



Site DATA : Site Reference M1

EHDC Allocated Site DLP Reg 18 Consultation

EHDC DLP commissioned a report to score sites for accessibility most accessible 29, down to 4 for least. 14

List of constraints & opportunities:

- Biodiversity: there are three individual tree protection orders on the northern and eastern site boundaries. Protected species may be present on the site, given the extent of mature vegetation.
- Green infrastructure: mature field boundaries and trees are important characteristics of the site, providing a sense of containment and helping to integrate it with the wider landscape.
- Flood risks: small parts of the site are susceptible to surface water flooding. These flood risk areas affect the south-east corner of the site.
- Access: connection to the local road network could be achieved by a new access to Green Stile.
- 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 eastern boundary and the occasional lack of screening on this boundary, there is the potential for adverse impacts on the amenity of existing housing on South Town Road.
- Agricultural land quality: the site and adjoining areas could be Grade 3 agricultural land, which is a finite resource.
- Built heritage: no designated constraints development.

Summary of Reasons for Inclusion

As an existing allocation for residential development, the site has previously been considered suitable for a small-scale development that respects the local character of Medstead village.

The site scores above average within the Local Planning Authority's Accessibility Study.

Connections to the public rights of way network support healthy and active lifestyles. Impacts on environmental constraints (biodiversity, green infrastructure, flood risks) could be mitigated by design and layout. Augmenting green infrastructure on the site's eastern boundary would avoid adverse impacts on residential amenity. New vehicular access could be made on the northern boundary to Green Stile. The dimensions of the site facilitate an east-west layout for development, to support passive design principles and the installation of solar panels for meeting the design requirements of the climate emergency.

Infrastructure Requirements

Access: A vehicular connection to Green Stile and new walking and cycling infrastructure and connections would be necessary. On-site drainage: Significant constraints have been indicated for infiltration sustainable drainage systems. Appropriate infrastructure will be required to mitigate flood risks.



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	575 m
Four Marks	3.9 km
Convenience store	350 m
Nearest Stop for 64 Bus	2.6 km
Playing Field:	
Medstead	300 m
Four Marks	
Village Hall	
Medstead	550 m
Four Marks	
Church	
Medstead	350 m
Four Marks	