


Medstead and Four Marks Neighbourhood Plan



Site DATA : Site Reference M3																																	
NPSG Site Opportunities Assessment Scores out of 37																																	
Red	Items needing to be addressed	9	<p>Housing Number: based on 1 house is 500m2</p> <p>The M&FMNP has applied the Town and Country Planning Association's concept of '20 minute Neighbourhoods' – 10 minutes' walk to infrastructure, about 800m.</p> <table border="1"> <thead> <tr> <th>Infrastructure</th> <th>Distance</th> </tr> </thead> <tbody> <tr> <td>Schools:</td> <td></td> </tr> <tr> <td>Medstead</td> <td>660 m</td> </tr> <tr> <td>Four Marks</td> <td>3.5 km</td> </tr> <tr> <td>Convenience store</td> <td>850 m</td> </tr> <tr> <td>Nearest Stop for 64 Bus</td> <td>2.2 km</td> </tr> <tr> <td>Playing Field:</td> <td>425 m</td> </tr> <tr> <td>Medstead</td> <td></td> </tr> <tr> <td>Four Marks</td> <td></td> </tr> <tr> <td>Village Hall</td> <td>650 m</td> </tr> <tr> <td>Medstead</td> <td></td> </tr> <tr> <td>Four Marks</td> <td>900 m</td> </tr> <tr> <td>Church</td> <td></td> </tr> <tr> <td>Medstead</td> <td>660 m</td> </tr> <tr> <td>Four Marks</td> <td></td> </tr> </tbody> </table>	Infrastructure	Distance	Schools:		Medstead	660 m	Four Marks	3.5 km	Convenience store	850 m	Nearest Stop for 64 Bus	2.2 km	Playing Field:	425 m	Medstead		Four Marks		Village Hall	650 m	Medstead		Four Marks	900 m	Church		Medstead	660 m	Four Marks	
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	Statutory Environmental Consideration																																
	Potential to support Priority Species																																
	Distance to Train Station																																
	Distance to Bus stop																																
	Distance to Local Centre shops																																
	Distance to Secondary School																																
	Impacts on Greenfield / mix / PDL																																
	Not a Built up Area																																
	Outside Settlement Policy Boundary																																
Amber	Constraints that could be mitigated	9																															
	Nutrient Neutrality																																
	Vehicular Access																																
	Tree preservation Order																																
	Significant Trees																																
	Public Rights of Way																																
	Distance to Open/ Recreation Space																																
	Distance to Primary School																																
	Distance to Cycle Route																																
	Landscape sensitivity																																
Green	No Issues with Category	19																															
EHDC DLP commissioned a report to score sites for accessibility most accessible 29, down to 4 for least.		N/A																															

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 accessed along a public bridleway that states no vehicular access. The site has medium risk of surface water flooding. The site is part of a wider area of open countryside. The site is adjacent to small scale residential and agricultural development on either side. Under current policy CP19, the site falls under development in the countryside, where a policy of general restraint is applied outside of the settlement boundary. Development in open countryside is potentially suitable if genuine need can be proven.

The site is potentially suitable if genuine need can be proven, and if relevant infrastructure and mitigation can be implemented.