

## **FOUR MARKS PARISH COUNCIL**

### **Minutes of the Meeting of the Full Council Held on Wednesday 20<sup>th</sup> June 2018, commencing at 7.30pm At the Village Hall, Four Marks**

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**MEMBERS PRESENT:** Cllr Janet Foster (Chairman - part) Cllrs John Davis, Davie Edgar, John Hammond, David Mills, Shaun McCarthy, Simon Thomas and Anne Tomlinson (Chairman – part)

**IN ATTENDANCE:** Sarah Goudie (Clerk), District Councillors Jackson and Thomas (part) and 6 members of the public

**APOLOGIES:** Cllr Tim Brake

#### **18.85 OPEN SESSION**

**The Chairman then opened the meeting for business, welcomed members of the public and Councillors and asked if there were any issues to be raised under the Open Session.**

A query was raised about the step down into the lane from the kissing gate at the end of Footpath 19 and the Parish Council were asked if they could look at reducing the height. Cllr Tomlinson agreed to discuss this at the next Open Spaces Committee meeting.

District Councillor Thomas asked if there was a council representative that would be prepared, with training, to become a local tree officer and report back to EHDC any major issues or concerns. Cllr Hammond agreed to consider taking on this task and asked if this was an EHDC wide initiative. Cllr Thomas confirmed it was, but that Four Marks would be the test Parish.

With reference to the proposed new community facility, a member of the public asked if a location further East of the village could be considered due to the aging population of Four Marks.

Cllr Hammond reported on a visit from EHDC Licensing following three complaints received with reference to issues with the new bar at Triple fff. The manager is very keen to speak with the complainants to try and address their concerns and has arranged a meeting at 6.00pm on Monday, and Cllr Hammond has asked for both Parish and District support at that meeting. District Councillor Thomas and Cllr Shaun McCarthy agreed to attend. Cllr Hammond also raised the issue with similar issues at the Pavilion, but the Chairman confirmed that this would be discussed under her report.

Two members of the Community Buildings Working Party were in attendance to update and report back to the Councillors the summary of their investigations and subsequent recommendations.

The working party was set up a year ago at the request of the Parish Council to look at options for provision of a new or replacement community facility in Four Marks, and tonight's report summarises the work carried out to date, with the proposed recommendation of the construction of a new community building on the Recreation Ground.

The current facilities are all dated. The Village Hall has been cared for tirelessly to keep it going but is now not able to cater for the needs of both ad hoc and regular activities. The Pavilion and Scout hut can take some bookings, but both are restricted. The Village Hall site is constrained, the car parking limited, at capacity and elderly, although the Committee currently have enough revenue to keep going, over time more and more maintenance will be required. Any work to the Village Hall or the sale of, would need to be approved ultimately by the charity commission but needs to stay in service until such time as there is a replacement facility, Continuity must be retained. Any replacement or changes need to be approved by public consultation and vote at a public meeting.

The Recreation Ground is owned by the Parish Council but is a long way from the other end of the village, but there are no possible sites east of the village.

The new building must meet the needs of the whole community, but finances need to be raised to provide the facility. It was confirmed and reiterated that nothing has been decided and the proposals are what could be done and should be considered.

Considerations were given to the siting of the new building within the Recreation Ground, however Uplands Lane would need to be upgraded, and the building needs to be affordable with the ability to raise revenue. The proposal would be for a modular steel portable frame, which can be added to. The majority would be steel, with roof lights and lower brick walls. There would be a main hall with raised stage, two storey (for badminton) with additional meeting rooms, the first phase would be ground floor only. The first phase would include heating, lighting, kitchen and toilet facilities and as the need arises, phase 2, which would be the upper floor staircase and lift and additional heating and lighting.

Under Phase 1, the margins could be increased and could also include a bar area and store rooms, with the ability to cater for 300 in the main hall with catering for up to 250. A separate area for the playgroup could be incorporated with a separate access, as well as access to the main facilities.

Phase 2 could include the addition of another 2-4 meeting rooms, with additional toilet facilities.

There is also allowance for a Scouts block, and version 2 of the straw man diagram has had input from the Scouts with their requirements.

The total square footage would be between 1300/1400 sq metres, up to three times the size of the current facility.

The project would need to be finance by grants, sponsorship, selling of assets, donations and potentially bridging finance, and projected revenue would need to be included in plans when seeking finance.

There would need to be a clear agreement on the proposal between all parties, the Parish Council, architects, and planning submissions and approvals.

Any proposals with reference to the existing Village Hall would need charity commission approval, and if positive agreement is reached it may be possible to move forward as early as September. With approvals, finance, drawings and planning approvals in place by the end of the year. It is anticipated that the build itself would take a year with an additional three to four months for fitting out, with the projection of opening July 2020. With a potential switch over/hand over Autumn 2020.

However, the Community must be behind this proposal and it had been suggested that the proposals are displayed at the Village Picnic for comment with subsequent detail in both the Four Marks News publication and social media site, parish website and notice boards, with the opportunity to submit feedback. The process is clearly detailed by the Charity Commission and procedures would need to be followed, a formal consultation carried out and public meeting held for the community to cast their vote.

The projected revenue of £24,000 is assumed to be reasonably balanced, it's a bigger building with higher running costs, but as it's a new building there would be little or no maintenance costs for the first 5 years or so, There have been several additional revenue streams suggested; rental opportunities, POP up desks, a franchised café/bar. Once built it must be self-financing.

It was suggested that as a next step a project team on an advisory basis only set up, and a subsequent executive group to oversee the project with executive authority. All groups who will use the facility should be involved, maybe in a sub-committee, but the lead advisory team should be maybe 5 or 6 people.

A Parish Office within the new building is imperative.

The group were thanked for their presentation and questions invited.

- Clarification was asked on the public meeting for approval to satisfy the charity commission conditions, and whether it would have to be a referendum. It was confirmed not, it would be by vote at a public meeting by those attending. Formal announcement would need to be made however for that meeting.
- Concern was raised as to why there did not appear to be a choice of options, and why was the upgrade of the existing facilities not part of the proposal. It was confirmed that this was looked at, but it would mean the facility being out of use for a considerable amount of time, difficulty in obtaining finance and the Village Hall could not be enlarged due to the restricted car parking. Upgrading the Pavilion may still be a viable option, but these options may not be affordable with no definitive funding stream.
- There was a query on car parking calculations for the new building which was contradicted, and concern over the loss of recreational space, and that open spaces should not be compromised.
- There was one final question on the height and whether Phase 1 would be two storey, this was confirmed due to the required height for badminton courts. .

The Chairman then moved the meeting on to discuss the co-option of a new Councillor and both applicants were given an opportunity to speak, and Councillors to ask questions, particularly what they feel they could bring to the Council. Both candidates were asked if they had the time to contribute appropriately to the role, and both confirmed that they did. They both had different aspirations, youth and crime, and both felt they had an important role to play within the Council.

The Chairman thanked both candidates and advised that they would be advised within the next few days of the outcome.

***The Chairman proposed a resolution to conduct Agenda items 4 and 12 to closed section pursuant to Standing Order 3 (d), due to the confidential and commercially sensitive content respectively. The resolution was passed.***

#### **18.86 APOLOGIES AND APPROVAL OF ABSENCES**

Apologies for absence were received from Cllr Brake, which was accepted and approved by all members.

#### **18.87 DECLARATIONS OF INTEREST**

Cllr Foster declared an interest in Agenda item 4, being personally known to one of the applicants and would not vote.

There were no further declarations of interest.

**The next item was discussed under Standing Order 3 (d) and public were excluded due to the confidential nature of the matter to be discussed.**

#### **18.88 COUNCILLOR CO-OPTION**

Both applicants for the Councillor vacancy were in attendance, spoke and were questioned, in the Open Session.

Councillors deliberated both applicants in detail and once again were faced with two very different candidates, who could bring another dimension to the Council, however after a vote, the majority agreed to co-opt Cllr Bonter, but were keen to stress to the unsuccessful candidate that the Parish Council would very much want them to re-apply for the next vacancy or put themselves forward for election in May 2019, whichever was first, but would like to encourage them to join a committee and gain experience with local community involvement.

**The next Agenda was discussed out of sequence as agreed and Standing Order 3(d) was also applied due to the commercially sensitive information likely to be contained within the report and discussions. Non Council members of the working party remained outside the meeting in case of any questions.**

#### **18.89 COMMUNITY BUILDINGS PROJECT**

The presentation in the open session had given rise to several concerns, and lengthy discussions took place, the following issues were highlighted, the responses, where applicable are in italics.

- There did not appear to be an alternative to that contained within the presentation and the community should be able to choose an option. *The brief was to provide a recommendation.*
- There was no detail as to how this decision was reached. *The presentation given in the open session did not give all the detail, due to time limitations, so therefore the presentation was just a brief summary, there was greater detail in the powerpoint presentation, which due to time constraints was not shown.*
- There should not be an executive committee with authority other than the Parish Council. *Agreed.*
- There must be input from each group that are likely to use the facility. *Agreed, but in a sub-committee reporting to the leading working party.*
- The presentation gives the impression that this is a 'done deal', when it should just be a recommendation. *This was argued as not being the case, as there were a list of recommendations to agree.*
- Will this new building actually meet the villages' requirements? *It was believed that the amount of hall space and proposed meeting rooms would more than meet the need of a growing village, with potential to enlarge as appropriate.*
- Were other locations considered? *Yes, but there is nowhere else suitable nor available.*
- The footprint is too big and will result in a loss of recreational green space. *The footprint is the same as the proposed new scout facility which currently has planning permission, and that received Council approval.*
- Is there an alternative that would provide continuity of service if the Village Hall is closed for renovation work, and would the charity commission be happy with it's closure? *It was commented that they probably would be agreeable, and that potentially parts of the hall could remain open.*
- Why is not feasible to enlarge the Village Hall? *The lack of finance available and car parking restrictions.*
- The proposal to sell the village hall and land it sits on for development goes against the principles of the parish council. *The site would only be sold for the provision of one/two bed starter homes, so the Parish Council would be putting something back into the community.*
- The option proposed needs to have better explanation, the pros and cons clearly shown, and an alternative given so the community are fully informed as to what they are 'voting' for. *Agreed.*
- There needs to be a full public consultation before anything is agreed or decided. *Agreed.*
- Why did this need to be discussed under closed session? *The longer version of the presentation contains potentially commercially sensitive information, and therefore could be misconstrued if in the public domain. As nothing has been decided or agreed, there is a need to avoid further scaremongering and calls from developers, which are already taking place.*
- Should another survey take place to see what the residents want? *Possibly as part of the consultation process.*

*In order to bring the discussions to a close, the Chairman asked the Clerk for her advice on how the Council should move forward from taking all the concerns into consideration.*

*The clerk summarised that she was concerned that the issues raised could potentially push the project back to where we were a year ago, when the working party had been set up and given the brief to look at all options and put together their recommendation. Although agreed that a small step back perhaps need be taken to prepare material as suggested giving two options, and the pros and cons of both, it was now time to consult with the community in preparation to move forward with the project one way or another, noting that the funding opportunity was short term and time was of the essence.*

*It was agreed however that the Village Picnic was too soon to have anything prepared.*

*To bring the matter to a close, it was suggested that a task group should be set up, within the Parish Council, to prepare appropriate material in preparation for public consultation. There were no objections to this suggestion and Cllr Tomlinson agreed to lead the group. All Councillors were asked if they wished to be involved and Cllrs Davis, Edgar and McCarthy agreed to work with Cllr Tomlinson in putting the material together. The Clerk agreed to assist with the organisation of the consultation, once the material was ready and it was suggested that she seek assistance from John Geoghegan, the EHDC Community officer for our area.*

*The task group agreed to meet and present their proposal to the Full Council at the meeting on Wednesday 18<sup>th</sup> July.*

**The Chairman then re-opened the meeting.**

### **18.90 COUNCIL MINUTES**

- The Minutes of the Annual Meeting of the Full Council held on Wednesday 23<sup>rd</sup> May 2018, were proposed as a true record by Cllr Tomlinson seconded by Cllr McCarthy, approved by all members, and signed by the Chairman.
- Matters arising
  - Planning. The Clerk had sent a letter to the District Councillor with reference to Land West of Brambles, this had been acknowledged and sent to the case officer for response, nothing had been received as yet.
  - Open Space sale of land, proposal had been acknowledged, but a formal response was still awaited.
  - Lunch club. Both parties had today attended mediation to try and resolve the issues between the two parties by the organisers of the good neighbourhood scheme. They were holding their AGM on Wednesday 11<sup>th</sup> July, depending upon the outcome of the mediation, it was thought to be prudent for a member of the parish council to be in attendance, if required.
  - The Internal Auditor had provided details of how they calculate reserves, this had been circulated to the Finance Committee and was still questioned and would be discussed further at the next F&GP meeting.

### **18.91 COMMITTEE MINUTES**

- **Planning Committee Meeting, Wednesday 6<sup>th</sup> June 2018**  
The Minutes of the above meeting had been circulated, there were no further comments.
- **Open Space Committee Meeting, Wednesday 6<sup>th</sup> June 2018**  
The Minutes of the above meeting had been circulated, there were no further comments.

It was noted that, due to a proposed Open Spaces Committee site visit, the next meetings scheduled for 4<sup>th</sup> July would be switched with the Planning Committee, and members of the Open Spaces Committee would meet at 6.45pm at the Village Hall, and visit the Recreation Ground, Swelling Hill Pond and Oak Green and return to the Village Hall for 7.30pm start. Members of the Planning Committee would be invited to join the Open Spaces Committee, should they wish to do so, prior to their later start time of 8.30pm for this month's meetings only.

### **18.92 CHAIRMANS REPORT**

The Chairman briefly reported on the meeting with EHDC Licensing at the Pavilion, which had been called due to the receipt of two complaints, only minor issues on signage and pricing were found and will be actioned immediately by the Licensee. Initially, it was reported that a Parish Councillor had sent an individual complaint, but this had now been confirmed as not being the case and apologies received for the confusion.

The Chairman and Cllr McCarthy would man the Parish Council stand at the Village Picnic.

Generic emails must be set up for all Councillor, no personal email addresses should now be used.

### **18.93 EAST HAMPSHIRE DISTRICT COUNCIL**

For minuting purposes, this item was discussed at the beginning of the meeting as both District Councillors had other meetings to attend.

District Councillor Thomas's report is attached as Appendix 1.

District Councillor Jackson reported a quiet month but had approved a grant application for the COGS holiday at home scheme, this Summer. She reported that the call for LAA sites was now closed and that they were now going through the screening process assessment. Although there had been a good deal of sites put forward it is very likely that very few would emerge from the process as suitable or developed in our area.

Cllr Jackson also reported that they are still struggling to get CIL money paid.

**Cllr Foster then handed the Chair to Cllr Tomlinson, and left the meeting.**

## 18.94 FINANCIAL ISSUES

18.94.1 It was RESOLVED, following proposal by Cllr Davis and seconded by Cllr Thomas, to approve the list of payments (as detailed below), for May 2018.

### List of Payments made between 01/05/2018 and 31/05/2018

Date Paid	Payee Name	Reference	Amount Paid	Authorized Ref	Transaction Detail
01/05/2018	Ian McNeill Horse Supplies Ltd	SO	400.00		Parish Office monthly rent
01/05/2018	South East Water	DD	28.36		Water-allotments Sep/Mar
02/05/2018	SSE Southern Electric	2254	46.26		Electricity - Bowls/Oak Green
06/05/2018	Talk Talk Business	DD	27.72		Monthly phone/bband April
22/05/2018	Semrah Landscape Management	2255	978.00		Grass cutting - April
22/05/2018	Four Marks Village Hall	2256	57.00		April Village Hall Hire
22/05/2018	Eddie Hodkin	2257	192.00		Labour-Oak Green - Apr - EH
22/05/2018	Howard Carpenter	2258	264.16		Allotment expenses
22/05/2018	Auditing Solutions	2259	228.00		Final Internal Audit a/c
22/05/2018	Cato Computers	2260	38.09		Software/office visit
29/05/2018	CCLA Deposit Fund	2261	78,000.00		Deposit A/c Funds to PSDF
31/05/2018	Acorn Office Supplies	2262	58.68		Acorn Stationery Order
31/05/2018	Norbury Park Wood Products	2263	1,574.40		50% dep. Cemetery Gates
31/05/2018	FM01	2264	46.55		FM01 May Exp & Salary
31/05/2018	Tesco Stores Limited	2264	15.02		Stamps for office
31/05/2018	Brother Online Supplies	2264	86.39		Ink cartridge set for printer
31/05/2018	FM03 - PB	2265	686.45		FM03 May Exp & Salary
31/05/2018	Tesco Stores Limited	2265	10.00		Weed killer for open spaces
31/05/2018	Sainsbury's	2265	6.00		Petrol for strimmer/blower
31/05/2018	HM Revenue & Customs	2266	553.39		HMRC May PAYE/NI
31/05/2018	Hampshire Pension Fund	2267	8.70		FM01 May Pension - balance
31/05/2018	FM01	SO	1,572.26		FM01 Net May salary
31/05/2018	Hampshire Pension Fund	SO	443.83		FM01 May Pension contribs
31/05/2018	1&1 Internet Limited	DD	35.96		Quarterly website domain fee
		<b>Total Payments</b>	<b>85,357.22</b>		

It was also agreed to approve in principle the payments to date for June 2018, circulated prior to the meeting, and as detailed below:

### List of Payments made between 01/06/2018 and 20/06/2018

Date Paid	Payee Name	Reference	Amount Paid	Authorized Ref	Transaction Detail
01/06/2018	Ian McNeill Horse Supplies Ltd	SO	400.00		Parish Office Monthly Rent
04/06/2018	Semrah Landscape Management	2268	1,992.00		May grass cutting
04/06/2018	Rialtas Business Solutions Ltd	2269	142.80		Annual software support
05/06/2018	Talk Talk Business	DD	27.54		Monthly Phone/bband- May
06/06/2018	Treloan Trust IKC	2270	19.00		Leaflets for Annual 10k run
06/06/2018	M B Coles & Sons Ltd	2271	840.00		Rec. Grd, water main repair
07/06/2018	Four Marks Village Hall	2272	24.00		May village hall hire
14/06/2018	Cato Computers	2274	109.81		Tripod, ink & software check
14/06/2018	Eddie Hodkin	2273	492.00		Oak Green maint/flowers
		<b>Total Payments</b>	<b>4,047.15</b>		

The Clerk confirmed that her application for Developers Contributions for the Lymington Green fencing had been applied for and paid within 7 days and was pleased to report that the new payment system appears to be working well.

18.94.2 The Clerk once again had to apologise for the lateness of circulating the documents due to non-receipt of either April or May's bank statements. Whilst an over the counter printout had been obtained and therefore the bank reconciliations had been carried out, they could not be confirmed against the official bank statement. It was RESOLVED to approve the Trial balance, but the bank reconciliations would be approved once the original copies of the bank statements had been received and circulated.

18.94.3 The Clerk advised that £78,000 had been transferred from the TSB deposit account to the current account and then sent by cheque to CCLA. A subsequent bank reconciliation had been circulated following confirmation that his money had been received by the CCLA Public Sector Deposit Fund.

Further to last month's comments, the Clerk confirmed that the situation at TSB had not improved, and despite a very lengthy telephone conversation and subsequent confirmation that the statements were in the post, nothing had been received. There had been no new cheque books sent, which means that the Council now has no way to pay invoices, and to be left in this situation is unacceptable. New options for banking were being assessed and the Unity Trust Bank appeared to be favourable. It was agreed however that a decision could not be made without the Clerk submitting a formal report and that this would be prepared and circulated prior to the next Full Council meeting for decision.

### 18.95 INTERNAL COUNCIL MATTERS

- **Village Hall Committee Annual Donation.** The Clerk was in receipt of the Village Hall Committee's request for their annual donation and advised that this year they had asked for an increased amount due to the additional works that needed to be carried out. After a brief discussion, and despite the increased amount not being budgeted for, it was RESOLVED to approve a donation of £2000, following proposal by Cllr Tomlinson, seconded by Cllr Hammond and approval by all members, under s.133 Local Government Act 1972, the power to provide buildings for public meetings and assemblies or contribute towards the expenses of providing such buildings.
- **Correspondence and Clerk's update.**
  - **Councillor emails.** As referred to briefly under the Chairman's report, Councillors need to start using generic emails, as a matter of urgency. Cllr McCarthy has agreed to assist the Clerk in setting up the generic councillor emails, so personal emails are no longer used.
  - The annual request to fly the Red Ensign on Merchant Navy Day, 3<sup>rd</sup> September, had been received, however due to Council policy, no flags other than FMPC, Hampshire, UK and St Georges flag will be flown at Oak Green.
  - There were no further issues on correspondence items.
- **Safety railings under Lymington Bottom Bridge**
  - A Medstead resident had suggested the addition of pedestrian safety railings under the bridge, due to the increased pedestrian foot fall and traffic due to the new Medstead developments. The Parish Council would be supportive, and that it should be funded by Highways S106 contributions directly attributed to the new development sites.
- **S106 expenditure for notice board** – split between two parish councils.
  - The Clerk confirmed that to replace the Oak Green notice board with either two or three glazed panels would be in wood £2010/£2240 or wood effect £1963/£2251. Medstead Parish Council were keen to still have a presence at Oak Green and therefore it was agreed that both Council's should seek developer's contributions and share the costs. The design and materials are to be discussed and agreed at the Open Spaces Committee meeting next month. District Councillor Jackson had already provided £200 to refurbish the notice board, however it had been suggested that it could be used to refurbish the notice board at Lymington Barns. Clerk to liaise with Medstead Parish Council Clerk.

### 18.96 COUNCIL REPRESENTATIVE REPORTS

- **Allotments;** nothing to report.
- **Benians Committee;** nothing to report.
- **Festival Committee;** Cllr Hammond reminded Councillors of the need to appoint new members to the committee.
- **Village Hall;** nothing to report
- **Footpaths;** Cllr Mills had circulated the footpaths map, but it has been noted that some are not labelled or labelled incorrectly. A corrected map is to be distributed.
- **Oak Green;** no report.

- **Alton Sports Centre;** Next meeting is Tuesday 3<sup>rd</sup> July, 6.00pm, at the Cardiac Rehab Centre, Cllr Tomlinson to confirm attendance in Cllr Foster's absence.
- **ESSO pipeline,** Cllr McCarthy attended the consultation and advised that there are to be further amendments, if the Council wishes they are prepared to come and present at a meeting.

**18.97 PRE-PLANNING CONSULTATION TO ENLARGE FOUR MARKS PRIMARY SCHOOL**

It was agreed to defer this item to the Open Spaces Committee meeting on 4<sup>th</sup> July, due to the lateness of the meeting and that it would not be possible to discuss this item in detail. Any Planning Committee Members would be welcome to attend should they wish to be involved in the discussions.

**18.98 HCC REPORT OON BRISLANDS LANE JUNCTION**

It was agreed that the Council should send a brief response to Cllr Humby acknowledging receipt of his letter but notifying him of the Council's disappointment with both the outcome of the safety audit and his response, particularly finding the final sentence completely disrespectful, in suggesting that the Parish Council speak to the neighbour to get their hedge cut back. It should also be noted that the current visibility splay does not meet the required distance as required for new accesses (*quote distance*)

The Council were of the opinion that the safety audit was incomplete, and had missed the issues with the layout of both sides of the junction as a whole, and it was agreed to speak to Cllr Kemp Gee to seek his promised support in commissioning a private safety audit.

**18.99 FOUR MARKS 10K**

The Clerk reminded Councillors of the date and time of the 10k and 4k runs and asked for additional help. Cllrs Tomlinson, Thomas, Mills and McCarthy and District Councillor Ingrid Thomas are down to assist with the event. Apologies received from both Cllrs Hammond and Foster, who are away.

**18.100 COMMUNITY RESILIENCE PROJECT**

This item was deferred to the next meeting due to Cllr Foster's absence.

**18.101 NEXT MEETING:**

Full Council; Wednesday 18<sup>th</sup> July 2018, 7.30pm, Village Hall.

**18.102 The Chairman closed the meeting at 10.25pm.**

..... CHAIRMAN

## **APPENDIX**

District Councillors Report, Ingrid Thomas

May/June 2018

Planning has been the major issue in our villages for some years now so as East Hants is currently having to review the Local Plan I feel it make sense to try to explain how that process is progressing.

The Local Plan Review work is a huge amount of work for the Planning Policy team but they are working hard and on schedule to produce a draft of the plan review in the autumn. There are numerous consultations that need to be done so please get involved. Details of the consultations will be on the Easthants website and I will try to get Four Marks and Medstead Clerks to put details of each consultation on their websites.

One part of the review is to advertise for land owners to offer their land as possible sites for development. This has now been completed and as this increases the value of the land many landowners are very keen to be involved. There were 260 sites offered of various sizes and for different purposes, some for housing , some employment land, some gypsy and travellers sites and other uses.

Of course not all these sites are suitable or needed. The next stage is to sift out those sites which are unsuitable for whatever reason. Then decisions will need to be made on which sites could be most suitable.

The balancing part of the review is to calculate using the Governments agreed method how many new homes will be needed for the period to 2033. As the Local Plan has to be reviewed every 5 years so the period of the plan review is added to the Plan (so the current plan is until 2028 but the review extends that to 2033) We don't yet have the 'need' figure for housing as it must be calculated using evidence which is being gathered at the moment. The number of sites offered and the number of new homes needed are for the whole of East Hampshire outside the South Downs National Park.

The number of new homes is then considered and matched with the sites offered in order to allocate the best sites (at that time) to achieve the housing need figure. These sites could then become known as allocated sites. However all those who offered sites are likely to challenge the decision to allocate another site so when the plan is inspected before it can be adopted the Planning Inspector has to consider those challenges along with the carefully considered plan review. Once the Inspector has agreed the plan and Easthants council has adopted the plan the sites become allocated and will probably be built on. As a lot of money is involved there will be many disappointed site owners.

The map showing the offered sites is likely to be available soon, there will be a lot of sites in Four Marks and Medstead but they will NOT all be allocated. Indeed because we had so many more homes built than were proposed last time it is unlikely that we will need to take many at all this time.

There are other places throughout Easthants that have better infrastructure than we do and have not yet had a large number of new homes.

Remember the map (when published) only shows land that has been OFFERED not land that has planning permission and is not allocated. There are many people who don't understand the process and it can cause a great deal of anxiety unnecessarily because the maps show lots of sites.

I am part of the Local Plan Working Group and very involved in the process so happy to explain further if you have a worry. I am working hard to ensure we have time to absorb all our new neighbours and remain a cohesive community before any new sites are considered here.

There is also a lot of work going on by the Planning Policy team to check recreational needs, environmental assessments, transport assessments, educational and employment assessments all to check what else needs to be provided along with new homes or businesses in order to make a balanced plan.

I will keep you all updated every month as progress is made.

The existing developments continue to make progress, and we move from mud to dust season. Two of the sites are moving towards finishing so we may get some normality at one side of the villages.

We are still awaiting the highways report which was begun some months ago which should when finally published offer some suggestions on how the roads could work better. The Lymington Bottom / A31 crossroads is expected to feature in the report with a possibility of being traffic light controlled. The Boyneswood Road junction is also under consideration. More news when the report finally emerges.

As ever if I can be of assistance to you on any district council matter please contact me

Ingrid Thomas

01420 561552

East Hampshire District Ward Councillor for Four Marks and Medstead