


Medstead and Four Marks Neighbourhood Plan



Site DATA : Site Reference M 4																																	
NPSG Site Opportunities Assessment Scores out of 37																																	
Red	Items needing to be addressed	5	<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 colspan="2">Schools:</td> </tr> <tr> <td>Medstead</td> <td>1.4 km</td> </tr> <tr> <td>Four Marks</td> <td>4.75 km</td> </tr> <tr> <td>Convenience store</td> <td>800 m</td> </tr> <tr> <td>Nearest Stop for 64 Bus</td> <td>3.4 km</td> </tr> <tr> <td colspan="2">Playing Field:</td> </tr> <tr> <td>Medstead</td> <td>1 km</td> </tr> <tr> <td>Four Marks</td> <td></td> </tr> <tr> <td colspan="2">Village Hall</td> </tr> <tr> <td>Medstead</td> <td>1.3 km</td> </tr> <tr> <td>Four Marks</td> <td></td> </tr> <tr> <td colspan="2">Church</td> </tr> <tr> <td>Medstead</td> <td>650 m</td> </tr> <tr> <td>Four Marks</td> <td></td> </tr> </tbody> </table>	Infrastructure	Distance	Schools:		Medstead	1.4 km	Four Marks	4.75 km	Convenience store	800 m	Nearest Stop for 64 Bus	3.4 km	Playing Field:		Medstead	1 km	Four Marks		Village Hall		Medstead	1.3 km	Four Marks		Church		Medstead	650 m	Four Marks	
Infrastructure	Distance																																
Schools:																																	
Medstead	1.4 km																																
Four Marks	4.75 km																																
Convenience store	800 m																																
Nearest Stop for 64 Bus	3.4 km																																
Playing Field:																																	
Medstead	1 km																																
Four Marks																																	
Village Hall																																	
Medstead	1.3 km																																
Four Marks																																	
Church																																	
Medstead	650 m																																
Four Marks																																	
	Pedestrian Access																																
	Distance to Train Station																																
	Distance to Bus stop																																
	Distance to Local Centre shops																																
	Distance to Secondary School																																
Amber	Constraints that could be mitigated	11																															
	Non Statutory Environmental designation																																
	Utilities infrastructure																																
	Distance to Open/ Recreation Space																																
	Distance to Primary School																																
	Landscape sensitivity																																
	Visual Amenity																																
	Designated Heritage Asset Harm																																
	Greenfield / mix / PDL																																
	Not a Built up Area																																
	Outside Settlement Policy Boundary																																
	Size and Character																																
Green	No Issues with Category	21																															
EHDC DLP commissioned a report to score sites for accessibility most accessible 29, down to 4 for least.		8																															

The site is a large greenfield site located to the north of the existing settlement of Medstead. The site is adjacent to the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. The site lies partly in a Groundwater Source Protection Zone SPZ 3 area. There is no pedestrian access along Wield Road, but a footpath could be created. Overhead lines run along the site boundary, forming a constraint to development. The site has some vegetation along the boundaries providing some shielding, but it also has some long-distance views towards surrounding open countryside. The site is part of a wider area of open countryside and development on the site would start to affect the rural setting of Medstead. The site would form a natural extension to the existing settlement of Medstead to the north. The site is potentially suitable, subject to a sensitive small-scale design and appropriate access to the site.