


# Medstead and Four Marks Neighbourhood Plan



| <b>Site DATA : Site Reference B4</b>  |  |           |   |                |          |                 |  |          |        |            |         |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
|---|--|-----------|--|----------------|----------|-----------------|--|----------|--------|------------|---------|--------------------------|--|---|--------|----|--------|--------------------------------|--|--|--------|-----------------------|--|----------|--------|------------|--------|---------------------|--|----------|--------|------------|--------|---------------|--|----------|--------|------------|--------|
| <b>NPSG Site Opportunities Assessment Scores out of 37</b>  |  |           |  |                |          |                 |  |          |        |            |         |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
| <b>Red</b>  | <b>Items needing to be addressed</b>       | <b>5</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>1.9 km</td> </tr> <tr> <td>Four Marks</td> <td>3.25 km</td> </tr> <tr> <td colspan="2"><b>Convenience store</b></td> </tr> <tr> <td>M</td> <td>2.4 km</td> </tr> <tr> <td>FM</td> <td>1.4 km</td> </tr> <tr> <td colspan="2"><b>Nearest Stop for 64 Bus</b></td> </tr> <tr> <td></td> <td>1.3 km</td> </tr> <tr> <td colspan="2"><b>Playing Field:</b></td> </tr> <tr> <td>Medstead</td> <td>2.3 km</td> </tr> <tr> <td>Four Marks</td> <td>2.1 km</td> </tr> <tr> <td colspan="2"><b>Village Hall</b></td> </tr> <tr> <td>Medstead</td> <td>2.1 km</td> </tr> <tr> <td>Four Marks</td> <td>1.9 km</td> </tr> <tr> <td colspan="2"><b>Church</b></td> </tr> <tr> <td>Medstead</td> <td>2.5 km</td> </tr> <tr> <td>Four Marks</td> <td>2.0 km</td> </tr> </tbody> </table> | Infrastructure | Distance | <b>Schools:</b> |  | Medstead | 1.9 km | Four Marks | 3.25 km | <b>Convenience store</b> |  | M | 2.4 km | FM | 1.4 km | <b>Nearest Stop for 64 Bus</b> |  |  | 1.3 km | <b>Playing Field:</b> |  | Medstead | 2.3 km | Four Marks | 2.1 km | <b>Village Hall</b> |  | Medstead | 2.1 km | Four Marks | 1.9 km | <b>Church</b> |  | Medstead | 2.5 km | Four Marks | 2.0 km |
| Infrastructure  | Distance                                   |           |  |                |          |                 |  |          |        |            |         |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
| <b>Schools:</b>   |  |           |  |                |          |                 |  |          |        |            |         |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
| Medstead  | 1.9 km                                     |           |  |                |          |                 |  |          |        |            |         |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
| Four Marks  | 3.25 km                                    |           |  |                |          |                 |  |          |        |            |         |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
| <b>Convenience store</b>  |  |           |  |                |          |                 |  |          |        |            |         |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
| M   | 2.4 km                                     |           |  |                |          |                 |  |          |        |            |         |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
| FM  | 1.4 km                                     |           |  |                |          |                 |  |          |        |            |         |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
| <b>Nearest Stop for 64 Bus</b>  |  |           |  |                |          |                 |  |          |        |            |         |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
|   | 1.3 km                                     |           |  |                |          |                 |  |          |        |            |         |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
| <b>Playing Field:</b>   |  |           |  |                |          |                 |  |          |        |            |         |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
| Medstead  | 2.3 km                                     |           |  |                |          |                 |  |          |        |            |         |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
| Four Marks  | 2.1 km                                     |           |  |                |          |                 |  |          |        |            |         |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
| <b>Village Hall</b>   |  |           |  |                |          |                 |  |          |        |            |         |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
| Medstead  | 2.1 km                                     |           |  |                |          |                 |  |          |        |            |         |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
| Four Marks  | 1.9 km                                     |           |  |                |          |                 |  |          |        |            |         |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
| <b>Church</b>   |  |           |  |                |          |                 |  |          |        |            |         |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
| Medstead  | 2.5 km                                     |           |  |                |          |                 |  |          |        |            |         |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
| Four Marks  | 2.0 km                                     |           |  |                |          |                 |  |          |        |            |         |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
|   | Distance to Train Station                  |           |  |                |          |                 |  |          |        |            |         |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
|   | Distance to Secondary School               |           |  |                |          |                 |  |          |        |            |         |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
|   | Distance to Open/ Recreation Space         |           |  |                |          |                 |  |          |        |            |         |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
|   | Greenfield / mix / PDL                     |           |  |                |          |                 |  |          |        |            |         |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
| <b>Amber</b>  | <b>Constraints that could be mitigated</b> | <b>4</b>  |  |                |          |                 |  |          |        |            |         |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
|   | Tree preservation Orders                   |           |  |                |          |                 |  |          |        |            |         |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
|   | Significant Trees                          |           |  |                |          |                 |  |          |        |            |         |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
|   | Public Rights of Way                       |           |  |                |          |                 |  |          |        |            |         |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
|   | Distance to Bus stop                       |           |  |                |          |                 |  |          |        |            |         |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
|   | Distance to Local Centre shops             |           |  |                |          |                 |  |          |        |            |         |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
|   | Distance to Primary School                 |           |  |                |          |                 |  |          |        |            |         |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
|   | Landscape Sensitivity                      |           |  |                |          |                 |  |          |        |            |         |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
|   | Visual Amenity                             |           |  |                |          |                 |  |          |        |            |         |                          |  |   |        |    |        |                                |  |  |        |                       |  |          |        |            |        |                     |  |          |        |            |        |               |  |          |        |            |        |
|   | 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 large greenfield site north of Four Marks. The site is potentially on 'Best and Most Versatile' agricultural land. There are some area Tree Protection orders on the site boundary on the southwestern part of the site. A public bridleway runs along the eastern portion of the site. It is a large open site that contributes to the rural setting of Medstead.

Development of the whole site would change the character of the area. However, the site is part of a large development site proposal that would provide new infrastructure including schools and footpaths to connect to local services.

The site is potentially suitable for development if all supporting infrastructure is provided and if the design is sensitive to the rural setting.