

Medstead and Four Marks Neighbourhood Plan



Site DATA : Site Reference A2																																	
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>2.2 km</td> </tr> <tr> <td>Four Marks</td> <td>2.3 km</td> </tr> <tr> <td>Convenience store</td> <td>M 2.2 km FM 1.5 km</td> </tr> <tr> <td>Nearest Stop for 64 Bus</td> <td>900 m</td> </tr> <tr> <td colspan="2">Playing Field:</td> </tr> <tr> <td>Medstead</td> <td>1.8 km</td> </tr> <tr> <td>Four Marks</td> <td>1.6 km</td> </tr> <tr> <td colspan="2">Village Hall</td> </tr> <tr> <td>Medstead</td> <td>2.1 km</td> </tr> <tr> <td>Four Marks</td> <td>1.2 km</td> </tr> <tr> <td colspan="2">Church</td> </tr> <tr> <td>Medstead</td> <td>2.4 km</td> </tr> <tr> <td>Four Marks</td> <td>1.3 km</td> </tr> </tbody> </table>	Infrastructure	Distance	Schools:		Medstead	2.2 km	Four Marks	2.3 km	Convenience store	M 2.2 km FM 1.5 km	Nearest Stop for 64 Bus	900 m	Playing Field:		Medstead	1.8 km	Four Marks	1.6 km	Village Hall		Medstead	2.1 km	Four Marks	1.2 km	Church		Medstead	2.4 km	Four Marks	1.3 km
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	Distance to Train Station																																
	Distance to Bus stop																																
	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																															

The site is a large greenfield site to the west of Medstead. The site is adjacent to the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. There is an area of priority deciduous woodland on site as well as a small area Tree Preservation Order on the northern edge of the site. There are some significant trees across the site. The site is large and part of a wider area of open countryside and development of the site would change the character and openness of this area. The site is potentially suitable for development if the identified constraints were mitigated, a safe and suitable access was provided as well as other supporting infrastructure.