


Medstead and Four Marks Neighbourhood Plan



Site DATA : Site Reference B 5		
NPSG Site Opportunities Assessment Scores out of 37		
Red	Items needing to be addressed	5
	Distance to Train Station	
	Distance to Secondary School	
	Distance to Open/ Recreation Space	
	Greenfield / mix / PDL	
Amber	Constraints that could be mitigated	9
	Tree preservation Orders	
	Significant Trees	
	Distance to Bus stop	
	Distance to Local Centre shops	
	Distance to Primary School	
	Landscape Sensitivity	
	Visual Amenity	
	Built up area	
	Outside Settlement Policy Boundary	
Green	No Issues with Category	24
EHDC DLP commissioned a report to score sites for accessibility most accessible 29, down to 4 for least.		8



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.

Infrastructure	Distance
Schools:	
Medstead	1.9 km
Four Marks	2.7 km
Convenience store	
M	2.0 Km
FM	2.1 km
Nearest Stop for 64 Bus	
	1.5 km
Playing Field:	
Medstead	1.6 km
Four Marks	2.1 km
Village Hall	
Medstead	2.2 km
Four Marks	1.7 km
Church	
Medstead	2.1 km
Four Marks	1.8 km

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.