


# Medstead and Four Marks Neighbourhood Plan



<b>Site DATA : Site Reference C 4</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>3.0 km</td> </tr> <tr> <td>Four Marks</td> <td>1.8 km</td> </tr> <tr> <td><b>Convenience store</b></td> <td>1.3 km</td> </tr> <tr> <td><b>Nearest Stop for 64 Bus</b></td> <td>400 m</td> </tr> <tr> <td colspan="2"><b>Playing Field:</b></td> </tr> <tr> <td>Medstead</td> <td></td> </tr> <tr> <td>Four Marks</td> <td>650 m</td> </tr> <tr> <td colspan="2"><b>Village Hall</b></td> </tr> <tr> <td>Medstead</td> <td></td> </tr> <tr> <td>Four Marks</td> <td>950 m</td> </tr> <tr> <td colspan="2"><b>Church</b></td> </tr> <tr> <td>Medstead</td> <td></td> </tr> <tr> <td>Four Marks</td> <td>9600 m</td> </tr> </tbody> </table>	Infrastructure	Distance	<b>Schools:</b>		Medstead	3.0 km	Four Marks	1.8 km	<b>Convenience store</b>	1.3 km	<b>Nearest Stop for 64 Bus</b>	400 m	<b>Playing Field:</b>		Medstead		Four Marks	650 m	<b>Village Hall</b>		Medstead		Four Marks	950 m	<b>Church</b>		Medstead		Four Marks	9600 m
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	Non Statutory Environmental designation																																
	Distance to Train Station																																
	Distance to Secondary School																																
	Distance to a Cycle Route																																
	Greenfield / mix / PDL																																
<b>Amber</b>	<b>Constraints that could be mitigated</b>	<b>7</b>																															
	Tree Preservation Order																																
	Significant Trees																																
	Distance to Local Centre shops																																
	Distance to Primary School																																
	Landscape Sensitivity																																
	Built up Area																																
	Outside the Settlement Policy Boundary																																
<b>Green</b>	<b>No Issues with Category</b>	<b>11</b>																															
<b>EHDC DLP commissioned a report to score sites for accessibility most accessible 29, down to 4 for least.</b>		<b>28</b>																															

The site is a greenfield site located adjacent to the existing settlement boundary. There is a pending application on the site. The site is potentially on 'Best and Most Versatile' agricultural land. The site is surrounded by a Site of Importance for Nature Conservation. The site is surrounded by residential development. There is no existing access onto the site, but there is potential to create this from Lapwing Way or from the A31; access from Lapwing Way has been refuted in a previous application on the grounds that this access would cause damage to the surrounding SINK.

Access would need to be investigated further. The site is within a Groundwater SPZ 2 area. There are individual TPOs along the site boundary. The site boundary is heavily vegetated. The current application identifies the site as having impermeable clay deposits requiring boreholes and retention tanks containing absorbers which would be high maintenance and may affect the viability of the site. The site is potentially suitable subject to the creation of safe and suitable access, and mitigation of other identified constraints.