seeking people's views on what is needed

8.1.2 December 2025 – gaining views on potential site allocation

- 8.1.3 Online consultation in May 2026 – design code
- 8.1.4 June 2026 – seeking thoughts on the draft policies
- 8.1.5 Stalls at Four Marks Village Picnic and Medstead Village Fete
- 8.1.6 Facebook Page
- 8.1.7 Via regular briefings with both Parish Councils, District Councillors and County Councillors
- 8.1.8 Via regular briefings and updates with local pressure groups
- 8.1.9 Through monthly updates in the local magazine
- 8.1.10 Unsurprisingly, given the pace of change, the main feedback from our community has been that they feel ‘*under siege*’ because of an ‘*open season*’ attitude for developers’
- 8.1.11 This level of concern is repeatedly confirmed by comments at our Drop-In sessions, where some said that they believed ‘we have too many already’ or ‘it’s about right at present’.
- 8.1.12 The reason that the sentiment in these villages is so strong is a direct result of both the very dramatic increase in the rate of house building in the last few years as well as the sense that it has been ‘unplanned’. Figure 1 on the following page shows the rate of growth in dwellings in recent years plus the recent approvals.
- 8.1.13 Once all the houses that have received planning permission are built, the increase in the number of houses, when compared to the 2001 census, will be over 38%.
- 8.1.14 The concern of the residents is not only the quantity of new dwellings but the sense that these developments have been ‘unplanned’. This is reflected in the following issues highlighted by the comments from the ‘Drop-Ins’, confirming that there has been no change in opinion since the results of the original 2014 questionnaire.
- 8.1.15 *Lack of infrastructure:* One of the most frequently expressed views was that the new houses had been built so recently that the infrastructure to support a sustainable community had failed to keep pace. Indeed, over 18% of respondents commented that this was the **most** important factor in the future development of Four Marks and Medstead (e.g. ‘Do not build houses unless the community has the infrastructure to support them’).
- 8.1.16 *The village atmosphere:* Over 20% of the respondents expressed the view that ‘the most important factor in the future development of Medstead and Four Marks’ was that the new housing developments were undermining the sense of a village community. This concern is in part attributable to the lack of infrastructure mentioned. But it is also to do with the style, nature, density and design of the new houses. There is a major concern that the rural nature of the villages of Medstead and Four Marks is being radically altered by the urban nature of the new developments.
- 8.1.17 *Preserving the ‘Open Spaces’:* more specifically, and indeed more positively, when given the opportunity, to express their view on the importance of key features of the local area, 75.7% said that it was ‘Open/Green spaces in and surrounding the villages’.
- 8.1.18 In summary, the results highlighted a very real concern about the speed of change that this area is undergoing and a feeling that it is beginning to have a real impact on the community

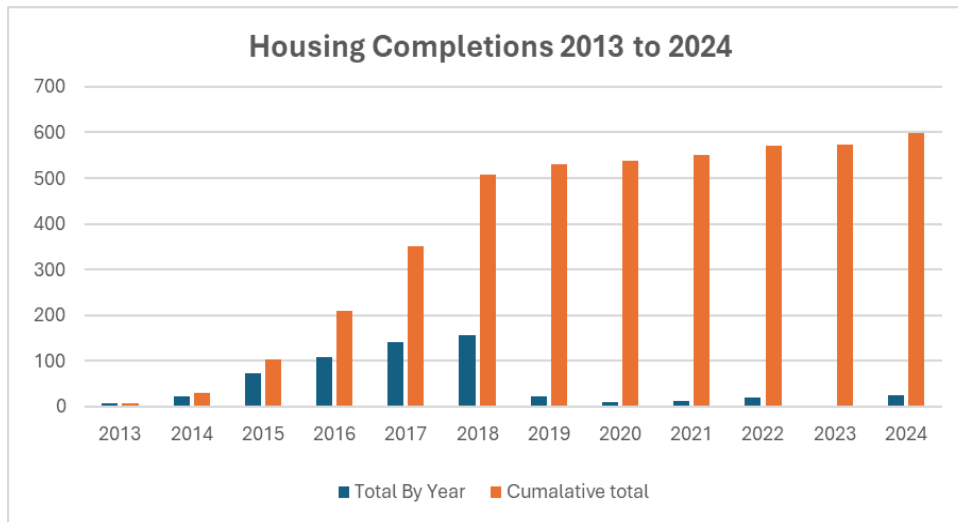


Figure 1: Medstead and Four Marks – average increase in housing per annum

9 Planning Policies

9.1 Set out below are the proposed policies of the Neighbourhood Plan. Each policy has a number and title for ease of reference. At the end of this document is the Policies Map – where a policy refers to a specific site or area, then it is shown on the Map. The policies below should be applied alongside the other parts of the development plan and the national decision-making policies in the NPPF. They are intentionally focussed on locally specific matters and site-related expectations.

MFM 1 – Development Strategy

9.2 The focus for new development will be within the settlement boundary, as defined on the Policies Map, where the principle of development is accepted.

Policy MFM 1 – Development Strategy

- Within Settlement Policy Boundaries, development will be supported where
 - Its scale, use and form are appropriate to the role and character of the settlement
 - It accords with the other policies of the Neighbourhood Plan.
- Outside Settlement Policy Boundaries and allocated sites, development will be supported where
 - The type and location are in line with NPPF S5 August 2026
 - The strategic policies of the Neighbourhood Plan
 - Development is appropriate to local landscape settlement character.

MFM 2 – Local Gaps

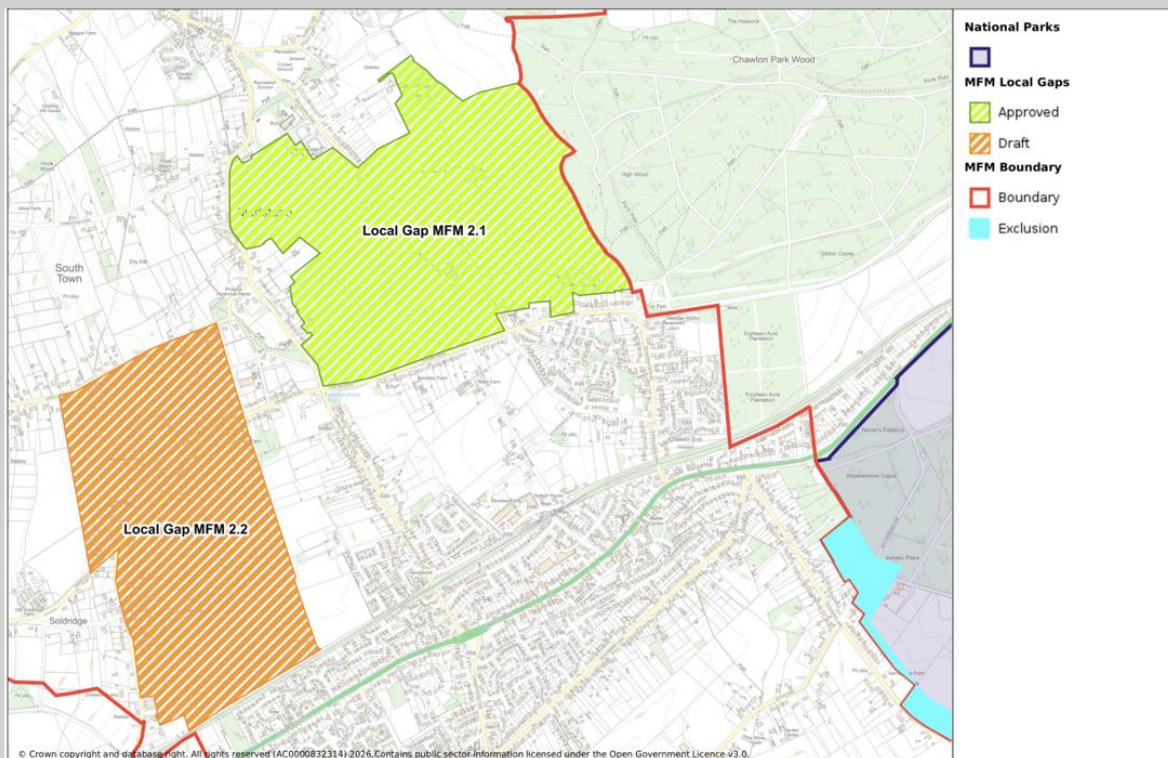
9.3 To prevent coalescence and retain the identity of the settlements, the generally open and undeveloped nature of the landscape in the Neighbourhood Area between Medstead and ‘South Medstead’; between ‘South Medstead’ and Soldridge as shown on map below

Policy MFM 2 – Local Gaps

1. Local gap between Medstead and ‘South Medstead’
2. Local gap between ‘South Medstead’ and Soldridge

Development will only be supported within a Local Gap where:

- It would not undermine the physical and/or visual separation of settlements
- It would not compromise the integrity of the Local Gap, either individually or cumulatively with other existing or proposed development; and
- It can be satisfactorily demonstrated that it cannot be located elsewhere.



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MFM 3 – Market Housing Mix and Design

9.4 The AECOM Housing Needs Assessment identifies a need to rebalance the stock towards smaller homes. This policy retains that locally evidenced role while aligning accessibility requirements with the 2026 NPPF.

Policy MFM 3 – Market Housing Mix and Design

For all housing developments of ten or more, the housing mix will be as follows

- 1 bedroom dwellings 20-25%
- 2 bedroom dwellings 35-50%
- 3 bedroom dwellings 30-50%
- 4 or more bedroom dwellings 0-5%

unless it can be demonstrated that the latest publicly available housing needs information for the Plan area identifies a need for a different mix.

Space standards

All new homes shall meet or exceed the nationally described space standards or any subsequent national standard or policy. The provision of bungalows will also be supported.

Accessible homes

All new homes must be built to the building regulations M4(2) 'accessible and adaptable' standard.

MFM 4 – Affordable Housing

9.5 Medstead and Four Marks have an identified need for affordable housing to help meet the needs of local people who may otherwise be unable to remain within the community. Rising house prices and limited availability of lower-cost homes have made it increasingly difficult for younger residents, first-time buyers, key workers, and lower-income households to access suitable housing locally. This can lead to younger generations moving away from the area, affecting the long-term balance and sustainability of the community.

Policy MFM 4 – Affordable Housing

All development within the Settlement Policy Boundary which increases the supply of housing by 10 dwellings or more will be supported where:

- It is evident that affordable housing is required by the policies of the Neighbourhood Plan.
- Any developments in the neighbourhood area shall provide affordable housing on-site, aligning with NPPF August 2026
- The size and type of Affordable and Social homes shall respond to the evidence of need and shall contribute to the Plan by increasing the supply of smaller, accessible and affordable homes.
- Affordable and Social homes shall be tenure-blind in appearance, well integrated with market housing and distributed throughout the development.

Developments that seek to avoid the requirements of this policy by failing to make efficient use of land or by artificially subdividing land into smaller sites will not be permitted.

MFM 5– Affordable Housing on Exception Sites

- 9.6 Rural exception sites can play an important role in helping to meet local affordable housing needs where house prices are high, and the supply of affordable housing is limited. Rural exception sites can help younger people, families, and key workers remain within the area while supporting the long-term sustainability and social balance of the villages. Careful design and appropriate scale are important to ensure such developments integrate sensitively with the rural character and landscape setting.

Policy MFM 5– Affordable and Social Housing on Exception Sites

On Rural Exception Sites, the local connection shall be evidenced through residence, employment, close family or other strong connection recognised by the prevailing Hampshire Home Choice or successor allocation framework and Parish Councils.

- Any local connection shall be secured, provided it preserves the affordable or social purpose of the development whilst allowing occupation to increase if no qualifying local household is available and would not deliver more than the local identified need.

Any affordable or social rent products will be brought forward and managed by a Registered Housing Provider, approved by the Local Planning Authority; occupancy (rented tenures) both initially and on subsequent change of occupancy, will be restricted to a person in local housing need.

Local need is identified as those having a local connection, defined as:

- a resident of the parish; or
- works in the parish; or
- has strong links with the parish as set out by Hampshire Home Choice

Where sites for affordable or social housing in the countryside are brought forward with an element of market housing, all homes shall be tenure-blind in appearance, well integrated with market housing and distributed throughout the development.

MFM 6 – Housing needs for specific groups

- 9.7 The AECOM HNA determined that the aged 75+ population of the Neighbourhood Plan Area is projected to increase from 11% to 19% of the overall population between 2025 and 2043, pointing to 454 new households made up of persons aged 75+ over the Plan period. Between 65 - 85% of this estimated need is likely to be for market purchase, some will be through adaptation of existing stock. The potential additional need for care and nursing home beds in Medstead and Four Marks by 2043 is estimated to be around 73 beds.

Policy MFM 6 – Housing needs for specific groups

- Development for specialist and supported housing for older people, disabled people, and other groups with identified needs will be supported.
- Locations will be supported where the accessibility of the site meets the needs of the intended residents.
- Development shall provide high-quality indoor and outdoor amenity space, and where relevant to the intended occupants provide convenient pick-up and drop-off arrangements plus secure storage and charging requirements for mobility aids.
- The development design and landscape should respond to the character of the site and its settlement-edge or rural context.
- Where the development contains Affordable or Social Housing, the relevant affordable housing requirements will also apply.

Development that results in the loss of specialist housing will not be supported unless it can be demonstrated that there is no longer a need for such accommodation in the Neighbourhood Plan Area, or alternative provision is being made available locally through replacement or new facilities.

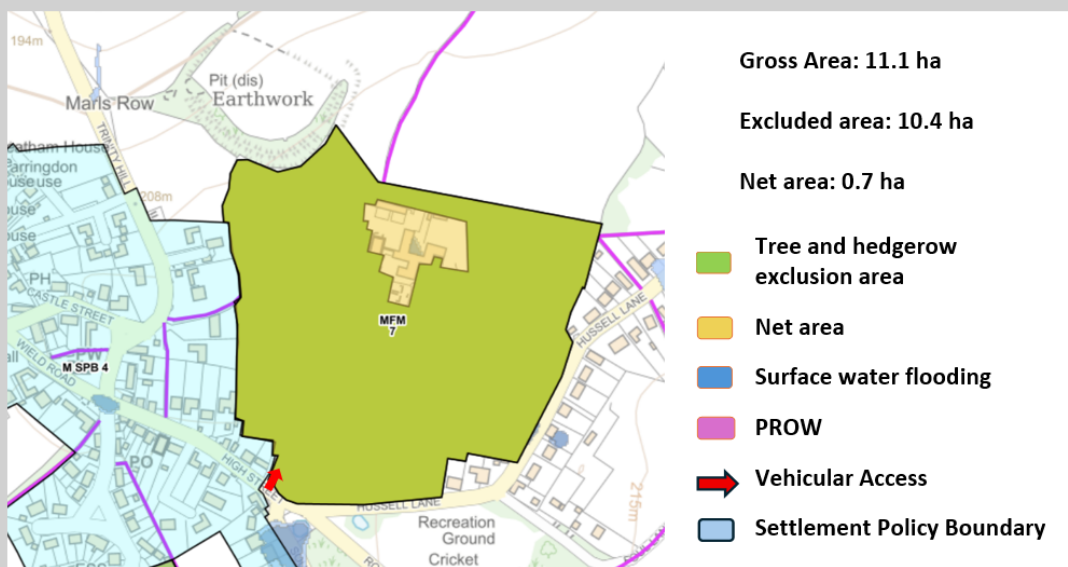
MFM 7 – Convent of St. Lucy

9.8 St. Lucy's Convent in Medstead offers potential opportunities for the delivery of specialist housing for older people, including sheltered and accessible accommodation. Whilst this site is currently in ecclesiastical use, decisions may be taken during the plan period that the location is no longer required, or that the site is under-utilised as ecclesiastical practices evolve.

Policy MFM 7 – Green Space, Community Infrastructure and Employment Provision at Convent of St. Lucy, Medstead

Land at Convent of St. Lucy, Medstead is allocated for Green Space, Community Infrastructure and Employment on about 11.1 hectares, as shown on the policies map.

- The continued use of the Convent of St Lucy for ecclesiastical, learning, and community purposes will be supported.
- If the principal use of the Convent ceases or contracts substantially, the sensitive reuse of existing buildings for learning and non-residential institution uses, specialist older-person accommodation and care, hotel use, or a compatible mix of those uses will be supported in principle.
- Proposals shall seek to retain the chapel and pre-school / community functions unless robust evidence demonstrates that the use is no longer needed, or a satisfactory local replacement is secured.
- New build development shall be concentrated within or closely related to the established footprint and shall avoid open fields where development would harm the Medstead Camp scheduled monument.
- Proposals shall demonstrate that any impact on amenity requirements can be satisfactorily managed and that the design responds positively to the rural and heritage context.



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MFM 8 - Local Employment

9.9 Employment in Medstead and Four Marks is quite different from a traditional town or urban employment centre because the area functions largely as a rural-residential community.

Many residents commute to larger employment hubs such as Alton, Winchester, Basingstoke and Guildford, impacting on the road networks, liveability of the area, as well as the environment. Most enterprises are small-to-medium rather than major corporate employers.

Policy MFM 8 - Local Employment

- The retention, modernisation and appropriate intensification of existing employment and business uses, including those shown on the Policies Map, will be supported where the scale and operation of the development are compatible with local landscape, heritage, residential amenity, access and transport conditions.
- Proposals for new small and medium-sized employment space will be supported in suitable locations, particularly where they provide flexible premises for local firms, start-ups or rural businesses and are well related to the settlement or an existing employment cluster.
- Proposals that would result in the permanent loss of an identified employment site or premises should demonstrate, through proportionate and up-to-date evidence, that there is no reasonable prospect of continued employment use or a suitable alternative employment use. Marketing evidence may form part of that demonstration where appropriate to the premises and local market.
- Redevelopment should not create a new use that would unreasonably constrain the operation of retained neighbouring businesses.

MFM 9 – Tourism Related Development

9.10 The Watercress Line, rural landscape and walking and cycling routes provide locally distinctive tourism opportunities. The policy supports appropriate growth while protecting the qualities on which tourism depends.

Policy MFM 9 – Tourism-Related Development

- Tourism and visitor development will be supported where its scale, design and operation are appropriate to the rural and settlement context and where it strengthens the local visitor economy, including opportunities associated with the Watercress Line and established walking and cycling routes.
- Proposals should make use of existing buildings and previously developed land where suitable, provide safe access and movement arrangements, and avoid unacceptable effects on landscape character, heritage, biodiversity, dark skies or residential amenity.
- The loss of an established tourism facility or visitor accommodation should be supported only where proportionate evidence demonstrates that there is no reasonable prospect of continued viable tourism use, or where suitable replacement provision is made in an accessible location serving the same market.

MFM 10 – Farm Diversification

- 9.11 Rural diversification can support a more resilient local economy and help retain the working character of the countryside. The previous sequential requirement before residential conversion has been removed because national policy now addresses reuse of redundant rural buildings.

Policy MFM 10 – Farm Diversification

- The diversification of farm and other rural enterprises will be supported where the proposal is of a scale and type appropriate to its rural location and, where practicable, reuses or adapts existing buildings.
- New or converted premises should avoid unacceptable impacts on landscape character, biodiversity, heritage, residential amenity and the safety or rural character of local roads, including from the type and frequency of traffic generated.
- External storage, lighting, signage and servicing should be designed and located so that the development retains a rural rather than urban or industrialising character.
- Proposals involving the residential reuse of redundant or disused buildings will be considered under the relevant national decision-making policies and other development plan policies.

MFM 11 – Equestrian Development

- 9.12 Equestrian activity is an established component of the local rural economy and landscape. This policy addresses its locally important land-use and movement impacts.

Policy MFM 11 – Equestrian Development

- Equestrian development will be supported where it is well related to existing buildings and land uses, is of an appropriate scale, and retains the rural character and visual openness of its setting.
- Buildings, arenas, hardstanding, fencing, lighting and storage should be sited and designed to minimise landscape and dark-sky impacts and to retain important trees, hedgerows and ecological connections.
- Access and parking arrangements should be safe and should avoid unacceptable intensification of unsuitable rural lanes.
- Any development must Protect biodiversity and existing hedgerows;
- Commercial equestrian proposals should demonstrate that safe off-road riding opportunities are available or can be provided where the nature and scale of the use requires them.
- Proposals should avoid unacceptable effects on neighbouring amenity from noise, lighting, traffic, manure storage or intensive activity.
- Commercial equestrian proposals shall demonstrate that sufficient off-road riding opportunities exist or will be provided where necessary.

MFM 12 – Local Shops & Village Centres

9.13 EHDC has designated the retail categories by size as a Local Centre, then a Neighbourhood Centre.

Policy MFM 12 – Local Shops & Village Centres

- Development that supports the vitality, accessibility and range of shop/services within Oak Green Parade, Lymington Barns and other locally important retail/service locations shown on the Policies Map will be supported.
- At ground-floor frontages within the identified centres, proposals should maintain an active relationship with the public realm and should not result in a concentration of inactive frontage that would materially weaken the function of the centre.
- The permanent loss of an identified local shop or service outside a defined centre must demonstrate that the facility is no longer required or viable, or that suitable replacement provision is available in an accessible location serving the same community. Proportionate marketing evidence will be required where viability is relied upon.

The following are shops, local centres and neighbourhood centres: they are shown on the policies map.

1. Handy Store & Post Office
2. Vacant Shop
3. WKL Building Supplies
4. The neighbourhood centre at Lymington Barns.
5. The Local Centre at Oak Green Parade.
6. Coop Shop
7. Fireworks Shop
8. Rivers Electrical Shop

MFM 13 – Provision of Community, Sport and Recreation Facilities

9.14 The listed facilities are locally important to community life and the sustainability of the settlements.

Policy MFM 13 – Provision of Community, Sport and Recreation Facilities

- The community, sport and recreation facilities listed below and shown on the Policies Map are identified as locally important facilities.
- Proposals to improve, extend, co-locate or replace these facilities will be supported where the development is compatible with its surroundings and improves the quality, capacity or accessibility of provision.
- Where a proposal would result in the loss or material reduction of an identified facility, the local importance and accessibility of the facility must be taken into account in applying national and strategic policy on community facilities. Where an identified need remains, replacement provision must be of at least equivalent functional value and be accessible to the community served.
- Major housing allocations should make proportionate provision for community, sport, recreation and open-space needs arising from development, through on-site provision and/or contributions where the statutory tests for planning obligations are met.

- | | | |
|--|---------------------------------|--|
| 1. St Andrews Church | 2. St Andrews Church Hall | 3. Castle of Comfort Pub |
| 4. St Lucy Nursery | 5. St Lucy Chapel | 6. Medstead Village Hall |
| 7. Medstead Pavilion and Parish Office | 8. Medstead Tennis Club | 9. Medstead Bowls Club |
| 10. Medstead Primary School | 11. Broadlands RDA | 12. Mansfield Park Doctors Surgery |
| 13. Allotments, Nelson Drive | 14. Private Dentist | 15. Medstead and Four Marks Heritage Railway Station |
| 16. Medstead Cemetery | 17. Cedar Vets | 18. Boundaries Doctors Surgery |
| 19. Gospel Hall | 20. Four Marks Village Hall | 21. Church of the Good Shepherd |
| 22. Four Marks Golf Course | 23. Four Marks Primary School | 24. Four Marks Allotments |
| 25. Four Marks Scout Hut | 26. Four Marks Benians Pavilion | 27. Four Marks Cemetery |

MFM 14 – Public Art

9.15 Public art is not a universal requirement but can strengthen identity and interpretation where it is proportionate to the scale and nature of development.

Policy MFM 14 – Public Art

- Public art, interpretation and cultural features will be supported where they are integrated into the design of development or public space and contribute positively to local identity, legibility or community use.
- Where provided, public art should draw on locally distinctive themes such as the rural and agricultural landscape, the Watercress Line, woodland and wildlife, heritage and community life, and must be designed for durable and proportionate long-term maintenance.
- Public art must not be used as a substitute for meeting essential landscape, biodiversity, open-space or infrastructure requirements.

MFM 15 – Local Green Space

9.16 The locations below are specific and are shown on the Policies Map.

Policy MFM 15 – Local Green Space

- The Local Green Spaces listed below are designated and shown on the Policies Map.
- Development proposals affecting a designated Local Green Space will be determined in accordance with the national policy applicable to Local Green Space.

Medstead

1. Medstead Flower Meadow, Cedars Stables, west of Trinity Hill
2. Marls Row, east of Trinity Hill
3. Earthworks, east of Trinity Hill
4. The Convent Meadow of St Lucy
5. Medstead Cemetery
6. Medstead Green
7. Medstead Recreation Ground
8. Land at Five Ash Pond, and the Land adjacent at the southeast corner of Five Ash Crossroads
9. The Knapp
10. The Green Stile Triangle
11. Junipers Meadow
12. Magnolia Estate: Holland Drive, Play area and environs, east of Holland Drive, by Gardner Close
13. Magnolia Estate: Doe Mews and Harfield Crescent, Play area and environs
14. North of Boyneswood Lane: Open Space Land to the east of Elderberry Way and Mulberry Gardens
15. North of Boyneswood Lane: Open Space Land to the north of Bilberry Close
16. Allotments, Nelson Drive
17. Nelson Road Play Area and open space
18. Rosing Grove, Play area and environs, south of Rosing Grove
19. Lambton Close, open area east of Lambton Close

Four Marks

1. War Memorial Green, Lymington Bottom
2. Four Marks Recreational area, north of Brislands Lane, including the Playing Field, Cricket Field, Tennis Courts, MUGA, Bowls Club and Allotments
3. Four Marks Burial Ground
4. Swelling Hill Pond, Swelling Hill
5. Green Lane
6. Five Lanes
7. Winchester Road, east of Lymington Bottom, south-east quadrant of Junction
8. Penrose Way, grassed Area, Penrose Way adjacent to Mid Hants Railway Line
9. Penrose Way, grassed Area, Penrose Way backing onto Kirtle Drive
10. Penrose Way, grassed Area, between 16 & 18 Penrose Way
11. Kingswood Rise, grassed Area, Kingswood Rise, adjacent to Mid Hants Railway Line
12. Station Approach and Windmill Fields, grassed area off footpath, adjacent to Mid Hants Railway Line
13. Gloucester Close, grassed area
14. Hazel Road, grassed area fronting 100- 110 Hazel Road
15. Badgers Orchard, Badger Close
16. The Dell, Badger Close
17. The Sett, The Badger Protection Area, Badger Close
18. Reads Field to Bogmore Close footpath, grassed area
19. Medstead Farm Estate: Play area and Open Space, around Lily Road and Maple Place
20. Open Space, north-east of Pheasant Close
21. Storey's Sanctuary, between Grosvenor Close, Vectis Close and Lymington Bottom
22. Pine Road Open Space
23. Open Space, between Goldcrest Way and Pheasant Close

MFM 16 – Protection of Sites of Interest to Nature Conservation

9.17 This policy identifies the locally designated ecological sites in the Plan area and gives them spatial expression.

Policy MFM 16 – Protection of Sites of Interest to Nature Conservation

- The Sites of Importance for Nature Conservation listed below and shown on the Policies Map are locally important components of the ecological network.
- Development should avoid the loss, fragmentation or deterioration of the ecological value for which an identified SINC is designated. Where effects cannot be avoided, proposals must demonstrate appropriate mitigation and, only as a last resort, compensation consistent with national policy and the Local Nature Recovery Strategy.
- Development on land adjoining a SINC must incorporate an appropriate landscape and ecological relationship with the site, including buffers or habitat connections where these are necessary to protect the feature concerned.

Medstead

1. Lower College Copse
2. Reeden Copse
3. Copse between Dead Hob and Wield Road
4. Grove Wood
5. Hook Wood
6. Foxwood Down Copse
7. Red Hill Copse
8. The Knapp
9. Stancomb Copse

Four Marks

10. Kingswood Copse
11. Land behind Winchester Road, East of land behind 131 Winchester Road and west of Gloucester Close
12. East Alton Lane
13. West Alton Lane
14. East Blackberry Lane
15. West Blackberry Lane
16. Telegraph Lane

Policy MFM 17 – Biodiversity

9.18 This policy concentrates on locally characteristic features and ecological connectivity.

Policy MFM 17 – Biodiversity

Development proposals shall comply with the Hampshire County Council Local Nature Recovery Strategy and, as appropriate to the proposal:

- avoid the loss of, or significant harm to, Areas of Particular Importance for Biodiversity
- support the delivery of measures identified in the Strategy.
- Development must retain and integrate mature trees, hedgerows, ponds, ditches, wildlife corridors and other natural or semi-natural features that make a material contribution to local ecological connectivity or character.
- Where a new or widened access creates a justified break in an established hedgerow, planting on the access returns and elsewhere within the site must restore the continuity and landscape function of the boundary as far as practicable, using appropriate native species.
- Landscaping must strengthen connections identified in the Local Nature Recovery Strategy and the Medstead and Four Marks Green Infrastructure Network, including through new native hedgerows, trees, ponds and connected habitat.
- Where appropriate to the development and species present, integrated features such as swift bricks, bat roosting features and permeable boundary treatments for hedgehogs are encouraged as part of a wider ecological design approach.

MFM 18 – Medstead & Four Marks Green Infrastructure Network

9.19 The Plan identifies a connected local network of open spaces, habitat, recreational routes and landscape features. The network provides local detail to the national green infrastructure strategy.

Policy MFM 18 – Medstead & Four Marks Green Infrastructure Network

- The Medstead and Four Marks Green Infrastructure Network is shown on the Policies Map and includes Local Green Spaces, recreation land, ecological assets, landscape buffers, public rights of way, cycle routes, bridleways and other connecting green routes.
- Development affecting the network must protect its continuity and function and must demonstrate how the site will connect to, enhance or extend the network.
- New links must be designed as multifunctional green infrastructure wherever practicable, combining movement, biodiversity, drainage, shade, landscape and recreation functions.
- Proposals whose principal purpose is to create, restore, connect or improve elements of the Green Infrastructure Network will be supported where they are compatible with other development plan policies.

MFM 19 – Landscapes

9.20 This policy protects the views to and from the villages.

Policy MFM 19 – Landscapes

The following areas are identified on the Policies Map and evidenced as locally sensitive landscape settings:

1. Land north of Wield Road, Medstead, west of the Settlement Policy Boundary;
 2. Land west of Trinity Hill, Medstead, north of the Settlement Policy Boundary;
 3. Land south of Winchester Road, Four Marks, west of the Settlement Policy Boundary.
 4. Land southwest of Common Hill Medstead southwest Settlement Policy Boundary
- Development affecting these areas shall conserve the landscape characteristics, openness, views, topography and settlement-edge relationship.
 - On the western edge of Four Marks, development should create a softened and visually permeable settlement edge. Layout, density, building height, roofscape, landscape buffers and tree/hedgerow planting should “feather” development towards the countryside and protect the skyline in longer views.
 - Landscape mitigation should be integral to the site layout and should not rely solely on narrow perimeter screening.

MFM 20 – Heritage Assets

9.21 The policy identifies key heritage assets and local historic landscape features.

Policy MFM 20 – Heritage Assets

- The heritage assets listed below and shown, where appropriate, on the Policies Map are important components of the historic environment of Medstead and Four Marks.
- Design and site planning must respond positively to the significance and setting of heritage assets and to locally distinctive historic features including rural lanes, field patterns, hedgerows, walls, traditional buildings, archaeological remains and important historic relationships and views.
- Where development affects a site allocation or area with archaeological potential, the masterplan and supporting evidence must integrate proportionate archaeological evaluation and, where necessary, preservation or recording measures from the outset.
- Opportunities to reveal, interpret and improve public understanding of local heritage are encouraged where proportionate to the development.
- Development resulting in substantial harm to the significance of a heritage asset will not be supported unless exceptional public benefits clearly outweigh that harm.

Archaeological Areas of High Importance

1. 1001920 Medstead Camp, in Grounds of Medstead Manor House Trinity Hill.
2. 1012639 Bowl Barrow 240 m south of Trinity House, Trinity Hill. West of road, north of SPB
3. 1012830 Bowl Barrow 325 m west of Towngate Farm, Behind Downberry House, Wield Road

Listed Buildings. Grade II

4. 1338947 St Andrews Church, Wield Road
5. 1391444 War Memorial Southeast of the Church of St Andrew
6. 1096165 Wheelhouse and Donkey Wheel South down Old Farmhouse, South Town Road
7. 1096164 Barn Southdown Old Farmhouse, South Town Road
8. 1179395 Southdown Old Farmhouse, Southdown Old Farmhouse, South Town Road
9. 1338966 Southdown (building), Southdown, South Town Road
10. 1179402 Headmore Farmhouse (building), Headmore Lane
11. 1093956 Jayswood Cottage (building), Hawthorne Lane.
12. 1093957 Semaphore Farm and boundary stones, Telegraph Lane.

MFM 21 – Flood Risk and Surface Water Management

9.22 The Plan area contains localised surface-water, watercourse, ditch and winterbourne constraints. This policy adds local site-design requirements while national policy provides the sequential and exception tests.

Policy MFM 21 – Flood Risk and Surface Water Management

- Development on sites affected by mapped surface-water flow paths, winterbournes, ditches, ponds or other local drainage features must be planned around those features so that natural and existing drainage routes are retained or improved, and development does not obstruct the safe conveyance or storage of water.
- Applications for major development and for allocated sites must include an integrated site drainage strategy proportionate to the known risks, prepared on the advice of the Lead Local Flood Authority and other relevant risk-management authorities.
- Sustainable drainage must be designed as part of the site's green infrastructure and landscape structure, using above-ground and multifunctional measures wherever appropriate and securing arrangements for long-term management and maintenance.
- Development must demonstrate that off-site flood risk will not be increased and that any necessary drainage infrastructure improvements can be delivered at the appropriate stage of development.
- Site allocation layouts must respect the flood and drainage exclusion areas shown on the relevant allocation diagrams and the latest technical evidence.

MFM 22 – Protection of Dark Skies

9.23 Both Parishes have dark sky policies.

Policy MFM 22 – Protection of Dark Skies

- Development is supported when the lighting impact is minimal on the intrinsic quality of dark night skies in the NP area.
- Lighting schemes are supported when they protect the safety and security of individuals, premises and vehicles, and produce minimal impact on the local NP area.

Development proposals are supported when –

- They avoid the need for external lighting.
- The installation is designed to be appropriate for its purpose
- The installation will have a minimal impact on the environment.
- Proposals for lighting schemes are supported when designed to require minimal energy consumption.
- Any lighting associated with a new commercial enterprise, unless essential for the business operation or its security, shall only be operated during business hours.

Policy MFM 23 – Development Design Policy

- Development proposals must demonstrate how they respond to the Medstead and Four Marks Development Design Policy, concerning the character of the site and its wider context.
- A departure from a relevant Design Code principle must be explained and justified by site-specific circumstances and the achievement of an equal or better design outcome.
- Major allocated sites must be supported by a master plan. Where sites have neighbouring development, they must cooperate to produce a master plan to cover all the adjoining sites. The masterplan design framework will show how land use, movement, landscape, drainage, biodiversity, open space, building form, parking and infrastructure work together across those adjoining sites.
- Design must retain and use local characteristic trees, hedgerows, lanes and topography as structuring features; create easily navigable streets and spaces; provide green active frontages and natural surveillance; integrate parking and servicing on each plot where possible.
- Vehicle parking must not dominate the street scene.
- Safe, direct connections for walking, wheeling and cycling to local service centre or facilities must be provided.
- Settlement-edge development must use scale, density, building form, boundary treatment and landscape to create a positive transition to countryside rather than an abrupt urban edge.
- The design of development must integrate green and blue infrastructure, usable open space and shade and shall support healthy social interaction and inclusive access.
- Recognise and address the key architectural features, characteristics, landscape/building character, local distinctiveness and special qualities of the area.
- In new residential developments, include tree-lined streets unless, in specific cases, there are clear, justifiable and compelling reasons why this would be inappropriate and include trees elsewhere within developments where the opportunity arises.
- Seek always to ensure permeability through new housing areas.
- Reinforces or creates a strong, positive identity that comes from the ways in which buildings, infrastructure, boundary treatments, open spaces and natural features visually and physically interact.
- Creates or contributes to public spaces that encourage social interactions, feel safe and support the health and well-being of all users.

MFM 24 – Water Efficiency and Demand Reduction

9.24 Medstead and Four Marks is located within the Southeast Water supply area, which is classified as an area of serious water stress. Current evidence identifies emerging supply-demand pressures in the Four Marks and Alton area. The Neighbourhood Plan therefore seeks to ensure that new development, existing buildings and community activity contribute to a substantial reduction in potable water consumption.

Policy MFM 24 – Water Efficiency and Demand Reduction

The Plan establishes a local ambition to reduce average household mains-water consumption from a baseline of 100 litres per person per day (l/p/d) to no more than 80 l/p/d within five years of adoption of this policy.

This policy will operate alongside, and not replace, the statutory Building Regulations and requirements of the Local Planning Authority.

Development should incorporate, where appropriate and technically feasible:

- Low-flow showers and taps;
- Dual-flush and low-volume WCs;
- Water-efficient baths;
- Water-efficient washing machines and dishwashers;
- Flow regulators and pressure management;
- Leak detection and internal leak alarms;
- Smart water meters;
- Individually metered dwellings;
- Drought-tolerant planting;
- Efficient irrigation systems;
- Rainwater harvesting;
- Greywater recycling where appropriate;
- Separate storage and distribution systems for non-potable water where viable.
- Water-efficient fittings must be selected based on their whole-life performance, avoiding measures that achieve nominal water savings but create disproportionate energy, maintenance or public-health impacts.

Major developments must investigate the feasibility of using rainwater or appropriately treated greywater for non-potable purposes, including:

- WC flushing;
- Irrigation;
- Landscape maintenance; and
- Other uses where permitted by relevant regulations.
- Where such systems are proposed, applications must demonstrate that they can be operated, maintained and monitored safely for the lifetime of the development.
- Rainwater harvesting must not be used as a substitute for reducing potable water demand at source.

MFM 25 – Renewable and Low Carbon Energy in the Local Landscape

Policy MFM 25 – Renewable and Low Carbon Energy in the Local Landscape

- Proposals shall avoid unacceptable effects on valued landscape, heritage assets and their settings, dark skies, biodiversity, residential amenity and highway safety and must minimise unnecessary loss of trees and hedgerows.
- Where renewable energy equipment is incorporated into a development, its location and appearance shall be considered as part of the overall architectural and landscape design.
- Community-led renewable or low-carbon energy proposals are supported in principle where the impacts can be made acceptable, and the scheme accords with national policy.

MFM 26 – Transport and Movement

9.25 Medstead and Four Marks are rural communities with limited public transport in most parts of the Plan area; many lanes are without footways and have significantly poor interaction with the A31 corridor.

Policy MFM 26 – Transport and Movement

Major development and allocated sites shall:

- Demonstrate compliance with the Local Transport Strategy
- Provide safe access and maximise realistic opportunities for walking, wheeling, cycling, public transport and community transport.
- Development must provide safe and direct connections to existing settlements, schools, shops, community facilities, employment areas, bus stops and the public rights of way network.
- Where existing rural lanes lack footways, developments must not rely on unsafe pedestrian routes as the principal means of access to services. Site layouts and off-site mitigation must address the specific accessibility issue created by the proposal.
- Transport Assessments must consider material cumulative effects on the local network, including all routes and junctions accessing the A31 where development is likely to affect those routes.
- Necessary mitigation and financial contributions must be identified through evidence and secured where they meet the statutory and national policy tests for planning obligations.
- On-site parking must exceed the EHDC standards due to only 1% walking to work and accessing services. It must be integrated with streets and landscape so that development is not visually dominated by on-street parking.

MFM 27 – Public Rights of Way and Active Travel

Policy MFM 27 – Public Rights of Way and Active Travel

- Development proposals shall protect, enhance and, where possible, extend the Public Rights of Way network.
- Development will:
 - retain existing rights of way unless a suitable alternative of equal or greater benefit is provided;
 - improve accessibility for walkers, cyclists and where appropriate horse riders;
 - provide safe and attractive connections between residential areas, schools, community facilities, employment areas and open spaces;
 - improve wayfinding and accessibility;
 - avoid unnecessary barriers to movement.
- Where development adjoins an existing Public Right of Way, opportunities shall be taken to enhance its width, surfacing, biodiversity value and accessibility.

10 HOUSING ALLOCATION POLICIES

10.1 Housing Delivery

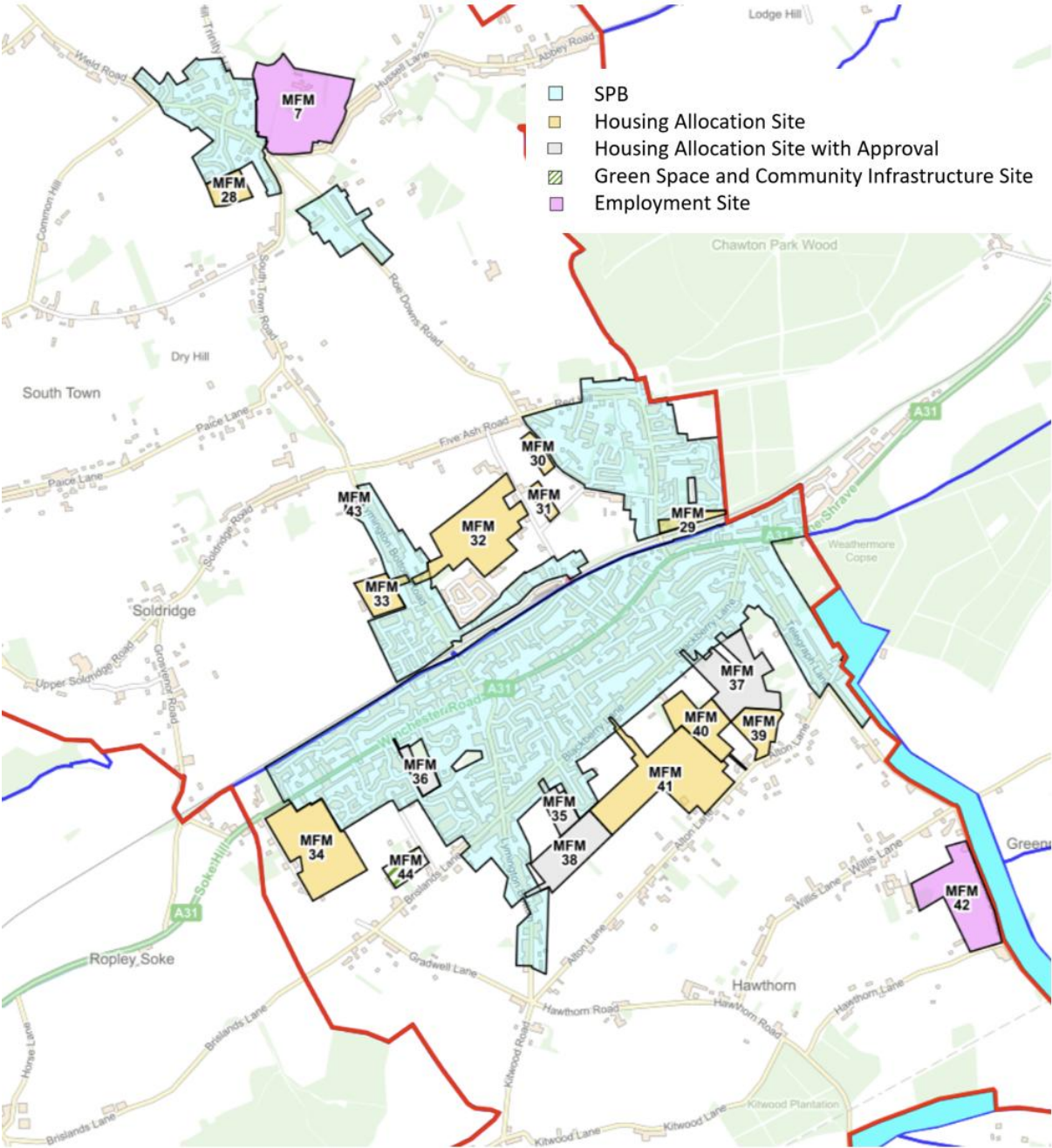
10.1.1 The Neighbourhood Plan makes provision for at least 1,177 dwellings in the Neighbourhood Area between 2025 and 2043 which will be delivered through:

- a. the implementation of planning permissions not complete as at 1 April 2025 (142), see Appendix 1;
- b. the implementation of planning permissions granted between 1 April 2025 and 1 July 2026 (171), see Appendix 1;
- c. sites allocated for housing in this neighbourhood plan (863) as identified in Policies and on the Policies Map
 - Policy MFM 28 - Land south of Green Stile, Medstead (34)
 - Policy MFM 29 - Land at the rear of Woodview Place and Timbers, Boyneswood Road, Medstead (16)
 - Policy MFM 30 - Land fronting Beechlands Road, Medstead (17)
 - Policy MFM 31 - Land south of Beechlands Road, Medstead (15)
 - Policy MFM 32 - 48 Lymington Bottom Road, Medstead (130)
 - Policy MFM 33 - 27000/005 Fairwinds, 61 Lymington Bottom Road, Medstead (45)
 - Policy MFM 34 - Land south of Winchester Road, Four Marks (115),
 - Policy MFM 35 - 20252/004 Land at 103 and to the rear of 97 to 105 Blackberry Lane, Four Marks (34)
 - Policy MFM 36 - 30800/013 Land rear of 131 Winchester Road, Four Marks (21)
 - Policy MFM 37 - 50216/002 Land adjacent to Avon Lodge Alton Lane, Four Marks (100)
 - Policy MFM 38 - EHDC-25-0313 87 Lymington Bottom, Four Marks (65)
 - Policy MFM 39 - Land between Blackberry Lane and Alton Lane Four Marks (45)
 - Policy MFM 40 - Land behind Lawrenny Alton Lane, Four Marks (49)
 - Policy MGM 41 - Land at New Barn Farm, Alton Lane, Four Marks (177)
- d. Other small windfall sites (1), brownfield redevelopment sites and other policy compliant housing developments current levels in Appendix 1

10.1.2 The total housing planned, with the current windfall, is 1177 dwellings against an EHDC indicative number of 1139, giving a 3.3% contingency towards lower density or other shortfall in delivery. Proposed site areas have been reduced by removing some of the site area for

surface water flooding and areas of hedgerows and trees to be retained. The remaining area is used to assess and compare housing density with surrounding developments.

Allocations Map



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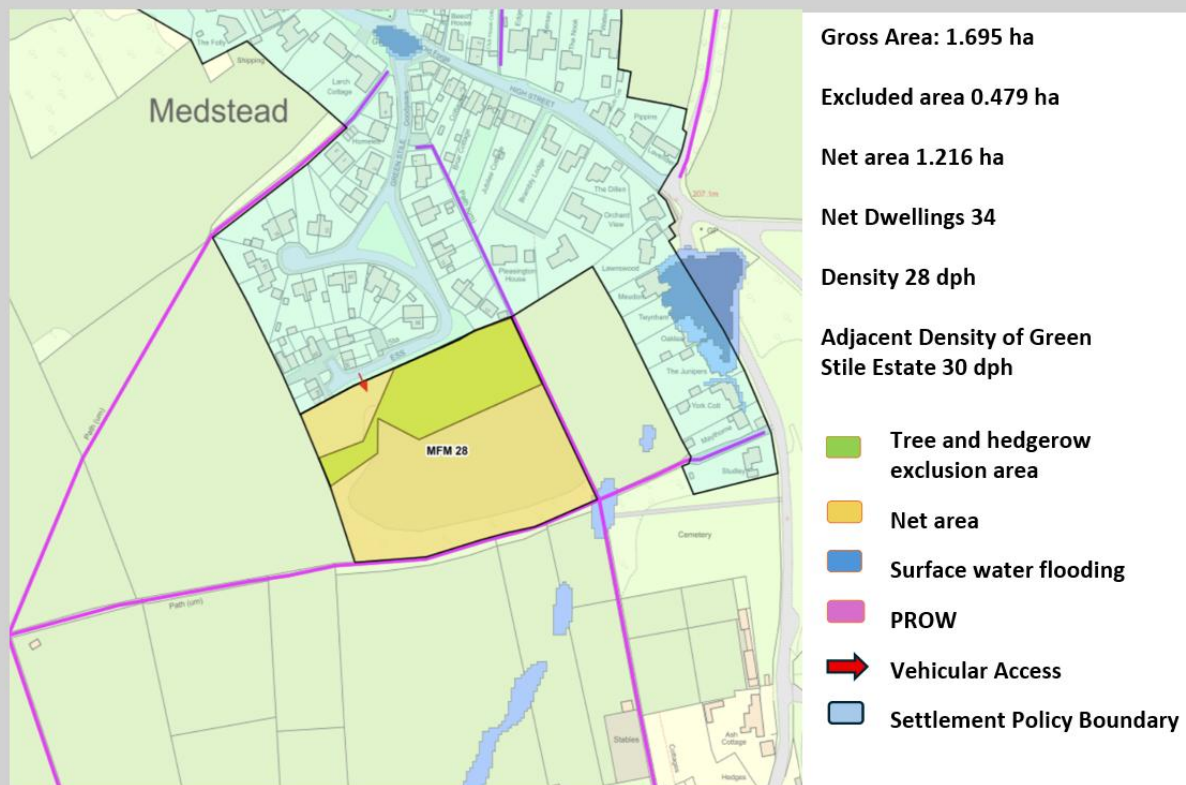
MFM 28 - Housing Provision at Land south of Green Stile, Medstead

Policy MFM 28 - Housing Provision at Land South of Green Stile, Medstead

Land South of Green Stile is allocated for residential development on about 1.7 hectares, as shown on the policies map. The development will be for local people and will therefore be classified as a rural exception site and comprises 34 net affordable housing units in accordance with policy MFM 5.

The site will be developed in accordance with the following site-specific criteria.

1. Comply with policy MFM 5.
2. Provide vehicular access to Green Stile Road.
3. Provide access to PROW network.
4. Neither propose nor enable development in the excluded areas.
5. .Comply with all policies except MFM 3 and MFM 4.



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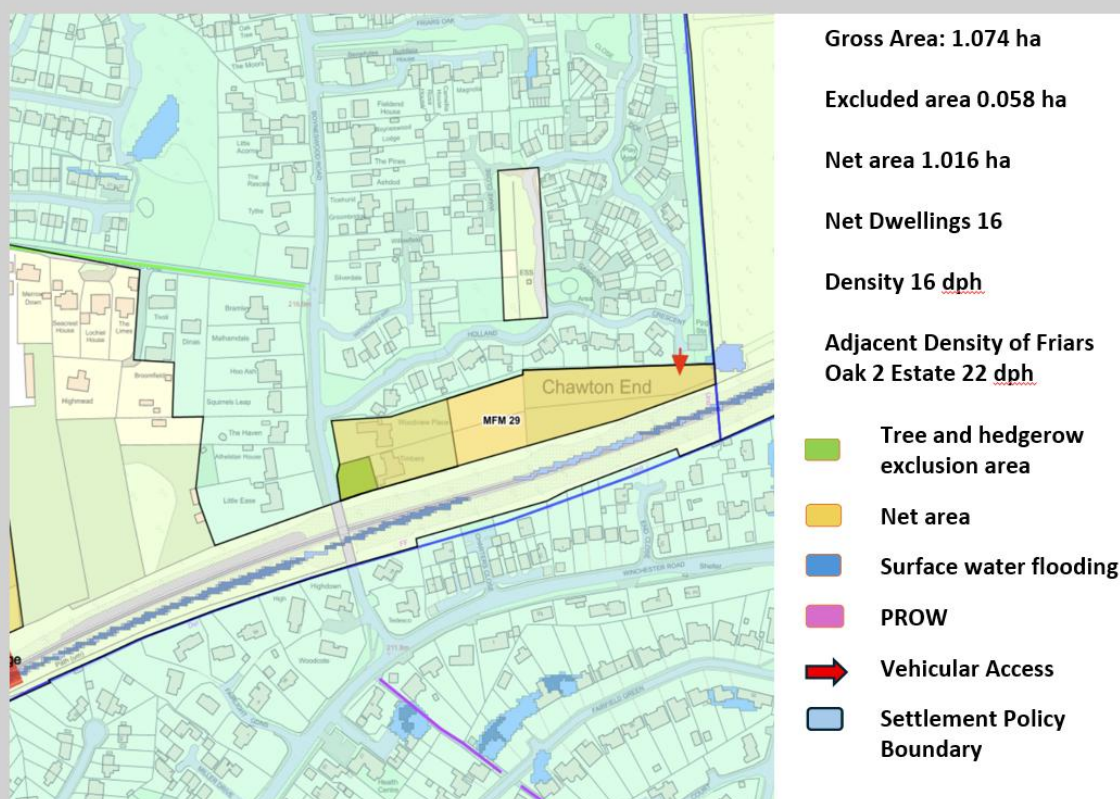
MFM 29 - Housing Provision at Land to the rear of Woodview Place and Timbers, Boyneswood Road

Policy MFM 29 - Housing Provision at Land to the rear of Woodview Place and Timbers, Boyneswood Road

Land to the rear of Woodview Place and Timbers is allocated for residential development on about 1 hectare as shown on the policies map, and comprises 16 net dwellings.

The site will be developed in accordance with the following site-specific criteria.

1. Provide vehicular access to Harfield Crescent.
2. Provide new walking and cycling infrastructure and connections.
3. Not propose development in the excluded areas.
4. Provide landscape buffers, as well as appropriate separation distances and the careful positioning of buildings to minimise impact and noise to neighbouring properties.
5. Provide proportionate contribution to A31 junction improvement at Boyneswood Road
6. Comply with all policies.



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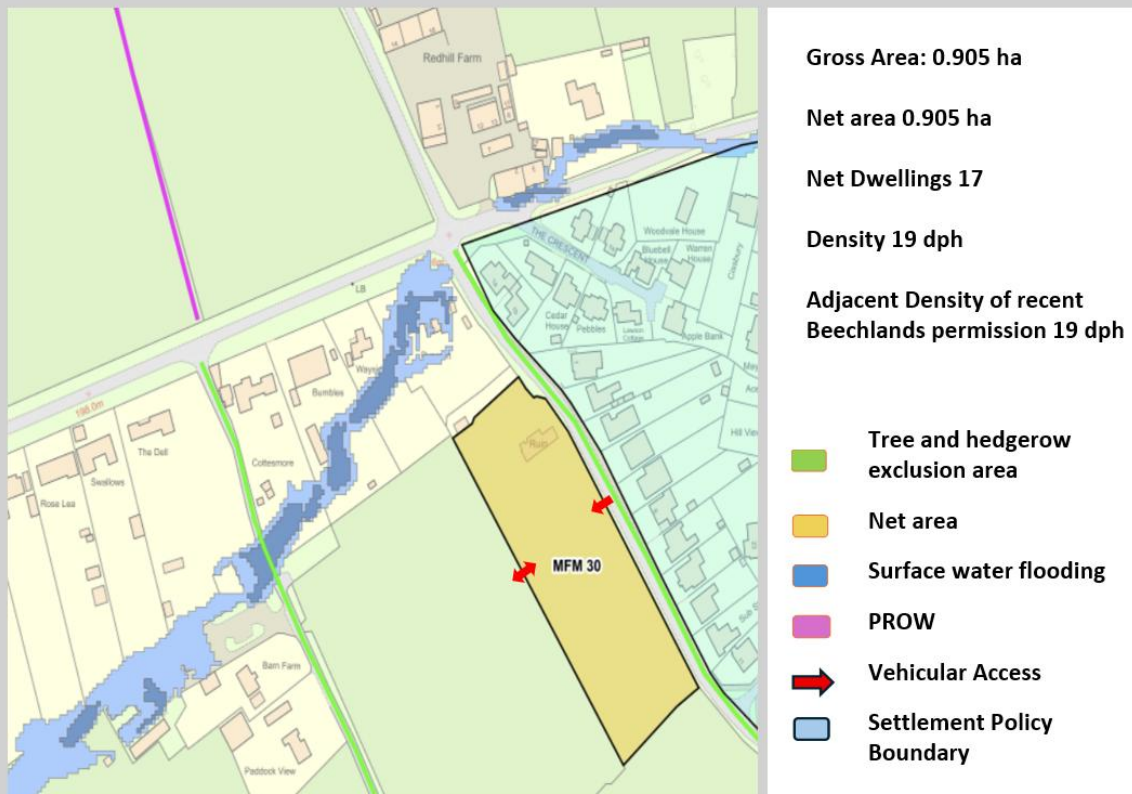
MFM 30 - Housing Provision at Land fronting Beechlands Road, Medstead

Policy MFM 30 - Housing Provision at Land fronting Beechlands Road

Land fronting Beechlands Road is allocated for residential development on about 0.9 hectares as shown on the policies [map](#), and comprises 17 net dwellings.

The site will be developed in accordance with the following site-specific criteria.

1. Provide vehicular access to Beechlands Road.
2. Provide new walking and cycling infrastructure and connections.
3. Provide a master plan in co-ordination with 55318-001-OUT, MFM31, MFM 32.
4. Provide safe walking and cycling infrastructure to Medstead Primary School along Roe Downs Road.
5. Provide proportionate contribution to A31 junction improvements at Lymington Bottom Road and Boyneswood Road.
6. Comply with all policies.



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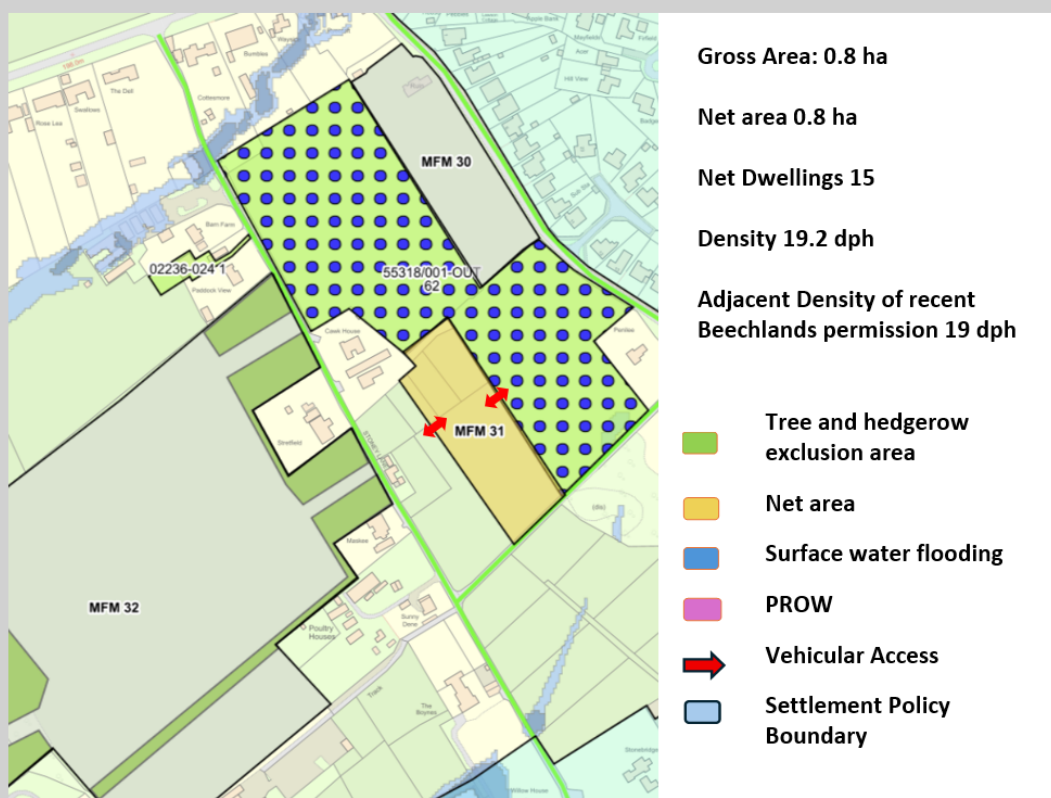
MFM 31 - Housing Provision at Land south of Beechlands Road, Medstead

Policy MFM 31 - Housing Provision at Land South of Beechlands Road, Medstead

Land South of Beechlands Road is allocated for residential development on about 0.8 hectares as shown on the policies map and comprises 15 net dwellings.

The site will be developed in accordance with the following site-specific criteria.

1. Provide vehicular access via 55318-001-OUT and MFM 32.
2. Provide new walking and cycling infrastructure and connections.
3. Provide a master plan in co-ordination with 55318-001-OUT, MFM 32 and site MFM 30.
4. Provide safe walking and cycling infrastructure to Medstead Primary School along Roe Downs Road.
5. Provide proportionate contribution to A31 junction improvements at Lymington Bottom Road and Boyneswood Road.
6. Comply with all policies.



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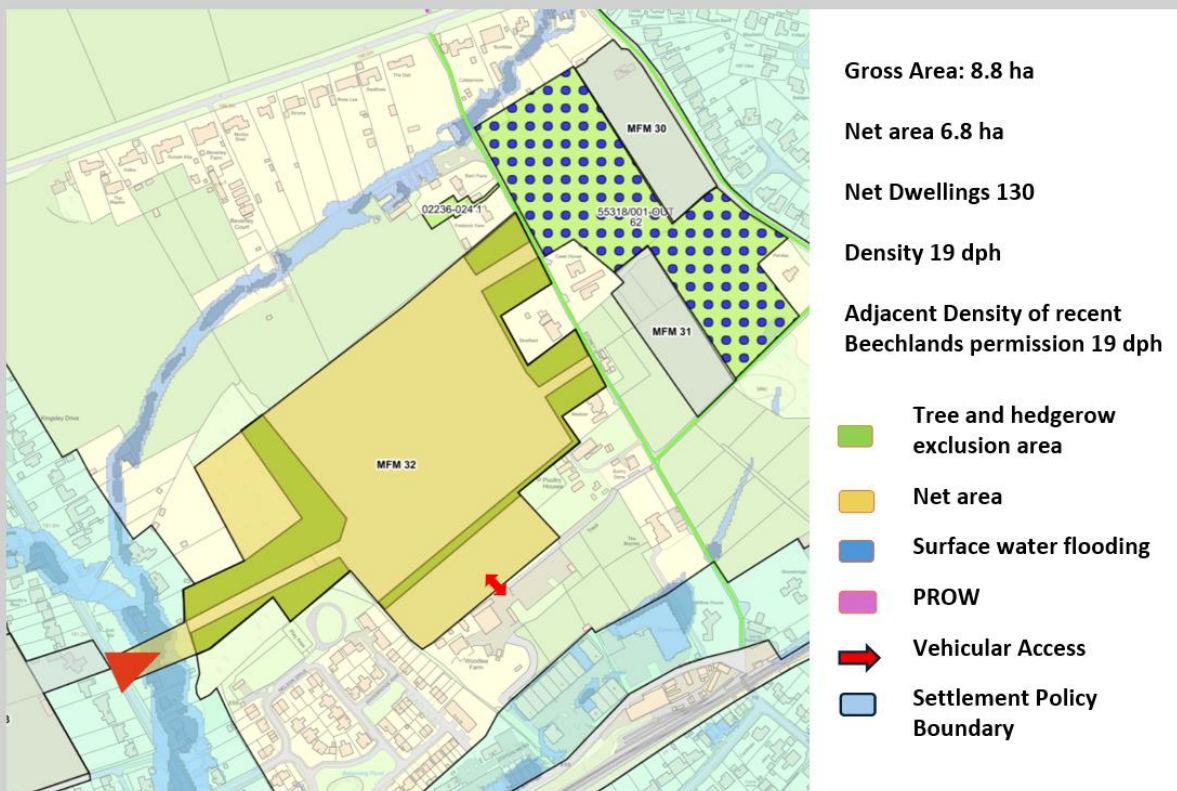
MFM 32 - Housing Provision at Land to the rear of 48 Lymington Bottom Road

Policy MFM 32 - Housing Provision at Land to the rear of 48 Lymington Bottom Road.

Land to the rear of 48 Lymington Bottom Road is allocated for residential development on about 8.8 hectares as shown on the policies map and comprises 130 net dwellings.

The site will be developed in accordance with the following site-specific criteria.

1. Provide vehicular access via 48 Lymington Bottom Road.
2. Provide new walking and cycling infrastructure and connections.
3. Provide a master plan in co-ordination with 55318-001-OUT , MFM 30 and site MFM 32 .
4. Provide safe walking and cycling infrastructure to Medstead Primary School along Roe Downs Road.
5. Provide pedestrian/cycle access only to Stoney Lane
6. Provide planting and landscaping on access to Stoney Lane which preserves the rural character of Stoney Lane
7. Provide proportionate contribution to A31 junction improvements at Lymington Bottom Road and Boyneswood Road.
8. Comply with all policies.



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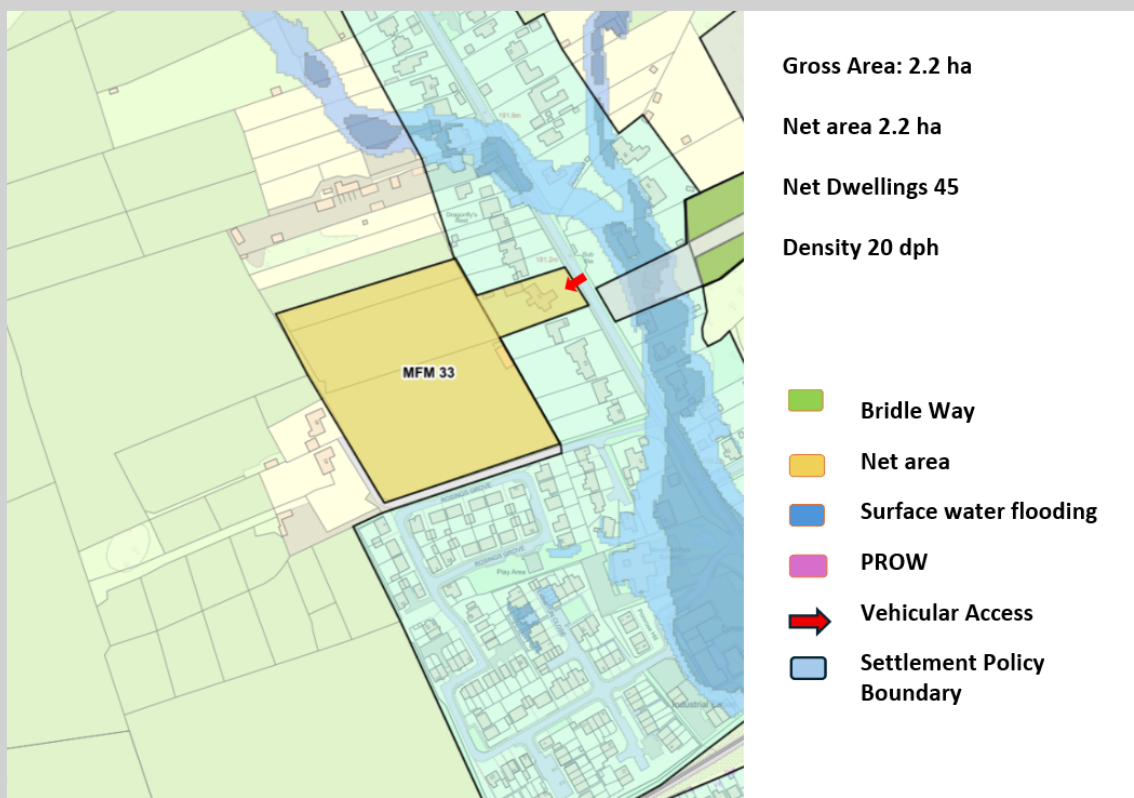
MFM 33 - Housing Provision Fairwinds, 61 Lymington Bottom Road, Medstead

Policy MFM 33 - Housing Provision Fairwinds, 61 Lymington Bottom Road, Medstead

Land on Fairwinds, 61 Lymington Bottom Road, Medstead is allocated for residential development on about 2.2 hectares as shown on the policies map and comprises 45 net dwellings.

The site will be developed in accordance with the following site-specific criteria.

1. Comply with planning conditions set out in 27000-005 approval.
2. Enter S106 legal agreement required by 27000-005 approval.



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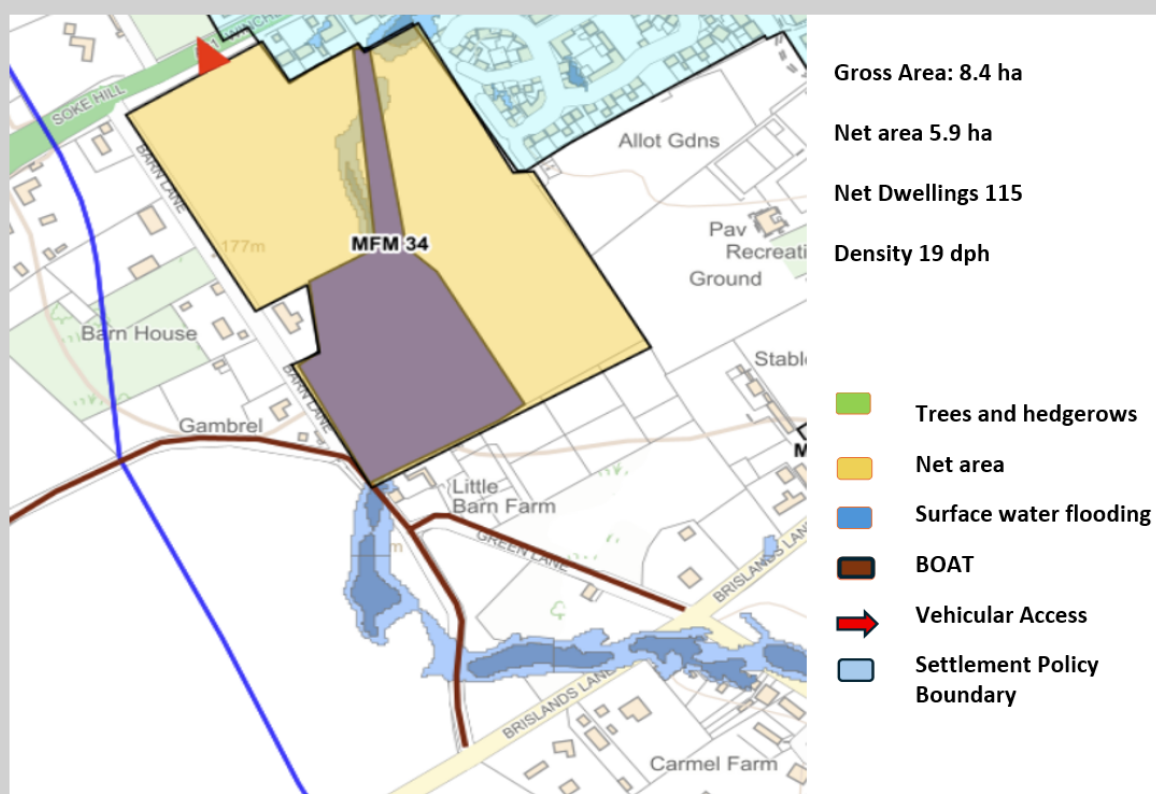
MFM 34 - Housing Provision Land South of Winchester Road, Four Marks

Policy MFM 34 - Housing Provision Land South of Winchester Road, Four Marks

Land South of Winchester Road is allocated for residential development on about 8.4 hectares as shown on the policies map and comprises net 115 dwellings.

The site will be developed in accordance with the following site-specific criteria.

1. Provide vehicular access to A31 Winchester Road.
2. Provide new walking, wheeling and cycling connections to the recreation ground.
3. Provide an archery fence along the border with the recreation ground.
4. Provide additional Allotments with parking and vehicular access from the development Site.
5. Provide proportionate contribution to safe walking and cycling infrastructure to Four Marks Primary School.
6. Provide a proportionate contribution to improvements to Oak Green Centre.
7. Comply with all policies.



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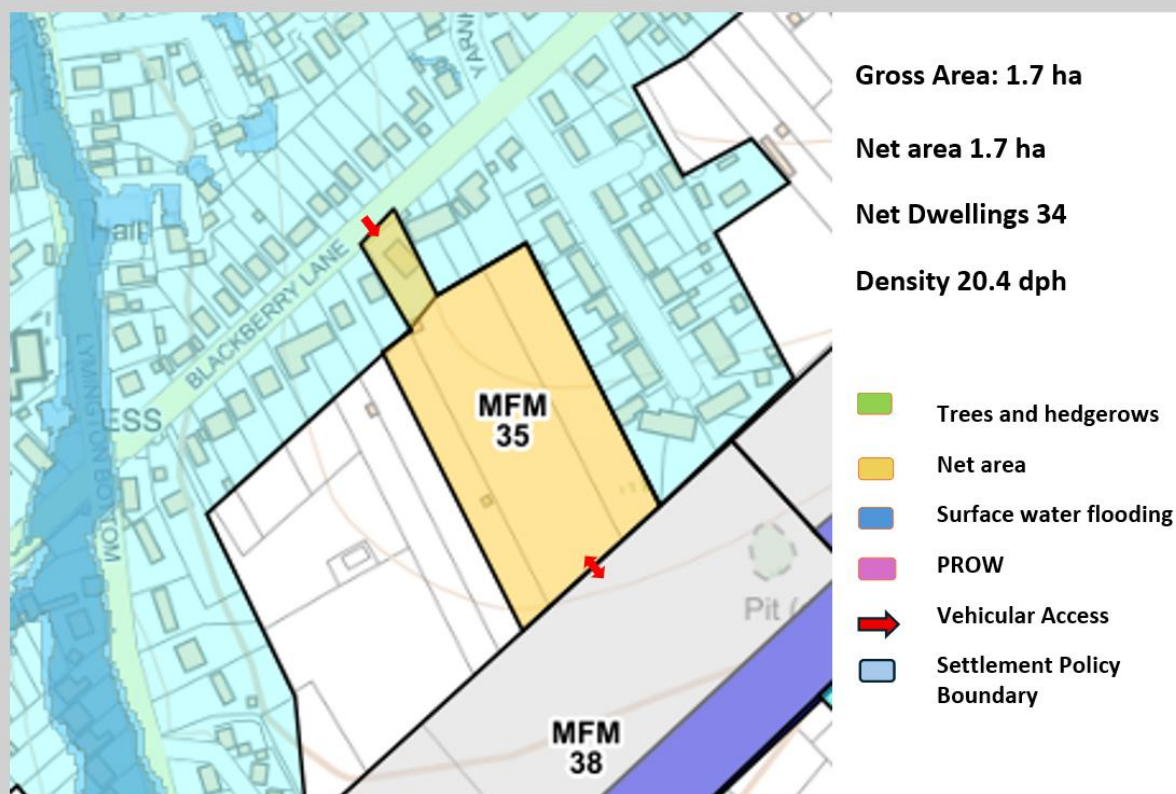
MFM 35 - Housing Provision Land at 103 and to the rear of 97 to 105 Blackberry Lane, Four Marks

Policy MFM 35 - Housing Provision Land at 103 and to the rear of 97 to 105 Blackberry Lane, Four Marks

Land at 103 and to the rear of 97 to 105 Blackberry Lane is allocated for residential development on about 1.7 hectares as shown on the policies map and comprises 34 net dwellings.

The site will be developed in accordance with the following site-specific criteria.

1. Comply with planning conditions set out in 20252-004 approval.
2. Enter S106 legal agreement required by 20252-004 approval.
3. Provide vehicular access to MFM 41 and MFM 35
4. Provide a master plan in co-ordination with sites MFM 37, MFM 38, MFM 39, MFM 40 and MFM 41



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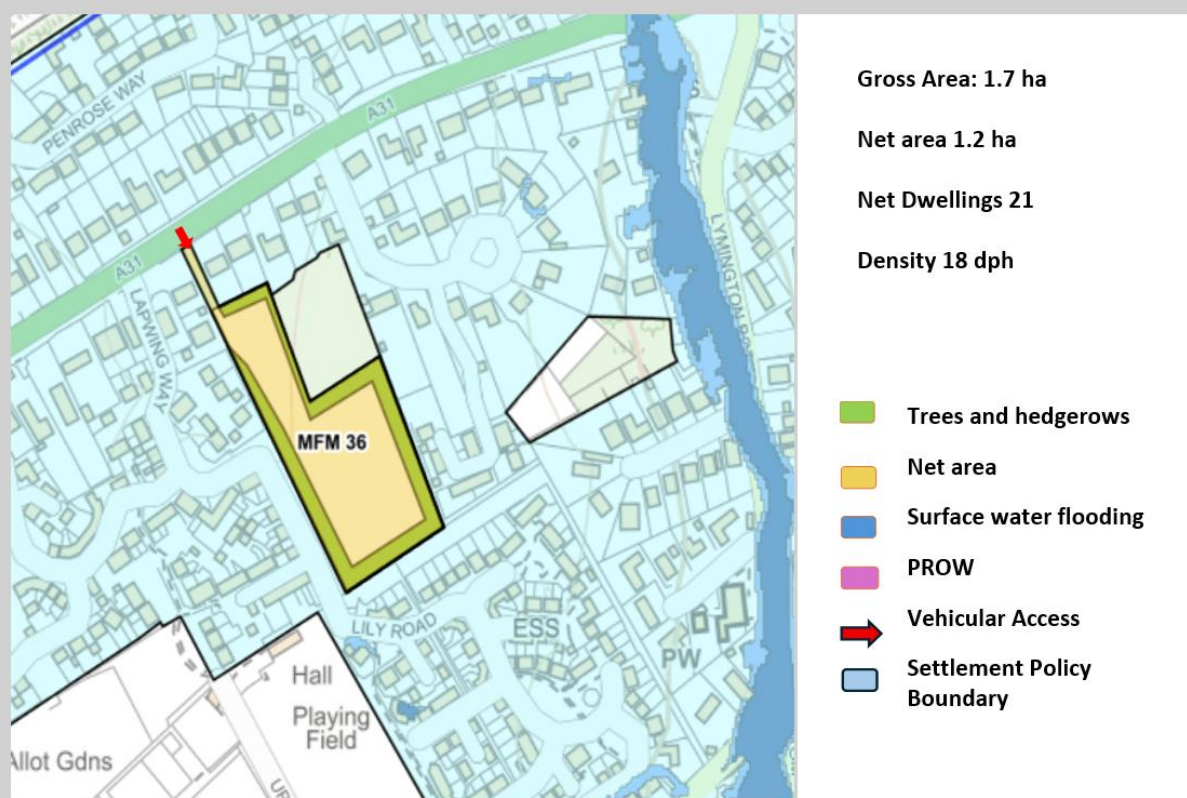
MFM 36 - Housing Provision Land rear of 131 Winchester Road, Four Marks

Policy MFM 36 - Housing Provision Land rear of 131 Winchester Road, Four Marks

Land rear of 131 Winchester Road, Four Marks is allocated for residential development on about 1.7 hectares as shown on the policies map and comprises 21 net dwellings.

The site will be developed in accordance with the following site-specific criteria.

1. Comply with planning conditions set out in 30800-013 approval.
2. Enter S106 legal agreement required by 30800/013 approval.



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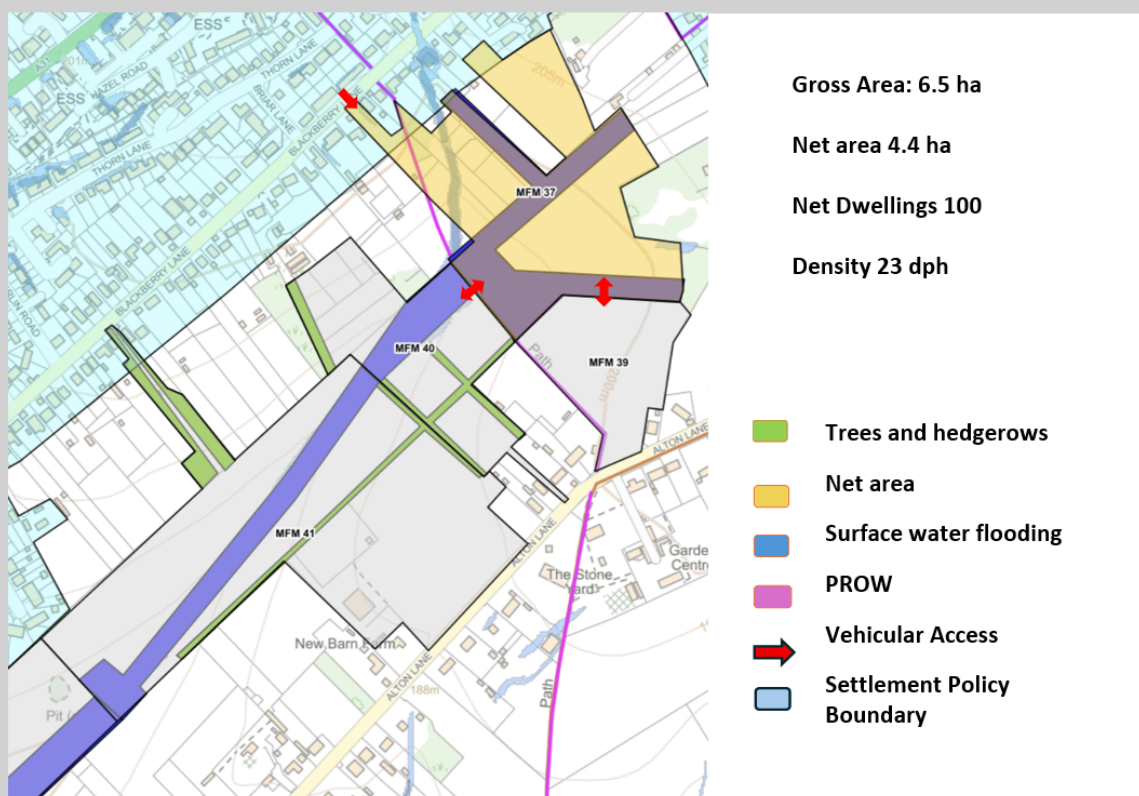
MFM 37 - Housing Provision Land adjacent to Avon Lodge Alton Lane, Four Marks

Policy MFM 37 - Housing Provision Land adjacent to Avon Lodge Alton Lane, Four Marks

Land adjacent to Avon Lodge, Alton Lane, Four Marks is allocated for residential development on about 6.5 hectares as shown on the policies map and comprises 100 net dwellings.

The site will be developed in accordance with the following site-specific criteria.

1. Comply with planning conditions set out in 50216-002 approval.
2. Enter S106 legal agreement required by 50216-002 approval.
3. Provide vehicular access to MFM 40 and MFM 39
4. Provide a master plan in co-ordination with sites MFM 35, MFM 38, MFM 39, MFM 40 and MFM 41



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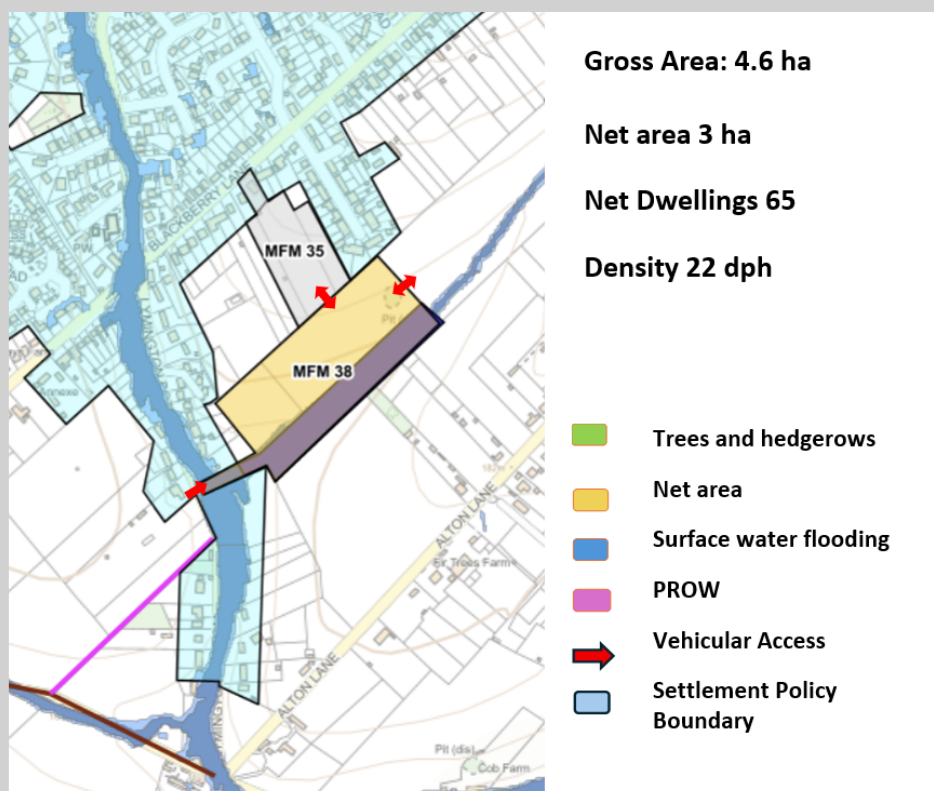
MFM 38 - Housing Provision Land rear of 87 Lymington Bottom, Four Marks

Policy MFM 38 - Housing Provision Land rear of 87 Lymington Bottom, Four Marks

Land rear of 87 Lymington Bottom, Four Marks is allocated for residential development on about 4.6 hectares as shown on the policies map and comprises 65 net dwellings.

The site will be developed in accordance with the following site-specific criteria.

1. Comply with planning conditions set out in EHDC-25-0313 approval.
2. Enter S106 legal agreement required by EHDC-25-0313 approval.
3. Provide a master plan in co-ordination with sites MFM 35, MFM 37, MFM 39, MFM 40 and MFM 41



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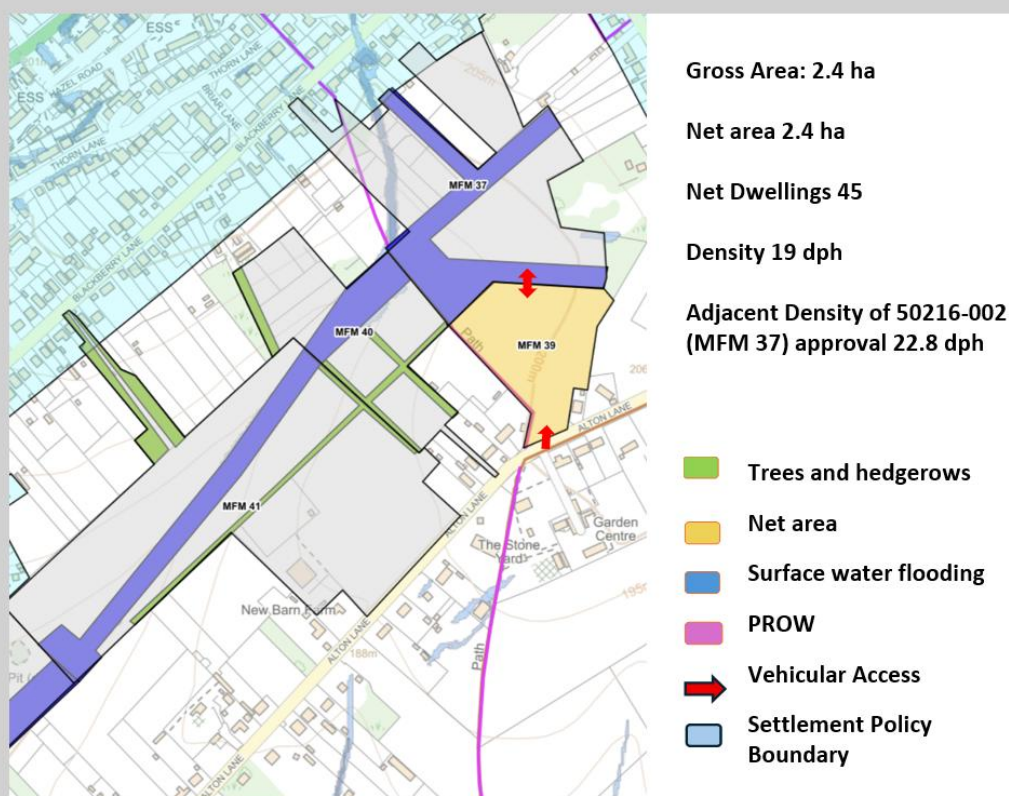
MFM 39 - Housing Provision at Land between Blackberry Lane and Alton Lane, Four Marks

Policy MFM 39 - Housing Provision at Land between Blackberry Lane and Alton Lane, Four Marks

Land between Blackberry Lane and Alton Lane is allocated for residential development on about 2.4 hectares as shown on the policies map and comprises 45 net dwellings.

The site will be developed in accordance with the following site-specific criteria.

1. Provide vehicular access to Alton Lane.
2. Provide new walking and cycling infrastructure and connections.
3. Provide a master plan in co-ordination with sites MFM 35, MFM 37, MFM 38, MFM 40 and MFM 41
4. Provide safe walking and cycling infrastructure to Four Marks Primary School and Oak Green Service Centre.
5. Provide proportionate contribution to A31 junction improvements at Lymington Bottom and Telegraph Lane.
6. Comply with all policies.



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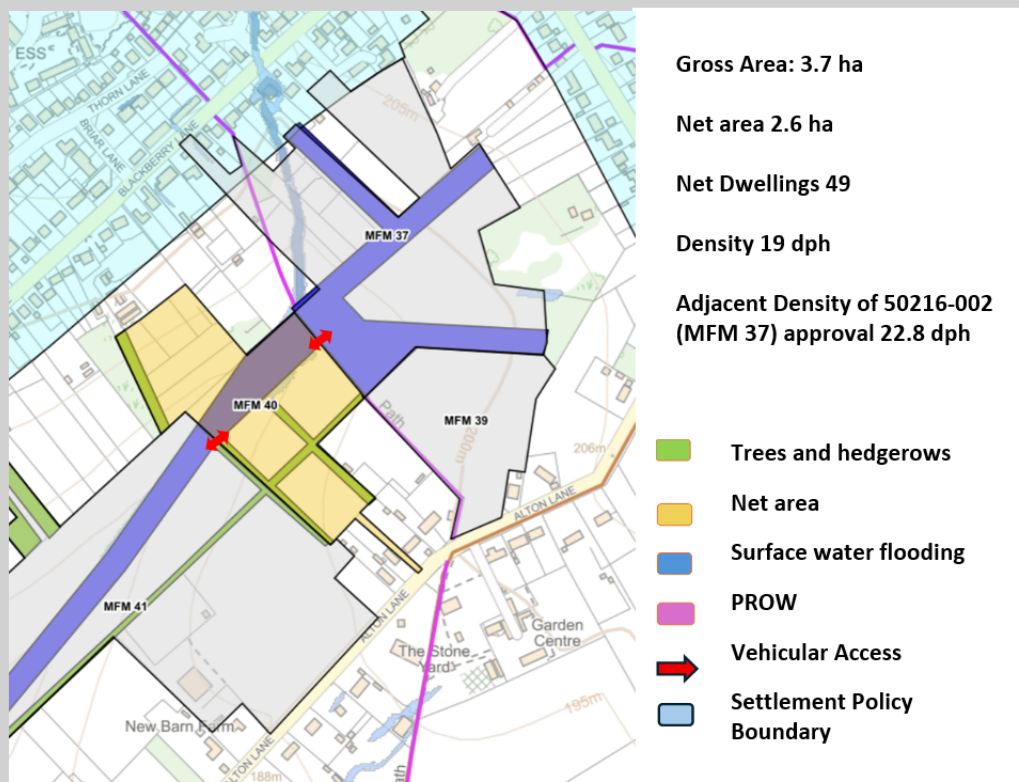
MFM 40 - Housing Provision at Land behind Lawrenny Alton Lane, Four Marks

Policy MFM 40 - Housing Provision at Land behind Lawrenny Alton Lane, Four Marks

Land behind Lawrenny, Alton Lane is allocated for residential development on about 3.7 hectares as shown on the policies map and comprises 49 net dwellings.

The site will be developed in accordance with the following site-specific criteria.

1. Provide vehicular access to Adjacent allocations MFM 41 and MFM 37.
2. Provide new walking and cycling infrastructure and connections.
3. Provide a master plan in co-ordination with sites MFM 35, MFM 37, MFM 38, MFM 39 and MFM 41
4. Provide safe walking and cycling infrastructure to Four Marks Primary School and Oak Green Service Centre.
5. Provide proportionate contribution to A31 junction improvements at Lymington Bottom and Telegraph Lane.
6. Provide pedestrian/cycle/wheeler only access to Alton Lane.
7. Comply with all policies.



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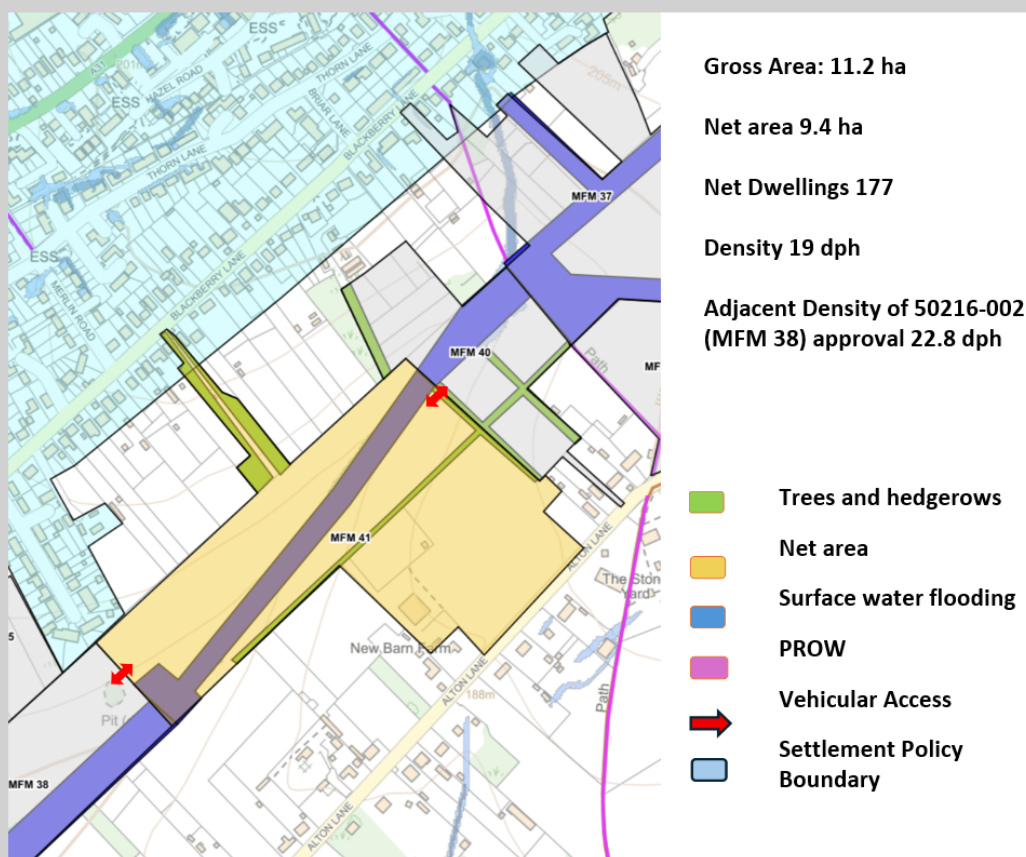
MFM 41 - Housing Provision at Land at New Barn Farm, Alton Lane, Four Marks

Policy MFM 41 - Housing Provision at Land at New Barn Farm, Alton Lane, Four Marks

Land at New Barn Farm, Alton Lane is allocated for residential development on about 11.2 hectares as shown on the policies map and comprises 177 net dwellings.

The site will be developed in accordance with the following site-specific criteria.

1. Provide vehicular access to adjacent allocations MFM 38 and MFM 40.
2. Provide new walking and cycling infrastructure and connections.
3. Provide a master plan in co-ordination with sites MFM 35, MFM 37, MFM 38, MFM 39 and MFM 40
4. Provide safe walking and cycling infrastructure to Four Marks Primary School and Oak Green Service Centre.
5. Provide proportionate contribution to A31 junction improvements at Lymington Bottom and Telegraph Lane.
6. Provide pedestrian/cycle/wheeler only access to Blackberry Lane.
7. Comply with all policies.



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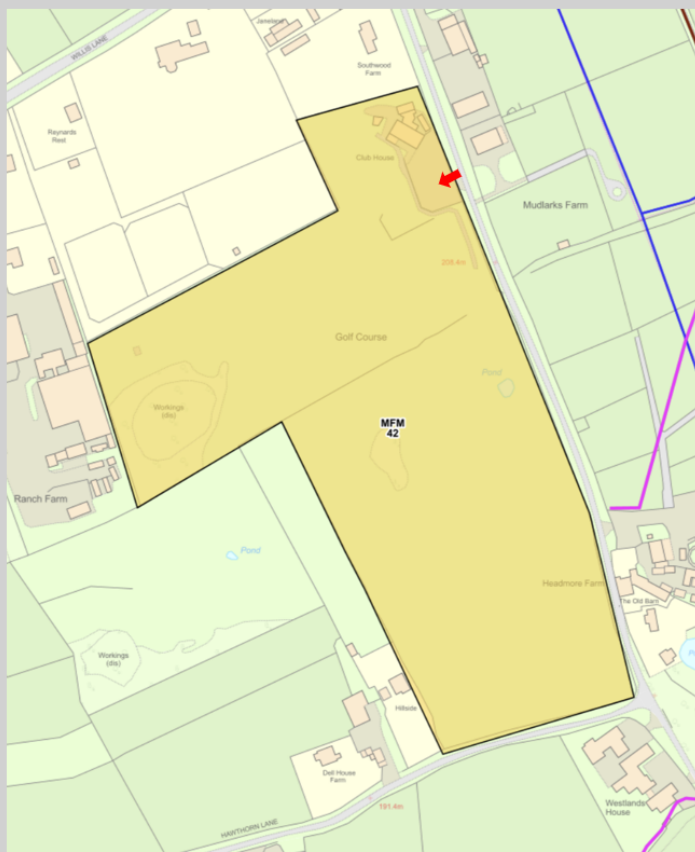
MFM 42 - Employment Provision at Four Marks Golf Course

Policy MFM 42 - Employment Provision at Four Marks Golf Course

Land at Four Marks Golf Course is allocated for Employment and Business development on about 7.3 hectares as shown on the policies map.

The site will be developed in accordance with the following site-specific criteria.

1. Maintain vehicular access to Headmore Lane.
2. Provide new walking and cycling infrastructure and connections.
3. Provide proportionate contribution to A31 junction improvements at Telegraph Lane.
4. Comply with all policies.



Gross Area: 7.3 ha

Net area 7.3 ha

-  Trees and hedgerows
-  Net area
-  Surface water flooding
-  PROW
-  Vehicular Access
-  Settlement Policy Boundary

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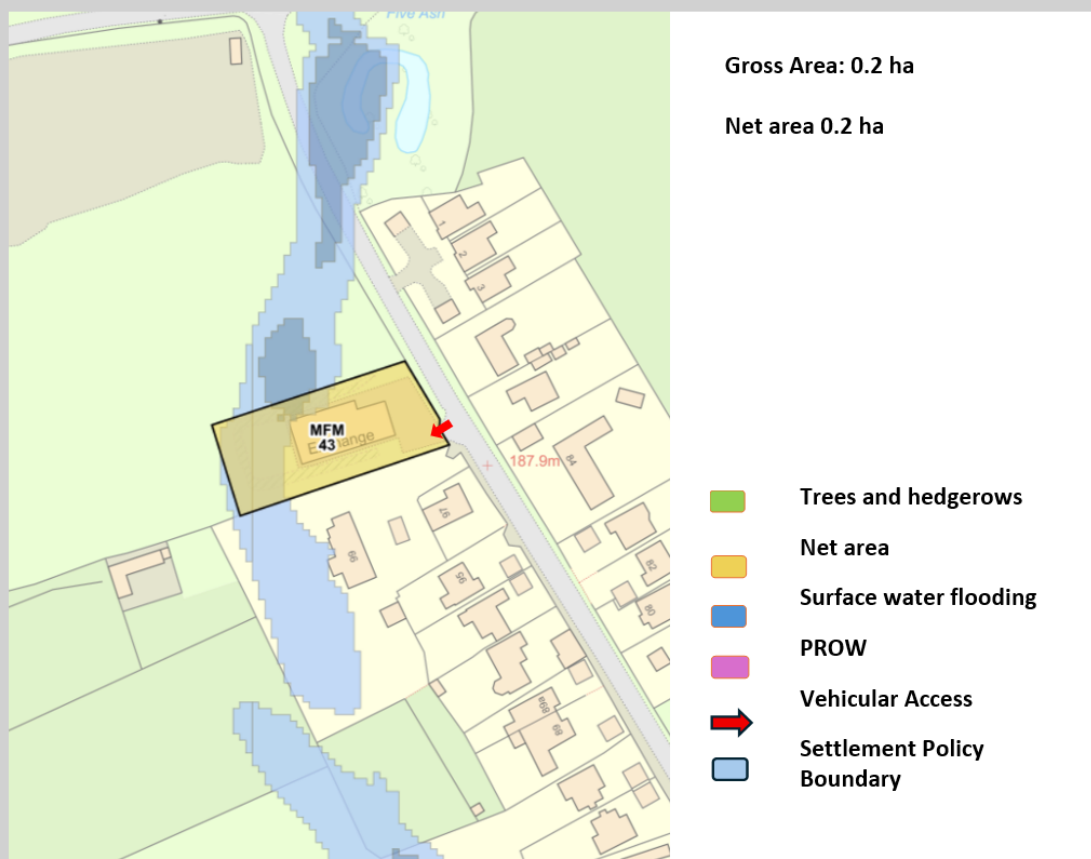
MFM 43 - Employment Provision at Medstead Telephone Exchange

Policy MFM 43 - Employment Provision at Medstead Telephone Exchange

Land at Medstead Telephone Exchange is allocated for Employment and Business development on about 0.2 hectares of developable area as shown on the policies map.

The site will be developed in accordance with the following site-specific criteria.

1. Maintain vehicular access to Lymington Bottom Road.
2. Provide new walking and cycling infrastructure and connections.
3. Provide proportionate contribution to A31 junction improvements at Lymington Bottom.
4. Comply with all policies.



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MFM 44 – Green Space and Community Infrastructure Provision

Policy MFM 44 – Green Space and Community Infrastructure Provision

Land at Uplands Lane Four Marks is allocated for additional Green Space and Community Infrastructure development on about 1.42 hectares as shown on the policies map.

The site will be developed in accordance with the following site-specific criteria.

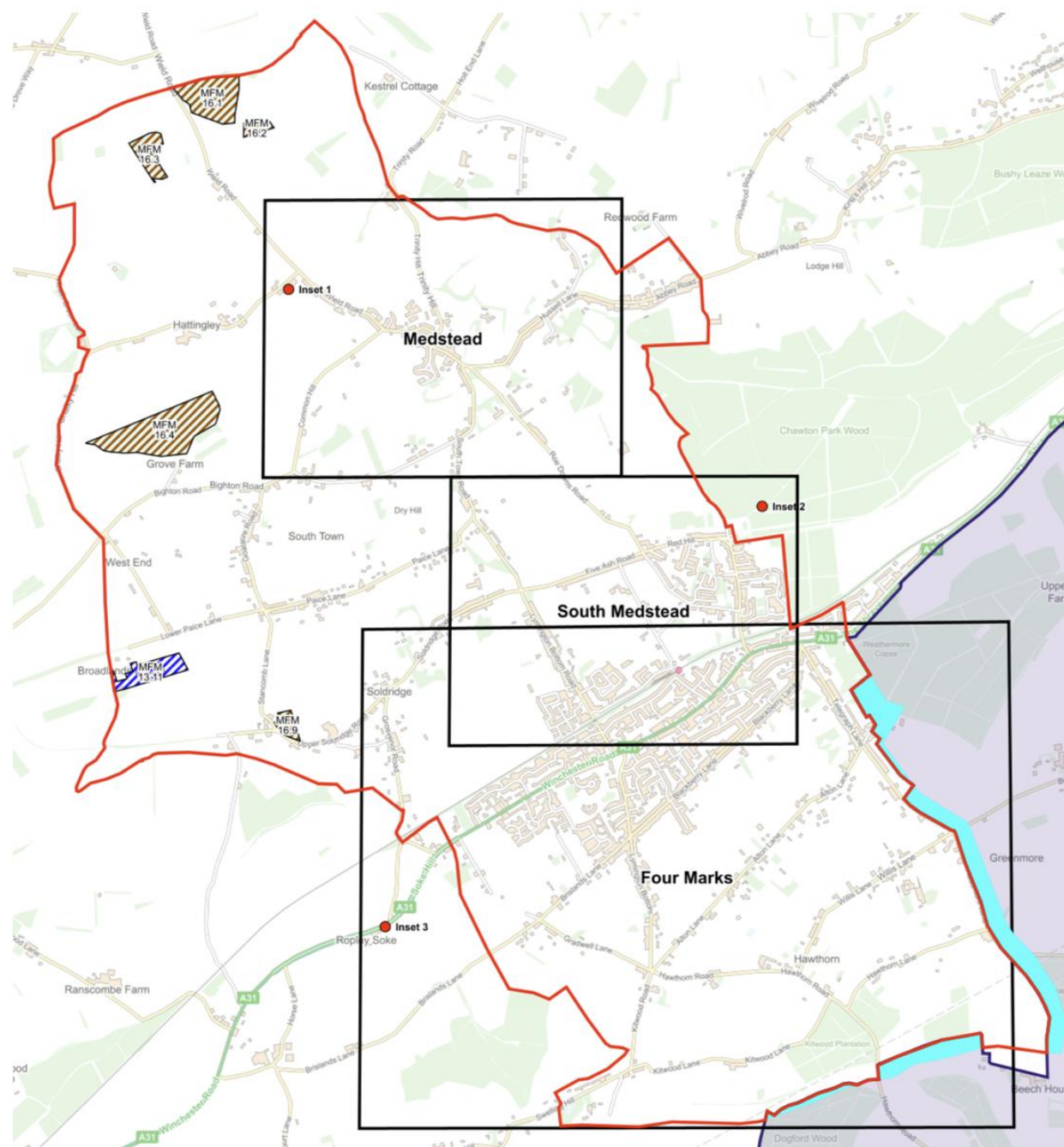
1. Provide new walking and cycling infrastructure and connections.
2. Comply with all policies.



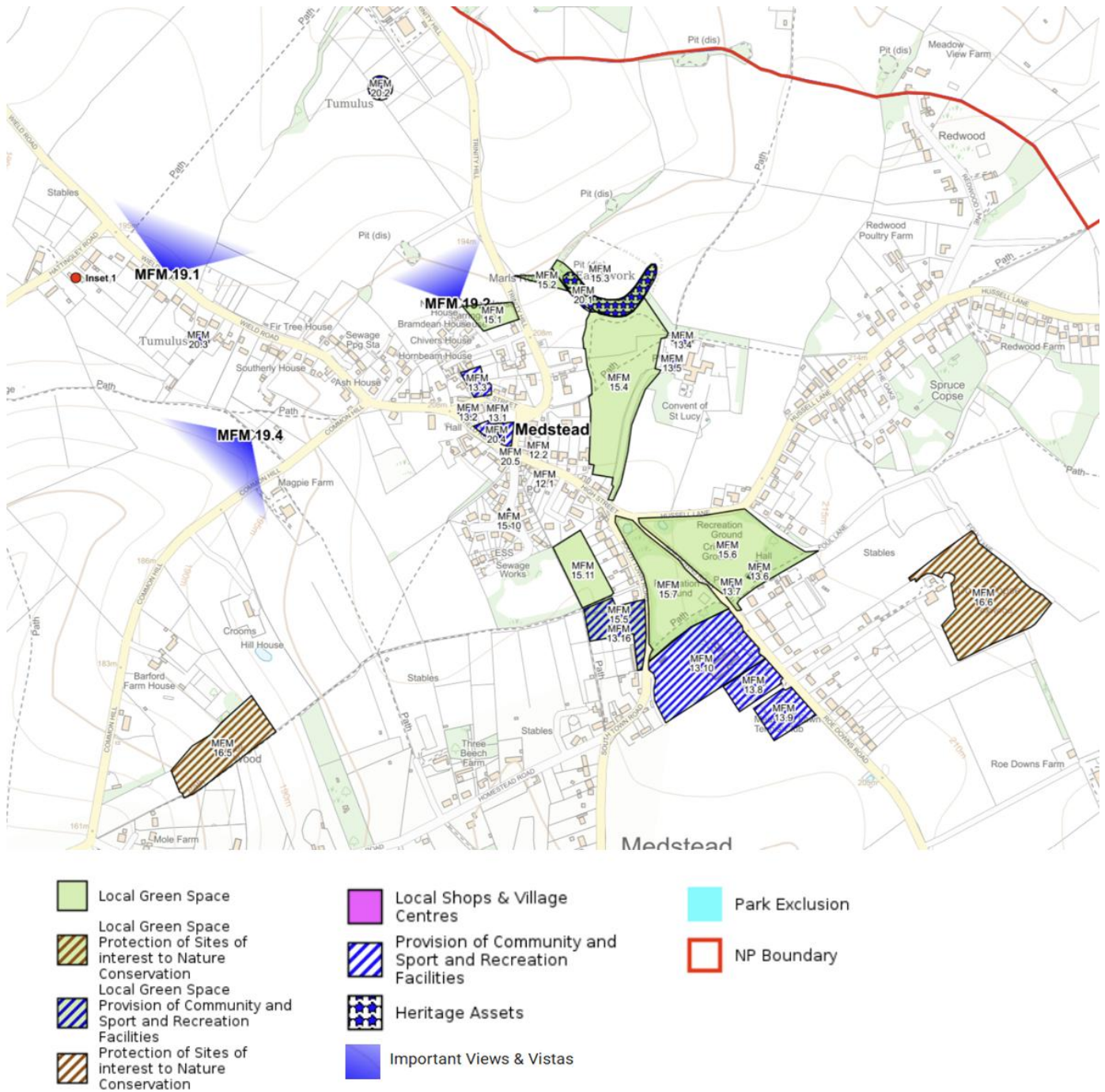
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11 Policy Maps

11.1 Main Policy Map with insets

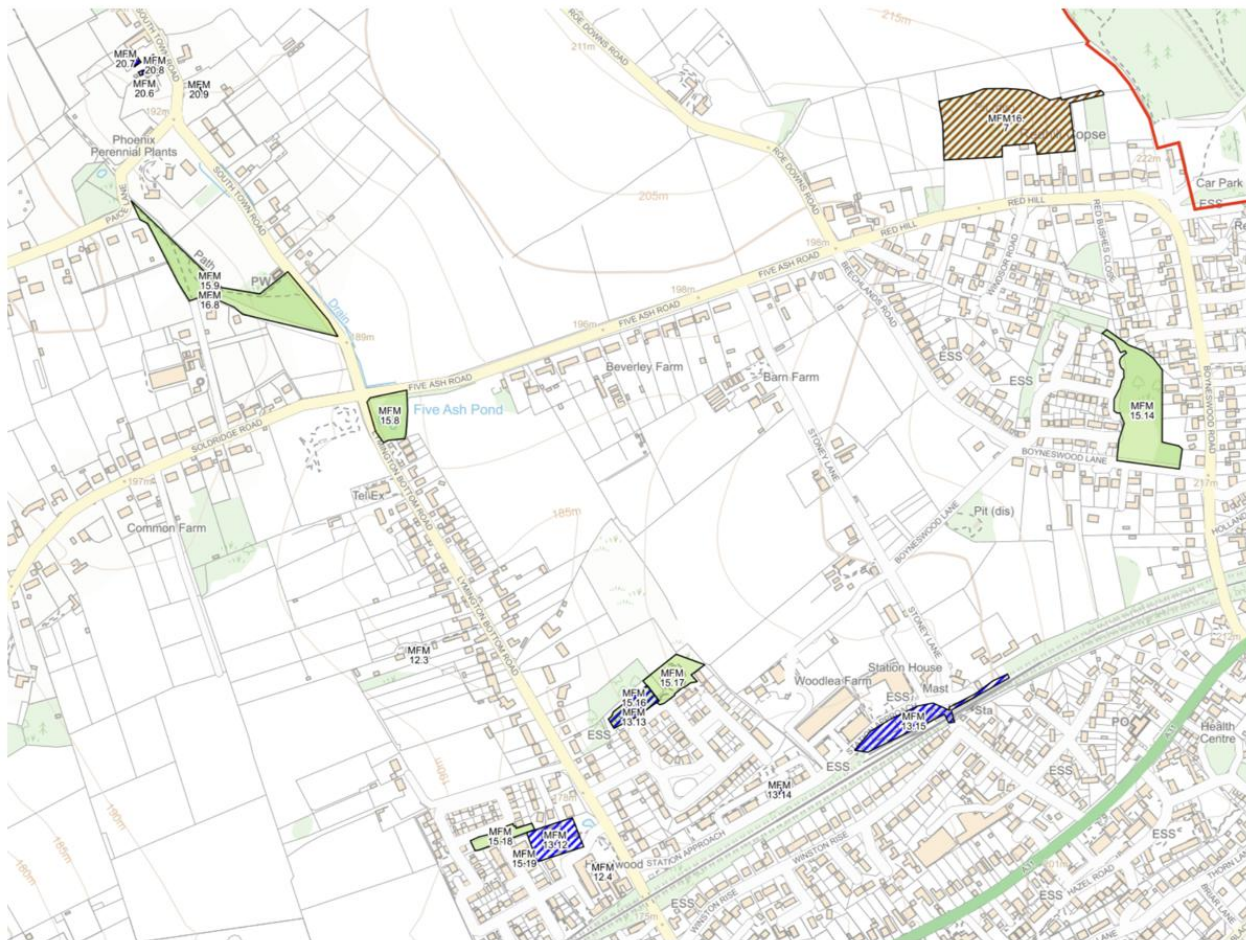


11.2 Inset 1 Medstead Village



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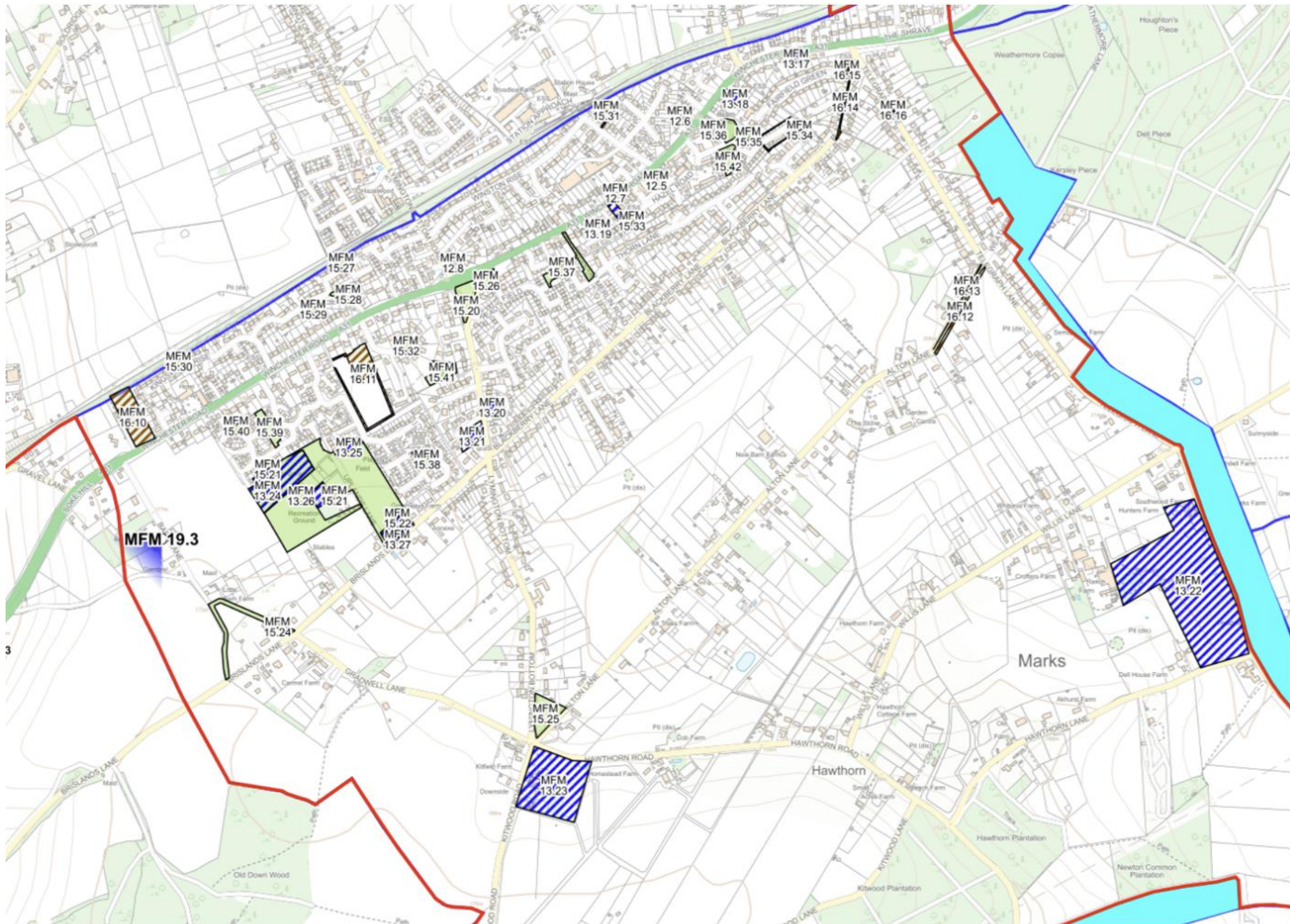
11.3 Inset 2 South Medstead



- | | | |
|--|--|--|
|  Local Green Space |  Local Shops & Village Centres |  Park Exclusion |
|  Local Green Space Protection of Sites of interest to Nature Conservation |  Provision of Community and Sport and Recreation Facilities |  NP Boundary |
|  Local Green Space Provision of Community and Sport and Recreation Facilities |  Heritage Assets | |
|  Protection of Sites of interest to Nature Conservation | | |

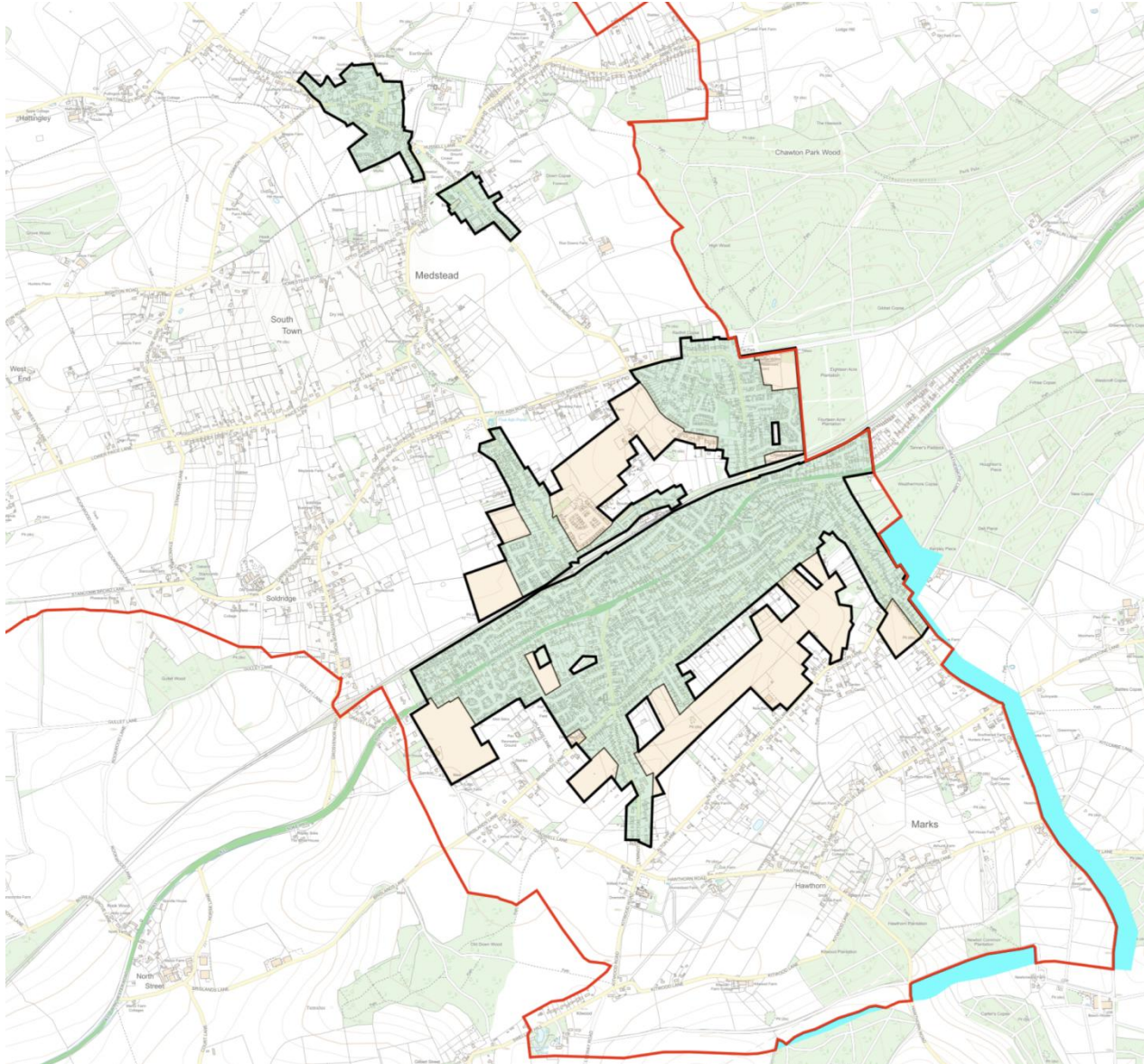
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Inset 3 Four Marks



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11.5 SPB Changes



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-  Draft
-  Existing

12 Implementation

12.1 The Medstead & Four Marks Neighbourhood Plan (M&FMNP) will be implemented through a combination of the Local Planning Authority's consideration and determination of planning applications for development in the parishes, and through steering public and private investment into a series of infrastructure proposals contained in the Plan and set out below.

12.2 The Parish Councils will review planning applications, make formal comments and support or challenge proposals based on the Plan. New proposals may come forward to the Parish Councils, which will be reviewed and, if applicable, actioned.

12.3 These proposals have emerged during the preparation of the M&FMNP and, although they cannot form part of the statutory land use policy provisions of the M&FMNP. They are included in this section as non-statutory proposals to provide a comprehensive view of local community aspirations for the Parishes.

12.4 Development Management

12.4.1 Most of the policies contained in the M&FMNP will be delivered by landowners and developers. In preparing the M&FMNP, care has been taken to ensure, as far as possible, that the policies are achievable.

12.4.2 Whilst the Local Planning Authority will be responsible for development management, the Parish Councils will use the M&FMNP to frame their representations on submitted planning applications. They will work with the District Council to monitor the progress of sites coming forward for development.

12.5 Infrastructure Projects

12.5.1 The Parish Councils would like to see the following projects for investment in the future by both developers' S106 contributions and East Hampshire District Council Community Infrastructure Levy funding allocated to the Parish Councils:

12.5.2 Reduction in Surface Water residues in Medstead and Four Marks

Medstead

- South Town Road, raise the footpath at the Village Pond.
- Lymington Bottom Road, by raising the roadbed at Five Ash Pond.
- Lymington Bottom Road/Station Approach junction adjacent to the entrance of Lymington Barns.

Four Marks

- Lymington Bottom Road/Tawny Grove.
- Lymington Bottom/Vectis Close.
- Five Lanes Junction

Ropley

- Grosvenor Road, to allow access to the southwest of the parish from the A31

12.5.3 Traffic and pedestrian access in Medstead and Four Marks

Due to expected increased traffic, consider:

- Winchester Road junctions with
 - Lymington Bottom/Lymington Bottom Road.
 - Boyneswood Road.
 - Telegraph Lane and the access onto The Shrave.
 - Traffic flow at Lymington Bottom Road and Boyneswood Road railway/road bridges.
- Provide a pedestrian bridge over the railway cutting, adjacent to the station.
- Extend the existing Footpath by the Medstead CofE Primary school to Roe Downs House (possibly by compulsory purchase).
- Extend the footpath from Lymington Bottom Road to the Knapp footpath.
- Upgrade Public Rights of Way 'wearing surfaces' and remove stiles to enable wheeling.
- Electric community bus link between Medstead Village and A31 bus routes.
- Provision of benches along walking routes to enable residents to rest between stages of their journey.

12.5.4 Other infrastructure in Medstead and Four Marks

12.5.5 Both Parish Councils have identified a number of infrastructure projects in which they will be investing.

Medstead Parish Council are considering:

- Extension/improvements to the village hall
- Improvements to Medstead Cemetery
- Covered seated area on the village green.
- Formal/informal sports areas e.g. Playing fields, level kick about areas, BMX course, Skate Park or a tarmac area for teenagers.
- A Men's or 'Persons' shed.
- A Cottage museum, preferably using a 'colonial bungalow, previously used for housing in the area
- Improvements to St Andrews Churchyard, Medstead

Four Marks Parish Council are considering:

- Community Building upgrade to Benians Sport Pavilion
- Replacement Scout Hut
- Refurbishment of Village Hall
- Additional outdoor sports facilities
- Additional cemetery land
- Additional allotment plots
- A choice of dining establishments
- Redesign and extension of Local Service Centre, including public parking

- Accessible Public convenience
- Public house

12.5.6 The Parish Councils aspire to prioritise these projects as part of the East Hampshire Community Infrastructure Levy (CIL). As part of this aspiration, the prioritisation and timing of these projects will be assessed by the Parish Councils with regard to community need and affordability.

13 ACKNOWLEDGEMENTS

13.1 The Medstead and Four Marks Neighbourhood Plan Steering Group acknowledges the financial support from our District Councillors, East Hampshire District Council, both Medstead and Four Marks Parish Councils, as well as the grants provided by the, Department of Housing, Communities and Local Government, together with the advice from Locality, the leading nationwide network of community-led organisations in the production of our Neighbourhood Plans.

13.2 The Medstead and Four Marks Neighbourhood Plan Steering Group would also like to thank our community for their support, especially those who:

- Attended our 'drop-in ' events in January 2025 and December 2026
- The Four Marks Village Picnic, 2026
- The Medstead Village Fete 2026

13.3 We must also acknowledge the work carried out by Tim Browning in producing the housing density data for the villages and the support of Medstead and Four Marks Village Halls for providing a venue for our Drop-ins and Consultations.

13.4 Special thanks must be given to Wildly Upbeat Printers for both their advice and patience when translating the wishes of the Steering Group into published materials.

14 Links to documents used to inform the M&FMNP

Document	Link
Organisation	UK Government
National Planning Policy Framework: proposed reforms and other changes to the planning system	https://www.gov.uk/government/consultations/national-planning-policy-framework-proposed-reforms-and-other-changes-to-the-planning-system
National Planning Policy Framework, 2026	https://assets.publishing.service.gov.uk/media/6a8334c03bd75b81e2329ac4/National_Planning_Policy_Framework.pdf
Guidance Connectivity Tool	https://www.gov.uk/guidance/connectivity-tool
Create or update a local plan using the new system	https://www.gov.uk/government/collections/create-or-update-a-local-plan-using-the-new-system
Guidance - Rollout of the new local plan-making system	https://www.gov.uk/government/publications/rollout-of-the-new-local-plan-making-system/rollout-of-the-new-local-plan-making-system
Getting ready to prepare a new plan	https://www.gov.uk/guidance/getting-ready-to-prepare-a-new-plan
Creating a plan timetable	https://www.gov.uk/guidance/creating-a-plan-timetable
Guidance Stage 1: Identifying sites	https://www.gov.uk/guidance/identifying-sites-for-local-plans-stage-1
Guidance Stage 2: Assessing sites	https://www.gov.uk/guidance/assessing-sites-for-local-plans-stage-2
Guidance Stage 3: Determining your draft allocations	https://www.gov.uk/guidance/determining-your-draft-allocations-for-local-plans-stage-3
Guidance Stage 4: Confirming your draft allocations and recording your decisions	https://www.gov.uk/guidance/confirming-draft-allocations-and-recording-decisions-for-local-plans-stage-4
ONS . 2021 Census data Super Output Areas E02004703 007B, 007C, 007D and 007E	https://www.ons.gov.uk/census
Organisation	East Hampshire District Council
Medstead & Four Marks Neighbourhood Plan Decision Statement	https://www.easthants.gov.uk/media/4232/download?inline
Medstead and Four Marks Neighbourhood Plan: Notice of Adoption of the Medstead and Four Marks Neighbourhood Plan by East Hampshire District Council	https://www.easthants.gov.uk/media/4235/download?inline
Medstead & Four Marks Neighbourhood Plan 2015 – 2028	https://www.easthants.gov.uk/media/4538/download?inline
EHDC Indicative of Housing number for Parishes with NPs, 2026	https://www.easthants.gov.uk/sites/default/files/2026-

	01/Indicative%20housing%20numbers%20for%20parishes.pdf
Document	Link
<i>EHDC Draft Local Plan 2024-2042 Reg 18</i>	
EHDC DLP Reg 18 Accessibility Study	https://www.easthants.gov.uk/sites/default/files/2024-01/D%26P%20Transport%20assessment%20methodology.pdf
EHDC DLP Reg 18 Ridge Report 2 D&P Transport assessment methodology	https://www.easthants.gov.uk/media/8764/download?inline
EHDC East Hampshire Retail and Main Town Centre Uses Study Update Final Report, Lichfields 2023	https://www.easthants.gov.uk/media/8274/download?inline
EHDC Paper Windfall Allowance: Background Paper For the East Hampshire District (outside the South Downs National Park) October 2025	https://www.easthants.gov.uk/sites/default/files/2025-10/Windfall%20allowance%20justification%20paper%202025.pdf
Land Availability Assessment (LAA) Results October 2025	https://www.easthants.gov.uk/sites/default/files/2025-10/East%20Hampshire%20land%20availability%20assessment%202025_1.pdf
Draft Local Plan 2021 to 2040 Policies - Sections 1 to 11	https://www.easthants.gov.uk/media/8736/download?inline
Draft Local Plan 2021 to 2040 Section 12	https://www.easthants.gov.uk/media/8743/download?inline
Draft Local Plan 2021 to 2040 - Sites Section 12	https://www.easthants.gov.uk/media/8744/download?inline
Draft Local Plan 2021 to 2040 – Appendices Section 13	https://www.easthants.gov.uk/media/8745/download?inline
Draft Local Plan 2021 to 2040 - Gaps between Settlements Background Paper	https://www.easthants.gov.uk/media/8736/download?inline
Draft Local Plan 2021 to 2040 - Interim Settlement Policy Boundary Review Background Paper	https://www.easthants.gov.uk/sites/default/files/2024-01/Interim%20settlement%20policy%20boundary%20review.pdf
Draft Local Plan 2021 to 2040 - Meeting the Accommodation Needs of Gypsies, Travellers and Travelling Showpeople 2024 Background Paper	https://www.easthants.gov.uk/media/8738/download?inline
Draft Local Plan 2021 to 2040 - Revised Settlement Hierarchy Background Paper	https://www.easthants.gov.uk/sites/default/files/2024-01/Revised%20settlement%20hierarchy.pdf
Draft Local Plan 2021 to 2040 – Transport Background Paper	https://www.easthants.gov.uk/media/8884/download?inline
Draft Local Plan 2017-2036 (Regulation 18)	https://www.easthants.gov.uk/media/5252/download?inline
Large Development Sites Consultation local plan 2017-2036 (Regulation 18)	https://www.easthants.gov.uk/media/5639/download?inline
EHDC Strategic Flood Risk assessment, 2022	https://www.easthants.gov.uk/media/7145/download?inline

Document	Link
Figure 10 A Environment Agency's risk of flooding from Surface Water'	https://www.easthants.gov.uk/media/7802/download?inline
Climate Change and Sustainable Construction EHDC Supplementary Planning Document	https://www.easthants.gov.uk/media/6995/download?inline
Housing Outside Settlement Boundaries Supplementary Planning Document	https://www.easthants.gov.uk/media/8043/download?inline
Vehicle Parking Standards Supplementary Planning Document	https://www.easthants.gov.uk/media/4895/download?inline
Organisation	Medstead & Four Marks Neighbourhood Plan Steering Group
AECOM HNA Report	PDF
M&FMNP HNA Report Overview	PDF
AECOM SOA Report	PDF
AECOM SOA Report Appendix	PDF
M&FMNP Site Allocation Process	PDF
M&FMNP Site Allocation Process Report	PDF
M&FMNP Settlement Policy Boundary	PDF
Housing Background Document	PDF
Local Gap Background Document	PDF
Retail Background Document	PDF
Community Facilities Background Document	PDF
Green Spaces Background Paper	PDF
Wildflower Walk Background Document	PDF
Medstead & Four Marks Green Infrastructure Network Background Document	PDF
Landscape Background Document	PDF
Design Code Background Paper	PDF
Biodiversity and Green Infrastructure Background Document	PDF
Utilities	PDF
Modifications Proposal Reg 14 Statement	PDF

Appendix 1 Existing permissions

Planning permissions not completed as of 1 April 2025 (142)

1. 56936 Lymington Farm Industrial Estate, Lymington Bottom Road (7)
2. 57725/002 Land East of The Lilacs, Homestead Road (1)
3. 25256/048 & /050 Land to the rear of Brackenbury Gardens and Boyneswood Close (54)
4. 02236/024 Paddock View, land to the west of Stoney Lane (1)
5. 29096/002 Merrow Down, Boyneswood Lane (1)
6. 30843/010 Meadow Farm Stud, Wield Road (1)
7. EHDC-25-0184 EHDC-25-0372 Mount Royal, 46 Lymington Bottom (59)
8. 60062 Land Between Conway & Millfield, Alton Lane (3)
9. 60040 Land East of Lanark Cottage, Alton Lane (10)
10. 60093 15 Hazel Road (1)
11. 54841/006 165 Winchester Road (1)
12. 55712/003 The Barn, Alton Lane (1)
13. 25536/003 Dell House Farm Alton Road (2)

Planning permissions granted between 1 April 2025 and 1 July 2026 (171)

1. 55318/001 Land west of Beechlands Road (62)
2. 58788/002 Land to the west of Longbourn Way (95)
3. 60425/001 Land to the Southeast of Semaphore Farm Telegraph Lane (2)
4. 29550/037 Belford House Care Home, 93 Lymington Bottom, 22/1.8 adjusted (12)

Windfall sites approved or permission granted 1 April 2025 and 1 July 2026 (1)

1. Laburnums (1)
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