


Medstead and Four Marks Neighbourhood Plan



Site DATA : Site Reference C 3																																						
NPSG Site Opportunities Assessment Scores out of 37																																						
Red	Items needing to be addressed	5	Housing Number: based on 1 house is 500m2																																			
	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	The M&FMNP has applied the Town and Country Planning Association's concept of '20 minute Neighbourhoods' – 10 minutes' walk to infrastructure, about 800m.																																			
	Tree Preservation Order		<table border="1"> <thead> <tr> <th>Infrastructure</th> <th>Distance</th> </tr> </thead> <tbody> <tr> <td colspan="2">Schools:</td> </tr> <tr> <td>Medstead</td> <td>3.7 km</td> </tr> <tr> <td>Four Marks</td> <td>845 m</td> </tr> <tr> <td colspan="2">Convenience store</td> </tr> <tr> <td></td> <td>1.5 km</td> </tr> <tr> <td colspan="2">Nearest Stop for 64 Bus</td> </tr> <tr> <td></td> <td>1.3 km</td> </tr> <tr> <td colspan="2">Playing Field:</td> </tr> <tr> <td>Medstead</td> <td></td> </tr> <tr> <td>Four Marks</td> <td>1.3 km</td> </tr> <tr> <td colspan="2">Village Hall</td> </tr> <tr> <td>Medstead</td> <td></td> </tr> <tr> <td>Four Marks</td> <td>1.1 km</td> </tr> <tr> <td colspan="2">Church</td> </tr> <tr> <td>Medstead</td> <td></td> </tr> <tr> <td>Four Marks</td> <td>1.0 km</td> </tr> </tbody> </table>		Infrastructure	Distance	Schools:		Medstead	3.7 km	Four Marks	845 m	Convenience store			1.5 km	Nearest Stop for 64 Bus			1.3 km	Playing Field:		Medstead		Four Marks	1.3 km	Village Hall		Medstead		Four Marks	1.1 km	Church		Medstead		Four Marks	1.0 km
Infrastructure	Distance																																					
Schools:																																						
Medstead	3.7 km																																					
Four Marks	845 m																																					
Convenience store																																						
	1.5 km																																					
Nearest Stop for 64 Bus																																						
	1.3 km																																					
Playing Field:																																						
Medstead																																						
Four Marks	1.3 km																																					
Village Hall																																						
Medstead																																						
Four Marks	1.1 km																																					
Church																																						
Medstead																																						
Four Marks	1.0 km																																					
	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																																				

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.