


Medstead and Four Marks Neighbourhood Plan



Site DATA : Site Reference C 2		
NPSG Site Opportunities Assessment Scores out of 37		
Red	Items needing to be addressed	5
	Non Statutory Environmental designation	
	Distance to Train Station	
	Distance to Open/ Recreation Space	
	Distance to Secondary School	
	Distance to a Cycle Route	
Amber	Constraints that could be mitigated	11
	Tree Preservation Order	
	Public Right of Way	
	Distance to a Bus Stop	
	Distance to Primary School	
	Landscape Sensitivity	
	Visual Amenity	
	Designated Heritage Harm	
	Greenfield / mix / PDL	
	Built up Area	
	Outside the Settlement Policy Boundary	
	Size and Character	
Green	No Issues with Category	28
EHDC DLP commissioned a report to score sites for accessibility most accessible 29, down to 4 for least.		13



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	3.2 km
Four Marks	1.5 km
Convenience store	1.3 km
Nearest Stop for 64 Bus	980 m
Playing Field:	
Medstead	
Four Marks	1.4 km
Village Hall	
Medstead	
Four Marks	1.1 km
Church	
Medstead	
Four Marks	1.0 km

The site is a large site to the south of the existing settlement of Four Marks. The site is potentially on 'Best and Most Versatile' agricultural land. The site is the Four Marks South large development site that was consulted on in 2019.

The site is adjacent to the existing settlement boundary. It is adjacent to some existing residential development. The site is in a Groundwater Source Protection Zone SPZ 3 area. There are area Tree Preservation Orders and individual Tree Preservation Orders on site. The site is very large and makes up an area of open countryside to the south of the existing settlement. Development across the entire site would impact the existing form and character of the settlement.

The Four Marks South large development site has been assessed as potentially suitable for development, so this could be considered for allocation in the Neighbourhood Plan if agreed with EHDC and if the necessary mitigation and infrastructure was factored in as part of the allocation.