

Medstead and Four Marks Neighbourhood Plan



Site DATA : Site Reference A 1																																	
NPSG Site Opportunities Assessment Scores out of 37																																	
Red	Items needing to be addressed	5	<p>Housing Number: based on 1 house is 500m2</p> <p>The M&FMNP has applied the Town and Country Planning Association's concept of '20 minute Neighbourhoods' – 10 minutes' walk to infrastructure, about 800m.</p> <table border="1"> <thead> <tr> <th>Infrastructure</th> <th>Distance</th> </tr> </thead> <tbody> <tr> <td colspan="2">Schools:</td> </tr> <tr> <td>Medstead</td> <td>1.8 km</td> </tr> <tr> <td>Four Marks</td> <td>2.5 km</td> </tr> <tr> <td>Convenience store</td> <td>1.8 km</td> </tr> <tr> <td>Nearest Stop for 64 Bus</td> <td>1.2 km</td> </tr> <tr> <td colspan="2">Playing Field:</td> </tr> <tr> <td>Medstead</td> <td>1.5 km</td> </tr> <tr> <td>Four Marks</td> <td>1.9 km</td> </tr> <tr> <td colspan="2">Village Hall</td> </tr> <tr> <td>Medstead</td> <td>1.6 km</td> </tr> <tr> <td>Four Marks</td> <td>1.5 km</td> </tr> <tr> <td colspan="2">Church</td> </tr> <tr> <td>Medstead</td> <td>2.0 km</td> </tr> <tr> <td>Four Marks</td> <td>1.6 km</td> </tr> </tbody> </table>	Infrastructure	Distance	Schools:		Medstead	1.8 km	Four Marks	2.5 km	Convenience store	1.8 km	Nearest Stop for 64 Bus	1.2 km	Playing Field:		Medstead	1.5 km	Four Marks	1.9 km	Village Hall		Medstead	1.6 km	Four Marks	1.5 km	Church		Medstead	2.0 km	Four Marks	1.6 km
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	Distance to Train Station																																
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	Distance to Local Centre shops																																
	Distance to Open/ Recreation Space																																
	Distance to Secondary School																																
Amber	Constraints that could be mitigated	7																															
	Tree preservation order																																
	Distance to Primary School																																
	Distance to Cycle Route																																
	Visual Amenity																																
	Greenfield / mix / PDL																																
	Built up area																																
	Outside Settlement Policy Boundary																																
Green	No Issues with Category	25																															
EHDC DLP commissioned a report to score sites for accessibility most accessible 29, down to 4 for least.		9																															
<p>The site is a partly previously developed site located adjacent to the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. The site includes a small area Tree Protection Order. The site is adjacent to existing residential development.</p>																																	

An application for up to 10 dwellings was refused in 2015 on the grounds that the site was in an unsustainable location outside of the settlement boundary and development could not be justified as the 5YHLS had already been met. In 2022, an application was submitted for the development of Class E use space. This was refused on the grounds that the type and scale of development would be out of keeping with the nearby linear residential development. The site is potentially suitable for small scale residential development to be brought within a new settlement boundary and to contribute towards the new housing requirement.

The site is a greenfield backland site behind existing residential development. The site is outside of the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. There is no pedestrian access along Soldridge Road, therefore any development would be car-dependent. The site is relatively far from existing services. Backland residential development is not typically found in this area of Medstead and would therefore be out of keeping with the local pattern of development. The site backs onto an area of open countryside. There is a small area