

Site DATA : Site Reference C 5

EHDC Allocated Site DLP Reg 18 Consultation

EHDC DLP 'RIDGE ' ACCESSIBILITY SCORE 7

List of constraints & opportunities

- Green Infrastructure (1): mature field boundaries and trees are important characteristics of the site, helping it to integrate with adjoining natural features and providing a sense of containment from the A31 to the north.
- Biodiversity (2): there are three single tree protection orders on Barn Lane, directly adjoining the site.
- Biodiversity (3): site lies directly opposite a SINC (Four Marks Scrub), which is located to the north of the A31.
- Biodiversity: there are areas of priority habitat (lowland mixed deciduous woodland) to the south of the site, one of which adjoins its southern tip.
- Water quality: the site is located within a groundwater source protection zone (SPZ2). It lies partly within the catchment of the River Itchen and will need to address nutrient neutrality.
- Flood risks (4): parts of the site are susceptible to surface water flooding. These flood risk areas bisect the site.
- Access: connection to the local road network could be achieved to the north, via Barn Lane or directly on to the A31 (Winchester Road), whilst additional pedestrian and cycle connections could be achieved through recent housing development at Pheasant Close.
- Access: potential to connect the site to the public rights of way network, enabling healthy & active lifestyles.
- Residential amenity: due to the proximity of adjoining dwellings to the site's northern boundary, there is the potential for adverse impacts on the amenity of existing housing on Winchester Road.
- Utilities: there are overhead powerlines traversing southern parts of the site and a mobile phone mast on the southern boundary.
- Built heritage: no designated constraints to development.

The site is relatively well-located for local services and facilities in southern and western Four Marks, including the recreation ground, allotments and a primary school; although it is distant from the local centre. The site scores above average in the Local Planning Authority's Accessibility Study. New connections to adjoining rights of way could support healthy and active lifestyles for residents. Impacts on environmental constraints (green infrastructure, biodiversity, flood risks) could be avoided or mitigated by appropriate design and layout.

Maintaining and augmenting green infrastructure on the site's boundaries could enhance its sense of containment, helping to avoid adverse impacts on residential amenity for dwellings to the north. New vehicular access could be provided to the A31, although further consideration and discussion with the highway authority would be needed. The dimensions of the site could facilitate a broadly east-west layout for development, which would support passive design principles and the installation of solar panels for meeting the design requirements associated with the climate emergency.



Housing Number: based on 1 house is 500m²

Distances to Infrastructure

Schools:

Medstead	3.7 km
Four Marks	2.4 km

Nearest Shop

1.9 km

Nearest Stop for 64 Bus

450 m

Playing Field:

Medstead	
Four Marks	950 m

Village Hall

Medstead	
Four Marks	1.7 km

Church

Medstead	
Four Marks	1.6 km