




Site DATA : Site Reference M2			
NPSG Site Opportunities Assessment Scores out of 37			
Red	Items needing to be addressed	6	
	Distance to Train Station		
	Distance to Bus stop		
	Distance to Local Centre shops		
	Distance to Secondary School		
	Site Greenfield / mix / PDL		Housing Number: based on 1 house is 500m2
Amber	Constraints that could be mitigated	3	The M&FMNP has applied the Town and Country Planning Association's concept of '20 minute Neighbourhoods' – 10 minutes' walk to infrastructure, about 800m.
	Non Statutory Environmental designation		
	Public Rights of Way		
	Built up area		
Green	No Issues with Category	28	
EHDC DLP commissioned a report to score sites for accessibility most accessible 29, down to 4 for least.		11	
			Infrastructure
			Distance
			Schools:
			Medstead 440 m
			Four Marks 4.0 km
			Convenience store 680 m
			Nearest Stop for 64 Bus 2.9 km
			Playing Field:
			Medstead 400 m
			Four Marks
			Village Hall
			Medstead 310 m
			Four Marks
			Church
			Medstead 775 m
			Four Marks

The site is a greenfield site located outside of the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. The site is partly in a Groundwater Source Protection Zone SPZ 3 area - total catchment. There is a public footpath along the site boundary. Nearby development at The Oaks also forms backland development. Under current policy CP19, the site falls under development in the countryside (C), where a policy of general restraint is applied outside of the settlement boundary. Emerging Neighbourhood Plans can incorporate a SPB review. If the settlement boundary was extended to include this area, the site would be potentially suitable to be developed under the DLP policy S2.