

Medstead and Four Marks Neighbourhood Plan



Site DATA : Site Reference B 1																																					
NPSG Site Opportunities Assessment Scores out of 37																																					
Red	Items needing to be addressed	4	Housing Number: based on 1 house is 500m2 The M&FMNP has applied the Town and Country Planning Association's concept of '20 minute Neighbourhoods' – 10 minutes' walk to infrastructure, about 800m.																																		
	Distance to Train Station																																				
	Distance to Secondary School																																				
	Distance to Open/ Recreation Space																																				
	Greenfield / mix / PDL																																				
Amber	Constraints that could be mitigated	4	<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>1.4 km</td> </tr> <tr> <td>Four Marks</td> <td>3.25km</td> </tr> <tr> <td colspan="2">Convenience store</td> </tr> <tr> <td></td> <td>1.1 km</td> </tr> <tr> <td colspan="2">Nearest Stop for 64 Bus</td> </tr> <tr> <td></td> <td>1.0 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>2.25 km</td> </tr> <tr> <td colspan="2">Village Hall</td> </tr> <tr> <td>Medstead</td> <td>1.1 km</td> </tr> <tr> <td>Four Marks</td> <td>2.1km</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>2.2 km</td> </tr> </tbody> </table>	Infrastructure	Distance	Schools:		Medstead	1.4 km	Four Marks	3.25km	Convenience store			1.1 km	Nearest Stop for 64 Bus			1.0 km	Playing Field:		Medstead	1.5 km	Four Marks	2.25 km	Village Hall		Medstead	1.1 km	Four Marks	2.1km	Church		Medstead	2.0 km	Four Marks	2.2 km
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	Distance to Bus stop																																				
	Distance to Local Centre shops																																				
	Built up area																																				
	Outside Settlement Policy Boundary																																				
Green	No Issues with Category	29																																			
EHDC DLP commissioned a report to score sites for accessibility most accessible 29, down to 4 for least.		14																																			

The site is a greenfield site located adjacent to the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. The site is accessed along Beechlands Road which provides vehicular and pedestrian access. The site includes a structure on the north of the site which would need to be removed. The site is shielded from the street to the east by existing mature vegetation. The site could be developed to match the pattern of development opposite. The site is suitable for development.