

# Medstead and Four Marks Neighbourhood Plan



| <b>Site DATA : Site Reference A3</b><br><b>NPSG Site Opportunities Assessment Scores out of 37</b>              |  |           |  |                |          |                 |  |          |        |            |        |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
|---|--|-----------|--|----------------|----------|-----------------|--|----------|--------|------------|--------|--------------------------|--|---|--------|----|--------|--------------------------------|--|--|--------|-----------------------|--|----------|--------|------------|--------|---------------------|--|----------|--------|------------|--------|---------------|--|----------|--------|------------|--------|
| <b>Red</b>  | <b>Items needing to be addressed</b>       | <b>5</b>  |  |                |          |                 |  |          |        |            |        |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
|   | Distance to Train Station                  |           | <b>Housing Number: based on 1 house is 500m2</b>   |                |          |                 |  |          |        |            |        |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
|   | Distance to Bus stop                       |           |  |                |          |                 |  |          |        |            |        |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
|   | Distance to Local Centre shops             |           | <b>The M&amp;FMNP has applied the Town and Country Planning Association's concept of '20 minute Neighbourhoods' – 10 minutes' walk to infrastructure, about 800 m.</b>   |                |          |                 |  |          |        |            |        |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
|   | Distance to Open/ Recreation Space         |           |  |                |          |                 |  |          |        |            |        |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
|   | Distance to Secondary School               |           | <table border="1"> <thead> <tr> <th>Infrastructure</th> <th>Distance</th> </tr> </thead> <tbody> <tr> <td colspan="2"><b>Schools:</b></td> </tr> <tr> <td>Medstead</td> <td>2.4 km</td> </tr> <tr> <td>Four Marks</td> <td>3.0 km</td> </tr> <tr> <td colspan="2"><b>Convenience store</b></td> </tr> <tr> <td>M</td> <td>2.5.km</td> </tr> <tr> <td>FM</td> <td>1.8 km</td> </tr> <tr> <td colspan="2"><b>Nearest Stop for 64 Bus</b></td> </tr> <tr> <td></td> <td>1.5 km</td> </tr> <tr> <td colspan="2"><b>Playing Field:</b></td> </tr> <tr> <td>Medstead</td> <td>2.1 km</td> </tr> <tr> <td>Four Marks</td> <td>2.4 km</td> </tr> <tr> <td colspan="2"><b>Village Hall</b></td> </tr> <tr> <td>Medstead</td> <td>2.3 km</td> </tr> <tr> <td>Four Marks</td> <td>1.7 km</td> </tr> <tr> <td colspan="2"><b>Church</b></td> </tr> <tr> <td>Medstead</td> <td>2.6 km</td> </tr> <tr> <td>Four Marks</td> <td>1.8 km</td> </tr> </tbody> </table> | Infrastructure | Distance | <b>Schools:</b> |  | Medstead | 2.4 km | Four Marks | 3.0 km | <b>Convenience store</b> |  | M | 2.5.km | FM | 1.8 km | <b>Nearest Stop for 64 Bus</b> |  |  | 1.5 km | <b>Playing Field:</b> |  | Medstead | 2.1 km | Four Marks | 2.4 km | <b>Village Hall</b> |  | Medstead | 2.3 km | Four Marks | 1.7 km | <b>Church</b> |  | Medstead | 2.6 km | Four Marks | 1.8 km |
| Infrastructure  | Distance                                   |           |  |                |          |                 |  |          |        |            |        |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
| <b>Schools:</b>   |  |           |  |                |          |                 |  |          |        |            |        |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
| Medstead  | 2.4 km                                     |           |  |                |          |                 |  |          |        |            |        |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
| Four Marks  | 3.0 km                                     |           |  |                |          |                 |  |          |        |            |        |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
| <b>Convenience store</b>  |  |           |  |                |          |                 |  |          |        |            |        |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
| M   | 2.5.km                                     |           |  |                |          |                 |  |          |        |            |        |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
| FM  | 1.8 km                                     |           |  |                |          |                 |  |          |        |            |        |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
| <b>Nearest Stop for 64 Bus</b>  |  |           |  |                |          |                 |  |          |        |            |        |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
|   | 1.5 km                                     |           |  |                |          |                 |  |          |        |            |        |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
| <b>Playing Field:</b>   |  |           |  |                |          |                 |  |          |        |            |        |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
| Medstead  | 2.1 km                                     |           |  |                |          |                 |  |          |        |            |        |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
| Four Marks  | 2.4 km                                     |           |  |                |          |                 |  |          |        |            |        |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
| <b>Village Hall</b>   |  |           |  |                |          |                 |  |          |        |            |        |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
| Medstead  | 2.3 km                                     |           |  |                |          |                 |  |          |        |            |        |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
| Four Marks  | 1.7 km                                     |           |  |                |          |                 |  |          |        |            |        |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
| <b>Church</b>   |  |           |  |                |          |                 |  |          |        |            |        |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
| Medstead  | 2.6 km                                     |           |  |                |          |                 |  |          |        |            |        |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
| Four Marks  | 1.8 km                                     |           |  |                |          |                 |  |          |        |            |        |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
| <b>Amber</b>  | <b>Constraints that could be mitigated</b> | <b>7</b>  |  |                |          |                 |  |          |        |            |        |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
|   | Tree preservation order                    |           |  |                |          |                 |  |          |        |            |        |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
|   | Distance to Primary School                 |           |  |                |          |                 |  |          |        |            |        |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
|   | Distance to Cycle Route                    |           |  |                |          |                 |  |          |        |            |        |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
|   | Visual Amenity                             |           |  |                |          |                 |  |          |        |            |        |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
|   | Greenfield / mix / PDL                     |           |  |                |          |                 |  |          |        |            |        |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
|   | Built up area                              |           |  |                |          |                 |  |          |        |            |        |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
|   | Outside Settlement Policy Boundary         |           |  |                |          |                 |  |          |        |            |        |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
| <b>Green</b>  | <b>No Issues with Category</b>             | <b>25</b> |  |                |          |                 |  |          |        |            |        |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
| <b>EHDC DLP commissioned a report to score sites for accessibility most accessible 29, down to 4 for least.</b> |  | <b>9</b>  |  |                |          |                 |  |          |        |            |        |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |

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.