


Medstead and Four Marks Neighbourhood Plan



| Site DATA : Site Reference M 5 | | |  | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|-----------|--|----------------|----------|-----------------|--|----------|-------|------------|--------|--------------------------|-------|--------------------------------|--------|-----------------------|--|----------|-------|------------|--|---------------------|--|----------|-------|------------|--|---------------|--|----------|-------|------------|--|
| NPSG Site Opportunities Assessment Scores out of 37 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Red | Items needing to be addressed | 7 | <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>910 m</td> </tr> <tr> <td>Four Marks</td> <td>4.3 km</td> </tr> <tr> <td>Convenience store</td> <td>430 m</td> </tr> <tr> <td>Nearest Stop for 64 Bus</td> <td>3.1 km</td> </tr> <tr> <td colspan="2">Playing Field:</td> </tr> <tr> <td>Medstead</td> <td>720 m</td> </tr> <tr> <td>Four Marks</td> <td></td> </tr> <tr> <td colspan="2">Village Hall</td> </tr> <tr> <td>Medstead</td> <td>910 m</td> </tr> <tr> <td>Four Marks</td> <td></td> </tr> <tr> <td colspan="2">Church</td> </tr> <tr> <td>Medstead</td> <td>435 m</td> </tr> <tr> <td>Four Marks</td> <td></td> </tr> </tbody> </table> | Infrastructure | Distance | Schools: | | Medstead | 910 m | Four Marks | 4.3 km | Convenience store | 430 m | Nearest Stop for 64 Bus | 3.1 km | Playing Field: | | Medstead | 720 m | Four Marks | | Village Hall | | Medstead | 910 m | Four Marks | | Church | | Medstead | 435 m | Four Marks | |
| Infrastructure | Distance | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Schools: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Medstead | 910 m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Four Marks | 4.3 km | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Convenience store | 430 m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Nearest Stop for 64 Bus | 3.1 km | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Playing Field: | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Medstead | 720 m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Four Marks | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Village Hall | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Medstead | 910 m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Four Marks | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Church | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Medstead | 435 m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Four Marks | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Non Statutory Environmental designation | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Pedestrian Access | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Distance to Train Station | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Distance to Bus stop | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Distance to Local Centre shops | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Distance to Secondary School | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Greenfield / mix / PDL | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Amber | Constraints that could be mitigated | 6 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Distance to Open/ Recreation Space | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Distance to Primary School | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Landscape sensitivity | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Designated Heritage Asset Harm | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Not a Built up Area | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Outside Settlement Policy Boundary | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Green | No Issues with Category | 24 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| EHDC DLP commissioned a report to score sites for accessibility most accessible 29, down to 4 for least. | | 14 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

The site is a greenfield site located adjacent to the existing settlement boundary at Medstead village. The site is potentially on 'Best and Most Versatile' agricultural land. The site is adjacent to existing residential development. The site backs onto a Scheduled Monument. Any development would need to be sensitively designed to reduce any impact on the designated heritage asset. The site is visually shielded along the site boundary by existing mature vegetation. The site is in a Groundwater Source Protection Zone SPZ 3 area. A footpath along Trinity Hill should be created to link the site with the pedestrian network. The site is potentially suitable for development subject to assessment of heritage impact and mitigation of other identified constraints.