


Medstead and Four Marks Neighbourhood Plan



Site DATA : Site Reference B 2																																	
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>Schools:</td> <td></td> </tr> <tr> <td>Medstead</td> <td>1.8 km</td> </tr> <tr> <td>Four Marks</td> <td>2.6 km</td> </tr> <tr> <td>Convenience store</td> <td>1.3 km</td> </tr> <tr> <td>Nearest Stop for 64 Bus</td> <td>1.2 km</td> </tr> <tr> <td>Playing Field:</td> <td></td> </tr> <tr> <td>Medstead</td> <td>1,9 km</td> </tr> <tr> <td>Four Marks</td> <td>2.0 km</td> </tr> <tr> <td>Village Hall</td> <td></td> </tr> <tr> <td>Medstead</td> <td>2.0 km</td> </tr> <tr> <td>Four Marks</td> <td>1.6 km</td> </tr> <tr> <td>Church</td> <td></td> </tr> <tr> <td>Medstead</td> <td>2.5 km</td> </tr> <tr> <td>Four Marks</td> <td>1.7 km</td> </tr> </tbody> </table>	Infrastructure	Distance	Schools:		Medstead	1.8 km	Four Marks	2.6 km	Convenience store	1.3 km	Nearest Stop for 64 Bus	1.2 km	Playing Field:		Medstead	1,9 km	Four Marks	2.0 km	Village Hall		Medstead	2.0 km	Four Marks	1.6 km	Church		Medstead	2.5 km	Four Marks	1.7 km
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	Distance to Train Station																																
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	Distance to Open/ Recreation Space																																
	Greenfield / mix / PDL																																
	Outside Settlement Policy Boundary																																
Amber	Constraints that could be mitigated	4																															
	Distance to Bus stop																																
	Distance to Local Centre shops																																
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Green	No Issues with Category	28																															
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 outside of the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. The site is part of a wider area of open countryside. The site is currently accessed via Stoney Lane but there is no pedestrian access. The site has some shielding along the site boundary from existing vegetation. There is some existing small scale residential and agricultural development along Stoney Lane. There are no other environmental constraints on the site. The site is potentially suitable if pedestrian access can be created through MED-005 from Beechlands Road as well as any additional supporting infrastructure and mitigation.