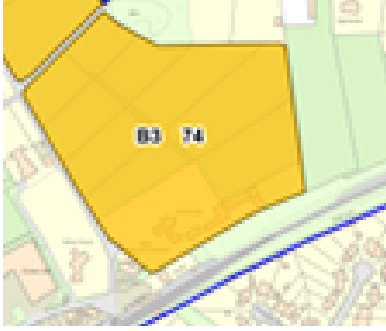


# Medstead and Four Marks Neighbourhood Plan



<b>Site DATA : Site Reference B 3</b>																																	
<b>NPSG Site Opportunities Assessment Scores out of 37</b>																																	
<b>Red</b>	<b>Items needing to be addressed</b>	<b>4</b>	<p><b>Housing Number: based on 1 house is 500m2</b></p> <p><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 800m.</b></p> <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>2.1 km</td> </tr> <tr> <td>Four Marks</td> <td>2.5 km</td> </tr> <tr> <td colspan="2"><b>Convenience store</b></td> </tr> <tr> <td><b>Nearest Stop for 64 Bus</b></td> <td>1.1 km</td> </tr> <tr> <td colspan="2"><b>Playing Field:</b></td> </tr> <tr> <td>Medstead</td> <td>2.2 km</td> </tr> <tr> <td>Four Marks</td> <td>1.8 km</td> </tr> <tr> <td colspan="2"><b>Village Hall</b></td> </tr> <tr> <td>Medstead</td> <td>2.2 km</td> </tr> <tr> <td>Four Marks</td> <td>2.5 km</td> </tr> <tr> <td colspan="2"><b>Church</b></td> </tr> <tr> <td>Medstead</td> <td>2.7 km</td> </tr> <tr> <td>Four Marks</td> <td>1.6 km</td> </tr> </tbody> </table>	Infrastructure	Distance	<b>Schools:</b>		Medstead	2.1 km	Four Marks	2.5 km	<b>Convenience store</b>		<b>Nearest Stop for 64 Bus</b>	1.1 km	<b>Playing Field:</b>		Medstead	2.2 km	Four Marks	1.8 km	<b>Village Hall</b>		Medstead	2.2 km	Four Marks	2.5 km	<b>Church</b>		Medstead	2.7 km	Four Marks	1.6 km
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	Greenfield / mix / PDL																																
<b>Amber</b>	<b>Constraints that could be mitigated</b>	<b>4</b>																															
	Distance to Bus stop																																
	Distance to Local Centre shops																																
	Built up area																																
	Outside Settlement Policy Boundary																																
<b>Green</b>	<b>No Issues with Category</b>	<b>28</b>																															
<b>EHDC DLP commissioned a report to score sites for accessibility most accessible 29, down to 4 for least.</b>		<b>14</b>																															

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 part of an area of open countryside and contributes to a rural setting for the surrounding settlement. The site is adjacent to the historic railway station. The site is currently accessed along the private road, Station Approach, Medstead, but there is no pedestrian access. Development on the site may impact the setting of the historic railway line and station. 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.