

# Medstead and Four Marks Neighbourhood Plan

Final Site Assessment Report

October 2025

Quality information

| Prepared by                        | Checked by                           | Verified by                          | Approved by                          |
|------------------------------------|--------------------------------------|--------------------------------------|--------------------------------------|
| Caitlin Ebsary<br>Graduate Planner | Una McGaughrin<br>Technical Director | Una McGaughrin<br>Technical Director | Una McGaughrin<br>Technical Director |

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Prepared for:  
Locality and Medstead and Four Marks Neighbourhood Plan Steering Group

Prepared by:  
  
AECOM Limited  
Aldgate Tower  
2 Leman Street  
London E1 8FA  
United Kingdom  
aecom.com

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## Abbreviations used in the report

| Abbreviation | Definition |
|--------------|------------|
|--------------|------------|

|       |                                                           |
|-------|-----------------------------------------------------------|
| MHCLG | Ministry of Housing, Communities and Local Government     |
| dph   | Dwellings per hectare                                     |
| Ha    | Hectare                                                   |
| EHDC  | East Hampshire District Council                           |
| LAA   | Land Availability Assessment                              |
| HELAA | Housing and Economic Land Availability Assessment         |
| MFMNP | Medstead and Four Marks Neighbourhood Plan                |
| NPPF  | National Planning Policy Framework                        |
| PPG   | Planning Practice Guidance                                |
| PRoW  | Public Right of Way                                       |
| SSSI  | Site of Special Scientific Interest                       |
| MFMPG | Medstead and Four Marks Neighbourhood Plan Steering Group |

## Executive Summary

AECOM has been commissioned to undertake an independent site assessment for the Medstead and Four Marks Neighbourhood Plan. The scope of work was agreed with the Medstead and Four Marks Neighbourhood Plan Steering Group and the Ministry of Housing, Communities and Local Government (MHCLG) as part of the national Neighbourhood Planning Technical Support programme led by Locality.

There is an existing Neighbourhood Plan (made in 2016) covering the Neighbourhood Area that is made up of the parishes of Medstead and Four Marks.

The purpose of the site assessment is to inform a review of the Neighbourhood Plan including considering all potential development sites in the Neighbourhood Area to determine which sites are suitable, available and likely to be viable for development and appropriate for allocation in the Neighbourhood Plan, including whether the site locations and development types comply with the strategic policies of the adopted and emerging Local Plan. The report is also intended to help the Medstead and Four Marks Neighbourhood Plan Steering Group to ensure that the Basic Conditions considered by the Independent Examiner are met, as well as any potential legal challenges by developers and other interested parties.

Four Marks/South Medstead are identified in the adopted Local Plan settlement hierarchy as 'small local service centres', while Medstead is identified as an 'other settlement' with a settlement boundary. Small local service centres are defined as having a more limited range of services but are suitable to accommodate some new development. Other settlements with a settlement boundary have a limited range of local services and may be appropriate for some further small-scale local development. In the emerging Local Plan, Four Marks is identified as a Tier 3 settlement and Medstead is identified as a Tier 4 settlement. The draft Local Plan allocated a housing requirement of 600 total for all Tier 3 settlements, and 100 total for all Tier 4 and 5 settlements.

In a guidance note from January 2025 from East Hampshire District Council, the LPA set out an indicative housing figure of 688 for Four Marks and 480 for Medstead, totalling 1,168 over the plan period of 2024-2042<sup>1</sup>. Taking into account outstanding commitments of 77 as of 1<sup>st</sup> April 2024, this leaves a housing requirement of 1,091.

The guidance note makes it clear that these indicative figures are a minimum number, that they are likely to change, and that they do not take into account the quantum of available land that can produce deliverable sites in each town/parish or the alignment with EHDC's emerging spatial strategy. It also makes it clear that these figures do not constitute a housing requirement, which will be determined by the local plan, along with the strategy, site allocations and policies in order to meet that requirement. The indicative figure is intended to be used by neighbourhood planning bodies who wish to produce neighbourhood plans in advance of the new Local plan that allocates sites for housing.

This site assessment is intended to identify sites that are suitable, or potentially suitable for development and therefore can be treated as a pool of sites that could be allocated in the Neighbourhood Plan to contribute towards the eventual housing requirement.

The site assessment includes a total of 71 potential development sites within the Medstead and Four Marks Neighbourhood Area. 43 sites have been identified as suitable or potentially suitable for development and therefore could be considered for allocation in the neighbourhood plan, subject to the necessary infrastructure being confirmed to support new development on allocated sites. These are:

- FM-002 – Land rear of 41 to 43a Blackberry Lane
- FM-004 – Land adjacent to 98 Telegraph Lane
- FM-008 – 32 Telegraph Lane
- FM-011 – Land rear of 7-15 and 23-33 Blackberry Lane
- FM-012 – Land at Alton Lane
- FM-016 – Land at 131 Winchester Road

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<sup>1</sup> [Indicative housing numbers for parishes.pdf](#)

- FM-025 – Land at Alton Lane, Four Marks
- FM-030 – Four Marks
- FM-031 – Four Marks
- FM-033 – Semaphore Farm, Telegraph Lane, Four Marks, GU34 5AW
- FM-035 – Dovecot, Hawthorn Lane
- FM-039 – Land at Oak View, Alton Lane
- FM-045 – 87 Lymington Bottom
- FM-046 – Land opposite Hillside & Hillside Lodge, south of Willis Lane, Four Marks
- MED-003 – Paddock View, Stoney Lane
- MED-004 – Land rear of Woodview Place and Timbers, Boyneswood Road
- MED-005 – Land at Penilee, Boyneswood Lane
- MED-006 – Land rear of Roscommon
- MED-009 – Land at Five Ash Crossroads
- MED-010 – The Meadows, Soldridge Road, Medstead
- MED-011 – Land rear of Junipers, South Town Road
- MED-015 – Land at Homestead Road
- MED-016 – Land south of Five Ash Road
- MED-018 – Land north of Wield Road
- MED-026 – Lymington Bottom Road
- MED-032 – 61 Lymington Bottom Road
- NPSG LAA 001 – Stonebridge, Stoney Lane
- NPSG LAA 002 – Land on the northeast side of Stoney Lane
- NPSG LAA003 – Ryecroft, Five Ash Road
- NPSG LAA004 – Marls Row, Trinity Hill
- NPSG LAA 008 – Land behind 4 & 5 Gloucester Close

Additionally, a number of small sites identified as ‘under threshold’ in the 2024 LAA have been identified as potentially suitable:

- FM-003 – The Paddock, south of Brislands Lane
- FM-006 – Land at Lymington Bottom
- FM-014 – Little Kittifield, Gradwell Lane
- FM-034 – Virginia, 115 Lymington Bottom
- FM-038 – Copper Beeches, Brislands Lan
- FM-048 – Land at southern junction of Lymington Bottom and Alton Lane

These small sites have a cumulative capacity of approximately 15 dwellings which can be counted towards the Neighbourhood Plan housing requirement if developed.

The site assessment has demonstrated that there are many sites that are potentially suitable for development, either in full or in part. The total capacity of these sites, after reducing the site area to account for constraints, is greater than the housing requirement and therefore choices would need to be made through consultation with the community, landowners and EHDC to select sites that meet the indicative housing requirement, as well as Neighbourhood Plan objectives and community preferences. It is understood that a significant amount of consultation on sites has already been carried out which can inform these choices.

# 1. Introduction

- 1.1 AECOM has been commissioned to undertake an independent site assessment for the Medstead and Four Marks Neighbourhood Plan. The work undertaken was agreed with the Medstead and Four Marks Neighbourhood Plan Steering Group and the Ministry for Housing, Communities and Local Government (MHCLG) as part of the national Neighbourhood Planning Technical Support programme led by Locality.
- 1.2 The purpose of the site assessment is to determine whether the identified sites are suitable for development and appropriate for allocation in the Neighbourhood Plan, including whether the site locations and development proposals comply with national planning guidance and the strategic policies of the adopted Development Plan.
- 1.3 It is important that the site process is carried out in a transparent, fair, robust and defensible way and that the same process is applied to each potential site. Equally important is the way in which the work is recorded and communicated to interested parties.
- 1.4 Sites selected for allocation should be underpinned by evidence to demonstrate that they are the most appropriate sites given all alternatives. It is therefore important to demonstrate the basis on which sites have been chosen or discounted, including evidence to show<sup>2</sup>:
  - that there is a transparent, objective and robust methodology for assessing sites and that this is done on a consistent basis;
  - that the community and other stakeholders (landowners, developers, etc.) are signed up to the process of evaluation;
  - that the process of consultation is appropriate and that responses have been properly taken into account;
  - that the strategic infrastructure providers are capable of servicing the needs created by each potential allocation, i.e. there are no 'showstoppers'; and
  - that the sites selected represent the most sustainable locations and that they reflect strategic policy.
- 1.5 The site assessment stage is the first step towards selecting sites for allocation. The site selection stage should refine the site assessment findings by applying further criteria linked to neighbourhood plan objectives and through consultation with landowners/developers, the community and EHDC.
- 1.6 The report is intended to help the Medstead and Four Marks Neighbourhood Plan Steering Group to ensure that the Basic Conditions considered by the Independent Examiner are met, as well as any potential legal challenges by developers and other interested parties.

## Local context

- 1.7 Medstead and Four Marks are located in East Hampshire, and the Neighbourhood Plan is being prepared in the context of the adopted East Hampshire District Local Plan and the emerging East Hampshire Local Plan. The relevant planning authority is East Hampshire District Council. As a two-tier local authority, Hampshire County Council is responsible for certain public services, most importantly roads, schools and libraries. Planning is entirely devolved to East Hampshire District Council.
- 1.8 The settlements of Medstead and Four Marks lie approximately 5 miles southwest of Alton, and around 14 miles northeast of Winchester. The towns lie just north of the South Downs National Park. The Medstead and Four Marks railway station operates along the historic Watercress Line which provides services between Alton and Alresford, stopping in Medstead and Four Marks and Ropley. The nearest national rail station providing commuter services can be found in Alton. The A31 runs through Four Marks providing links to London, and the wider southwest.

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<sup>2</sup> <https://local.gov.uk/pas/pas-topics/neighbourhood-plans/plan-making-neighbourhood-plans-advice-evidence/plan-making-1>

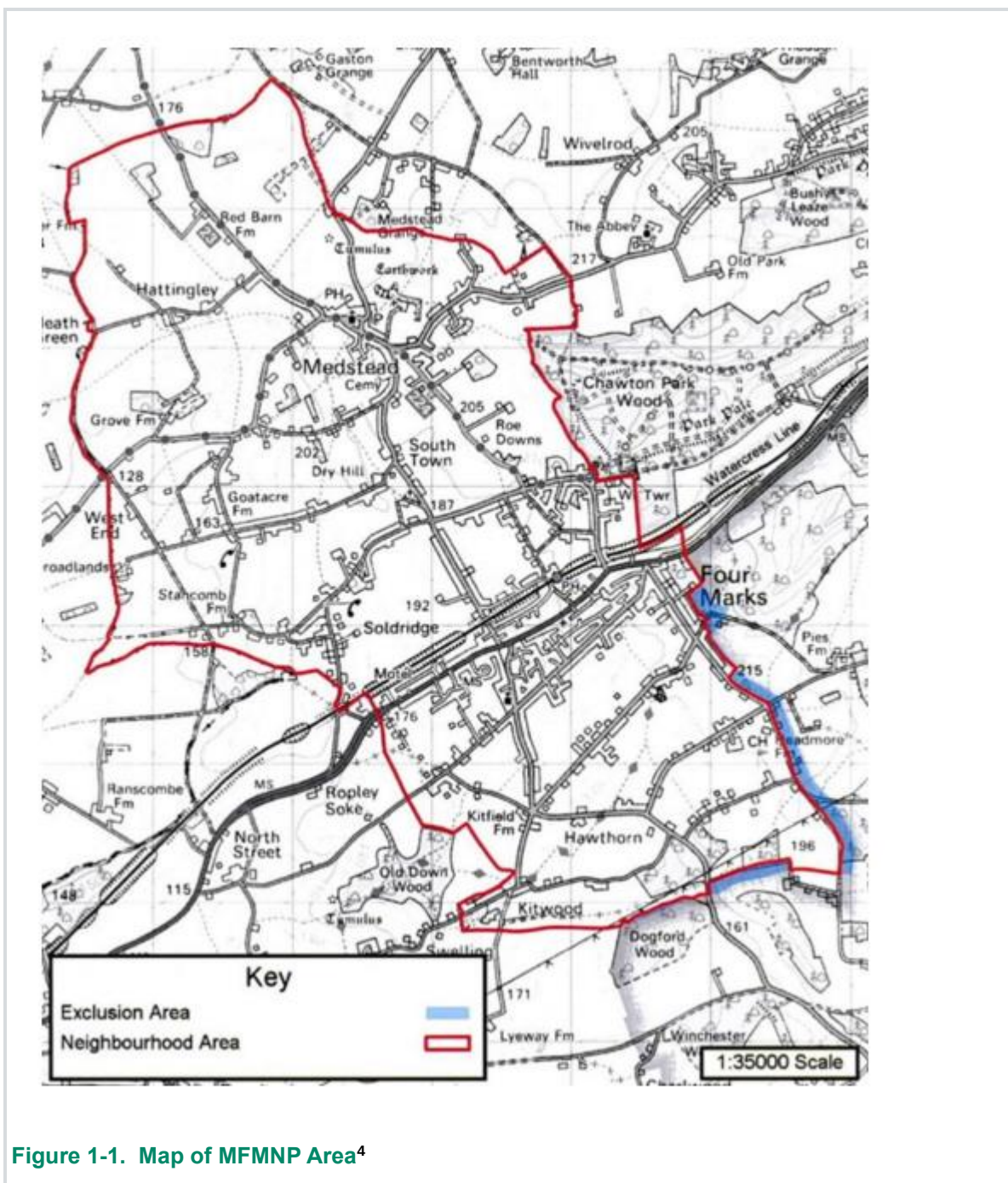
- 1.9 Four Marks/South Medstead are identified in the adopted Local Plan settlement hierarchy as 'small local service centres', while Medstead is identified as an 'other settlement' with a settlement boundary. Small local service centres are defined as having a more limited range of services but are suitable to accommodate some new development. Other settlements with a settlement boundary have a limited range of local services and may be appropriate for some further small-scale local development. In the emerging Local Plan, Four Marks is identified as a Tier 3 settlement and Medstead is identified as a Tier 4 settlement. The draft Local Plan allocated a housing requirement of 600 total for all Tier 3 settlements, and 100 total for all Tier 4 and 5 settlements.
- 1.10 In a guidance note from January 2025 from East Hampshire District Council, the LPA set out an indicative housing figure of 688 for Four Marks and 480 for Medstead, totalling 1,168 over the plan period of 2024-2042. Taking into account outstanding commitments of 77 as of 1<sup>st</sup> April 2024, this leaves a housing requirement of 1,091.
- 1.11 The emerging Local Plan proposed site allocations to include six sites within the Medstead and Four Marks Neighbourhood Area, with a total of 225 homes. As part of the emerging Local Plan consultation, EHDC conducted a Large Development Sites consultation in 2019 looking at a number of large sites including 4 sites within the Neighbourhood Area. These included:
- Four Marks South;
  - Land South of Winchester Road;
  - South Medstead; and
  - Land West of Lymington Bottom Road.
- While none of the large sites is proposed for allocation in whole, several smaller parcels have been included as proposed allocations in the emerging Local Plan.
- 1.12 Four Marks and Medstead are set directly to the north of the South Downs National Park. There are 9 listed buildings within the Neighbourhood Area.
- 1.13 At the time of the 2021 Census, Four Marks had a population of 4,716 and Medstead had a population of 3,024. The total population in the Neighbourhood Area in 2021 was around 7,740. The services provided in Four Marks and Medstead include a school, a village hall, several local shops and grocery stores as well as a large recreation ground.

## The Neighbourhood Plan

- 1.14 The Medstead and Four Marks Neighbourhood Plan Area was designated by East Hampshire District Council on June 19<sup>th</sup> 2014 – see Figure 1-1. A Neighbourhood Plan was made in 2016<sup>3</sup>.

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<sup>3</sup> Available at: [download](#)



<sup>4</sup> Available at: [MFMNP Designation Map.pdf](#)

## 2. Methodology

- 2.1 The approach to site assessment is based on the national Planning Practice Guidance. The relevant sections are Housing and Economic Land Availability Assessment (update July 2019)<sup>5</sup> and Neighbourhood Planning (updated September 2020)<sup>6</sup>. The approach is set out in Locality's Neighbourhood Planning Site Assessment Toolkit<sup>7</sup>.
- 2.2 Although a neighbourhood plan is at a smaller scale than a Local Plan, the criteria for assessing the suitability of sites for housing are the same. In this context, the methodology for identifying sites and carrying out the site appraisal is presented below.

### Task 1: Identify Sites

- 2.3 The first task was to identify which sites should be considered as part of the assessment. The list of sites has been taken from the 2024 East Hampshire Land Availability Assessment (LAA) as well as new sites brought forward in the Call for Sites.
- 2.4 A total of 71 potential development sites within the Medstead and Four Marks Neighbourhood Area have been identified from the 2024 LAA and the Call for Sites.
- 2.5 Sites with planning permission have been excluded from the assessment, as their suitability for development has been tested through the planning system. These sites could be allocated in the Neighbourhood Plan if selected as a way of communicating support for development in this location in case the permission is not implemented.
- 2.6 Sites proposed for allocation in the emerging Local Plan have been sifted out as these have been tested for suitability and are not suitable for allocation in the Neighbourhood Plan to avoid duplication. These include:
- FM-013
  - FM-015
  - FM-022
  - MED-011
  - MED-022
- 2.7 Sites submitted for purposes other than residential use have been sifted out of this site assessment. These include:
- FM-001 (leisure/hotel)
  - FM-018 (employment)
  - FM-027 (infrastructure)
  - MED-036 (infrastructure)
- 2.8 Sites that are majority overlap with other sites (duplicates) have been removed to avoid double counting:
- FM-028 (see FM-031)
  - FM-041 (see FM-011)
  - FM-042 (see FM-031)
  - FM-043 (see FM-011)
  - MED-027 (see MED-022, MED-009, MED-010, MED-016, MED-002, MED-003, MED-005)
- 2.9 Sites assessed as 'under threshold' in the 2024 LAA have been sifted out and assessed separately. These sites include the following:
- FM-003
  - FM-006
  - FM-007
  - FM-009

<sup>5</sup> Available at: <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

<sup>6</sup> Available at: <https://www.gov.uk/guidance/neighbourhood-planning--2>

<sup>7</sup> Also see: How to Assess and Allocate Sites for Development toolkit (Locality, 2021)  
<https://neighbourhoodplanning.org/toolkits-and-guidance/assess-allocate-sites-development/>

- FM-014
- FM-017
- FM-019
- FM-034
- FM-038
- FM-048
- MED-020
- MED-031
- MED-034

## Task 2: Site assessments

- 2.10 Sites were assessed using a proforma based on the national Planning Practice Guidance, the Site Assessment for Neighbourhood Plans: A Toolkit for Neighbourhood Planners (Locality, 2015) and the professional knowledge and experience of the consultant team. The purpose of the proforma is to enable a consistent evaluation of each site against an objective set of criteria.
- 2.11 The LAA information and conclusions were used to inform the assessment.
- 2.12 The proforma enables a range of information to be recorded, including:
- General information:
    - a) Site location and use; and
    - b) Site context and planning history.
  - Context:
    - a) Type of site (greenfield, brownfield, etc.); and
  - Suitability:
    - a) Site characteristics;
    - b) Environmental considerations;
    - c) Heritage considerations;
    - d) Community facilities and services; and
    - e) Other key considerations (e.g. flood risk, agricultural land, tree preservation orders)
  - Availability of sites for development
  - Any issues that may affect site delivery/viability.
- 2.13 A range of quantitative information has been collected to inform the assessments through desk-based research using the Local Authority website, open-source GIS data, and other sources of evidence (see paragraph 3.74 below). Where existing evidence has not been available, e.g. landscape sensitivity and visual amenity, a high-level judgement on the likely impact of development has been made, but a more detailed assessment or verification should be sought from a landscape professional or the Local Planning Authority, if appropriate.
- 2.14 Following the initial desktop assessment, site surveys were carried out in person in January 2025 to understand the site context and relationship with the existing settlement, visually assess site constraints and opportunities and assess the impact of development on the surrounding built environment and landscape.

## Task 3: Consolidation of Results

- 2.15 The desktop assessment and site survey information have been drawn together into a summary table which provides a 'traffic light' rating of all sites based on the site constraints and

opportunities. The rating indicates the following judgement, based on the three ‘tests’ of whether a site is appropriate for allocation – i.e. the site is suitable, available, and likely to be achievable for the proposed use:

- **Green** is for sites which are free of constraints, or which have constraints that can be resolved, and therefore are suitable for development. Sites rated green are appropriate for allocation for the proposed use in a neighbourhood plan.
- **Amber** sites have constraints that would need to be resolved or mitigated, so the site is potentially appropriate for allocation for the proposed use in a neighbourhood plan.
- **Red** sites are unsuitable for development and therefore not appropriate to allocate for the proposed use in a neighbourhood plan.

## Task 4: Indicative Housing Capacity

- 2.16 The capacity of a site is the amount of development that would be appropriate for that site, depending on location, the surrounding area and the site context. An appropriate density is applied to the developable area of the site, which is the overall site area adjusted to allow for non-residential use including green space and infrastructure.
- 2.17 The capacity figure provided in the LAA has been reviewed and applied where this is considered appropriate having taken into account the constraints and opportunities.
- 2.18 The LAA sets out an indicative site capacity for assessed sites that allows for flexibility should the site be allocated. The capacity figures were reached using the developable area and density numbers in Table 2-1 below.

**Table 2-1. Calculation of site developable area and density**

| Site area     | Developable area (% of gross site area) | Indicative density (dph) |
|---------------|-----------------------------------------|--------------------------|
| Up to 0.4ha   | 90%                                     | 30                       |
| 0.4ha to 2 ha | 80%                                     | 30                       |
| 2ha to 10 ha  | 75%                                     | 30                       |
| Over 10 ha    | 50%                                     | 30                       |

## 3. Policy Context

### Planning Policy

- 3.1 The Neighbourhood Plan policies and allocations must be in general conformity with the strategic policies of the adopted Development Plan. Consideration should also be given to the direction of travel of the emerging development plan so that policies are not superseded by a newly adopted Local Plan.
- 3.2 A number of sources have been reviewed in order to understand the context for potential site allocations. This includes national policies, local policies, and relevant evidence base documents.
- 3.3 National Policy is set out in the National Planning Policy Framework (NPPF) (2024)<sup>8</sup> and is supported by the Planning Practice Guidance (PPG)<sup>9</sup>. The NPPF is a high-level document which sets the overall framework for more detailed policies contained in local and neighbourhood plans.
- 3.4 The statutory local plan-making authority is East Hampshire District Council. The key document making up the adopted statutory development plan for Medstead and Four Marks is the East Hampshire District Local Plan: Joint Core Strategy (adopted 2014)<sup>10</sup>.
- 3.5 East Hampshire District Council is currently working on producing a new Local Plan, currently at Regulation 18 stage<sup>11</sup>. The development is at early stages with an initial round of consultation leading to significant changes to allocations within the Local Plan.
- 3.6 The relevant policies and findings from the above plans are presented below.

### National Planning Policy

- 3.7 The policies of particular relevance to development in Medstead and Four Marks are set out below, but this report has regard to all other aspects of national planning policy where appropriate.
- 3.8 **Paragraph 8** outlines that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across the economic, social and environmental objectives).
- 3.9 **Paragraph 10** states that there is a presumption in favour of sustainable development at the heart of the NPPF.
- 3.10 **Paragraph 12** states that where a planning application conflicts with an up-to-date neighbourhood plan that forms part of the development plan, permission should not usually be granted.
- 3.11 **Paragraph 13** states that neighbourhood plans should support the delivery of strategic policies contained in local plans or spatial development strategies; and should shape and direct development that is outside of these strategic policies.
- 3.12 **Paragraph 14** states that in situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:
  - The neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and

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<sup>8</sup> Available at: [National Planning Policy Framework](#)

<sup>9</sup> Available at: [Planning practice guidance - GOV.UK](#)

<sup>10</sup> Available at: <https://www.easthants.gov.uk/media/5462/download?inline>

<sup>11</sup> Available at: <https://www.easthants.gov.uk/media/8743/download?inline>

- The neighbourhood plan contains policies and allocations to meet its identified housing requirement.
- 3.13 **Paragraph 60** emphasises that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay. The overall aim should be to meet as much of an area's identified housing need as possible, including with an appropriate mix of housing types for the local community.
- 3.14 **Paragraph 63** states that the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies.
- 3.15 **Paragraph 66** notes that where major development involving the provision of housing is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership, unless this would exceed the level of affordable housing required in the area, or significantly prejudice the ability to meet the identified affordable housing needs of specific groups.
- 3.16 **Paragraph 71** states that neighbourhood planning groups should also give particular consideration to the opportunities for allocating small and medium-sized sites (of a size consistent with paragraph 70a) suitable for housing in their area.
- 3.17 **Paragraph 82** states that in rural areas, planning policies should be responsive to local circumstances and support housing developments that reflect local needs, including proposals for community-led development for housing.
- 3.18 **Paragraph 84** highlights the need to avoid the development of isolated homes in the countryside.
- 3.19 **Paragraph 123** notes that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 3.20 **Paragraph 165** states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk. Where development is necessary in such areas, it should be made safe for its lifetime without increasing flood risk elsewhere.
- 3.21 **Paragraph 181** states that plans should allocate land with the least environmental or amenity value, where consistent with other policies in the NPPF. Footnote 62 suggests that where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a high quality.
- 3.22 **Paragraph 205** states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.
- 3.23 **Paragraph 207** goes on to emphasise that where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss.

## East Hampshire District Local Plan: Joint Core Strategy (adopted June 2014)

- 3.24 **CP1 Presumption in favour of sustainable development** states that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in neighbourhood plans) will be approved without delay, unless material considerations indicate otherwise.

- 3.25 **CP2 Spatial Strategy** states that new development growth in the period up to 2028 will be directed to the most sustainable and accessible locations in the District in accordance with the Spatial Strategy. Four Marks/South Medstead are identified in the settlement hierarchy as 'small local service centres', while Medstead is identified as an 'other settlement with a settlement boundary'. Small local service centres are defined as having a more limited range of services but are suitable to accommodate some new development. Other settlements with a settlement boundary have a limited range of local services and may be appropriate for some further small-scale local development.
- 3.26 **CP4 Existing Employment Land** states that the use of employment land for alternative uses will be permitted where the site can be shown to be no longer suitable for employment use of some form and the alternative use is in conformity and consistent with other policies and strategies of the Local Plan: Joint Core Strategy. Where development is proposed which would result in loss of an existing industrial or business site, a planning obligation may be negotiated with the applicant to offset the loss of employment on the site and mitigate the economic impact.
- 3.27 **CP8 Town and Village Facilities and Services** states that the vitality and viability of the district's centres will be maintained and improved according to the role of the various centres set out in the hierarchy of centres. Four Marks is identified as a local centre, and the policy further identifies that it should be sustained to ensure it provides basic food and grocery shopping, supported by a choice and range of comparison shops selling lower order comparison goods and a range of non-retail services and community uses. Opportunities for small scale (infill) development to provide additional shop premises may be appropriate in these centres.
- 3.28 **CP10 Spatial Strategy for Housing** states that provision is made for a minimum increase of 10,060 dwellings in the period 2011 to 2028 by means of completion of existing permissions and allocations, as well as the allocation of new sites to provide a minimum of 175 dwellings at Four Marks/South Medstead. The policy identifies that sites will be identified through the Local Plan: Allocations, SDNP Local Plan or Neighbourhood Plans and settlement policy boundaries adjusted accordingly.
- 3.29 **CP12 Housing and extra care provision for the elderly** states that the Council and the National Park Authority will, through the allocation of sufficient sites and/or the granting of planning permission, provide for housing and extra care accommodation, including Continuing Care Retirement Communities and Retirement Villages, to meet the needs of the ageing population within the District provided that the proposed sites and development are in locations to suit the needs of the elderly.
- 3.30 **CP13 Affordable Housing on Residential Development Sites** states that in order to meet affordable housing needs, all residential development resulting in 1 or more additional dwellings should contribute towards the provision of affordable housing. The target is for 40% of all new dwellings to be provided as affordable housing.
- 3.31 **CP14 Affordable Housing for Rural Communities** states that outside settlement policy boundaries, residential development will only be permitted if:
- a) It provides affordable housing for local people who are unable to obtain accommodation on the open market;
  - b) There is a proven local affordable housing need;
  - c) The need cannot be met within the settlement to which that need relates;
  - d) The settlement provides a range of local services and facilities, or has accessibility to larger settlements nearby which provide a wider range of services and facilities;
  - e) The site is modest in scale and relates well, in terms of location and in size, to the existing settlement;
  - f) It provides dwellings which will be available as affordable housing for local people in perpetuity; and

- g) Within the South Downs National Park, there is no conflict with National Park purposes.

In order to meet identified affordable housing needs, the Local Planning Authorities may allocate sites specifically for affordable housing at those settlements with a settlement policy boundary that have a specific local need.

For those settlements with a settlement policy boundary, an element of market housing (which should normally be low-cost market housing, such as starter homes) may be permitted, but will make up no more than 30% of the total dwellings on the site. The intention on such sites is to maximise the percentage of affordable housing provided.

For sites adjacent to other settlements, the development will be required to provide 100% affordable housing, unless exceptional circumstances can be proven.

- 3.32 **CP15 Gypsies, Travellers and Travelling Showpeople** states that planning permission for permanent and transit sites for Gypsies, Travellers and Travelling Showpeople will be granted if the site:

- 3.33 Meets a need as identified by the Local Planning Authority's accommodation assessment;

- a) Is located conveniently for access to schools, medical services and other community facilities;
- b) Has adequate provision for access, parking, turning and servicing;
- c) Is capable of accommodating the number of caravans/mobile homes proposed;
- d) Can be adequately screened or landscaped to blend the site into its surroundings;
- e) Is capable of being provided with essential services and does not put undue pressure on local infrastructure and services; and

- 3.34 In addition for transit sites, is accessible to the main transport routes through the district.

In allocating sites within that part of East Hampshire outside of the South Downs National Park, the Council will:

- a) Seek to provide additional accommodation capacity as recommended by the Travellers Accommodation Assessment for Hampshire 2013.
- b) Use the criteria used to determine proposals for planning permission, together with other relevant issues including the decision-taking matters set out in Government policy, to determine whether a site is suitable and available.

- 3.35 **CP16 Protection and Provision of Social Infrastructure** states that development proposing the change of use or loss of premises or land currently or last used for community facilities, public services, leisure and cultural uses will only be permitted where both the following criteria are met:

- a) The facility is no longer required and alternative facilities are easily accessible for the community they are intended to serve; and
- b) It can be demonstrated through a rigorous marketing exercise that the use is no longer viable, that all reasonable efforts have been made to retain it and that there is no alternative use that would provide a beneficial facility to the local community.

Proposals for new and improved community facilities, public services, leisure and cultural uses that result in improvements to meeting the needs of the district will be supported. Such facilities will be required to be easily accessible to all sectors of the community and, in rural areas where public transport may be poor, support will be given to innovative schemes that seek to improve local delivery of services. The provision or improvement of facilities and services, required as a result of new development will be secured through developer contributions either through S106 or the Community Infrastructure Levy (CIL) mechanisms.

- 3.36 **CP17 Protection of Open Space, Sport and Recreation and Built Facilities** states that development that results in the loss of a sport, recreation or play facility will only be permitted where it can be demonstrated that: a) there is a surplus of provision according to the local open space and built facilities standards; or b) alternative facilities of equal or better quality can be provided in an equally accessible location.
- 3.37 **CP18 Provision of Open Space, Sport and Recreation and Built Facilities** states that all new residential developments will provide, as a minimum standard, the equivalent of 3.45ha of public open space per 1,000 population to serve the needs generated by the new development.
- 3.38 **CP19 Development in the Countryside** states that the approach to sustainable development in the countryside, defined as the area outside settlement policy boundaries, is to operate a policy of general restraint in order to protect the countryside for its own sake. The only development allowed in the countryside will be that with a genuine and proven need for a countryside location, such as that necessary for farming, forestry, or other rural enterprises.
- 3.39 **CP20 Landscape** states that the special characteristics of the district's natural environment will be conserved and enhanced. New development will be required to:
- a) Conserve and enhance the natural beauty, tranquillity, wildlife and cultural heritage of the South Downs National Park and its setting, and promote the opportunities for the understanding and enjoyment of its special qualities, and be in accordance with the ambitions within the emerging South Downs Management Plan;
  - b) Protect and enhance local distinctiveness sense of place and tranquillity by applying the principles set out in the district's Landscape Character Assessments, including the Community/Parish Landscape Character Assessments;
  - c) Protect and enhance settlements in the wider landscape, land at the urban edge and green corridors extending into settlements;
  - d) Protect and enhance natural and historic features which contribute to the distinctive character of the district's landscape, such as trees, woodlands, hedgerows, soils, rivers, river corridors, ditches, ponds, ancient sunken lanes, ancient tracks, rural buildings and open areas;
  - e) Incorporate appropriate new planting to enhance the landscape setting of the new development which uses local materials, native species and enhances biodiversity;
  - f) Maintain, manage and enhance the green infrastructure networks (see Policy CP28 Green Infrastructure).
- 3.40 **CP25 Flood Risk** states that development in areas at risk of flooding, now and in the future, as identified on the latest Environment Agency flood risk maps and the Council's Strategic Flood Risk Assessment will be permitted provided that it meets specific requirements.
- 3.41 **CP28 Green Infrastructure** states that development will be permitted provided that it maintains, manages and enhances the network of new and existing green infrastructure. Development will need to take forward the objectives and priorities presented in the District's Green Infrastructure Study and Strategy, the South Hampshire Green Infrastructure Strategy and its Implementation Framework and the avoidance and mitigation measures set out in the Joint Core Strategy's Habitats Regulations Assessment.
- 3.42 **CP29 Design** states that the district's built environment must be of an exemplary standard and highly appealing in terms of visual appearance. All new development will be required to respect the character, identity and context of the district's towns, villages and countryside and must help to create places where people want to live, work and visit. New development will be required to:
- a) Seek exemplary standards of design and architecture with a high-quality external appearance that respect the area's particular characteristics;
  - b) Take particular account of the setting and context of the South Downs National Park where relevant, be in accordance with the National Park purposes and duty if in the National Park

and take account of these purposes and duty if in the National Park and take account of these purposes and duty where the National Park's setting is affected;

- c) Reflect national policies in respect of design, landscape, townscape and historic heritage;
  - d) Ensure that the layout and design of development contributes to local distinctiveness and sense of place, and is appropriate and sympathetic to its setting in terms of its scale, height, massing and density, and its relationship to adjoining buildings, spaces around buildings and landscape features;
  - e) Ensure that development makes a positive contribution to the overall appearance of the area by the use of good quality materials of appropriate scale, profile, finish, colour and proven weathering ability;
  - f) Make provision for waste and recycling bin storage and collection within the site;
  - g) Be designed to the Lifetime Homes Standard as appropriate;
  - h) Take account of local town and village design statements, neighbourhood plans that identify local character and distinctiveness and the design elements of parish and town plans and conservation area appraisals;
  - i) Be accessible to all and designed to minimise opportunities for crime and anti-social behaviour without diminishing the high quality of the overall appearance;
  - j) Embrace new technologies as a considered part of the design and in a way which takes account of the broader impact on the locality;
  - k) Provide car parking in a way that secures a high-quality environment and is conveniently located, within curtilage wherever possible, taking account of relatively high levels of car ownership where necessary.
- 3.43 **CP30 Historic Environment** states that development proposals must conserve and, where possible, enhance the district's historic environment.
- 3.44 **CP31 Transport** states that the fullest possible use of sustainable modes of transport (including cycling, walking and public and community transport) and reduced dependence on the private car will be encouraged. New development should be located and designed to reduce the need to travel. Development that is likely to generate a significant number of additional vehicular movements will normally be expected to be located near existing centres and supportive infrastructure.

## Emerging East Hampshire Local Plan 2021-2040 (Regulation 18) (January 2024)

- 3.45 [Expected to be adopted autumn 2025]
- 3.46 **Policy S1: Spatial Strategy** states that over the plan period (2021-2040), the Local Plan will make provision for the delivery of at least 9,082 new homes, equivalent to 478 homes per annum.
- 3.47 **Policy S2: Settlement Hierarchy** identifies Four Marks as a Tier 3 settlement and Medstead as a Tier 4 settlement. All settlements identified have a Settlement Policy Boundary as identified on the Policies Map. There is a presumption in favour of sustainable development within the SPB, which will be reviewed through the preparation of development plan documents and/or neighbourhood plans, reflecting the following general approach: respecting the setting, form and character of the settlement; avoiding actual or perceived coalescence of settlements; and ensuring good accessibility to local services and facilities. Development outside the settlement boundaries is considered countryside and will be restricted to that which is appropriate in a rural area as set out in Policy NBE1.

- 3.48 **Policy CLIM5: Climate Resilience** states that all developments should be located and designed to avoid or minimise the risks associated with a changing climate.
- 3.49 **Policy NBE1: Development in the Countryside** states that development proposals within the countryside (outside of settlement policy boundaries and designated Strategic Employment Sites, as defined by the Policies Map) will only be supported where they are:
- a) Meeting the proven essential need of a rural worker to live permanently at or near their place of work; or
  - b) Providing business floorspace on existing employment sites and to support small scale tourism and rural enterprises (Policies E3 and 34); or
  - c) Providing community facilities close to an existing settlement which is accessible by sustainable transport modes; or
  - d) Providing affordable housing on rural exception sites (Policy H4); or
- 3.50 Providing specialist housing where there is a proven local need and where this cannot be accommodated within the built-up area (Policy H5); or
- e) Providing either a replacement dwelling, an extension to an existing dwelling or the subdivision of an existing residential dwelling; or
  - f) Converting previously used permanent buildings or redundant agricultural buildings for appropriate uses (Policy DM19); or
  - g) Of exceptional quality or innovative design which responds to the local character and significantly enhances its immediate setting; or
  - h) For a replacement that is not temporary in nature, provided that the proposal does not require extension or significant alterations; or
  - i) For an extension to an existing building, provided these are proportionate to the site and its surroundings; or
  - j) Proposals for small scale informal recreation facilities such as interpretation centres and car parks which enable people to enjoy the countryside; or
  - k) To secure the optimal viable use of a heritage asset or appropriate enabling development to secure the future of a heritage asset (Policy NBE14); or
  - l) For traveller sites that comply with Policy H7.
- 3.51 **Policy NBE7: Managing Flood Risk** states that in order to reduce the overall risk from any sources of flooding, development will be permitted provided that:
- a) It meets the sequential and exception test (where required) as outlined in Government guidance;
  - b) Within the site, the highly vulnerable development will be located in areas of lowest flood risk;
  - c) It is safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and where possible, will reduce flood risk overall, demonstrated through a site-specific flood risk assessment which must take into account climate change allowances;
  - d) It incorporates flood protection, flood resilient and resistant measures including safe access and escape routes where required and that any residual risk can be safely managed by emergency planning; and priority is given to the use of Sustainable Drainage Systems (SuDS); and
  - e) It will not increase off site flood risk either via increasing surface water run-off or through the displacement and obstruction of flood waters from any sources.
- 3.52 **Policy NBE10: Landscape** states that development proposals must conserve and wherever possible enhance the special characteristics, value, features and visual amenity of the Local

Plan Area's landscapes. Development proposals will be supported where there will be no significant impact to:

- a) The qualities and principles identified within the relevant landscape character assessments, capacity study and relevant guidance;
- b) The visual amenity and scenic quality of the landscape;
- c) Important local, natural and historic landscapes and features; and
- d) The setting of the South Downs National Park, with regard to its special qualities (including dark skies), tranquillity and essential characteristics of the National Park. Development proposals must be sensitively located and designed to avoid or minimise adverse impacts on the South Downs National Park.

3.53 **Policy NBE11: Gaps between Settlements** states that new development in the countryside must avoid reducing the open land that contributes to the form and character of existing settlements and maintains their separate identities. Planning permission will be granted for development which maintains the open character and appearance of the countryside between settlements and the individual identity of towns and villages.

3.54 **Policy NBE12: Green and Blue Infrastructure** states that development will be supported provided that:

- a) It maintains, protects and enhances the function, integrity, quality, connectivity and multi-functionality of the existing green and blue infrastructure network and individual sites thereby supporting the findings and guidance set out in the East Hampshire Green Infrastructure Strategy, GI Framework Urban Greening Factor Standard and Natural England's 15 GI principles.
- b) It contributes to nature recovery and the protection, creation and restoration of wildlife rich habitats, including the potential to create new designated wildlife sites and the maintenance and creation of ecological connectivity and the integrity of linkages within the site.
- c) It protects existing trees and hedges and ensures no loss of canopy cover as a minimum. Proposals will be supported which incorporate existing trees and hedges into the new development and provide an uplift in canopy cover including tree lined streets and the consideration of the location and species of new trees with regards to biodiversity, connectivity, climate change and adaptation.
- d) Any adverse impacts on or loss of the green and blue infrastructure network should be fully mitigated and/or compensated through the provision of green and blue infrastructure on site. Where it can be proven that on-site provision is not possible financial contributions will be required for the provision and management of GI sites and will be negotiated on a site-by-site basis.
- e) Where new green infrastructure is provided within new development, suitable arrangements should be in place for its future funding, maintenance and management long term.
- f) A Green Infrastructure Plan should be submitted as part of the application process detailing how the development responds to Natural England's 15 GI Principles and how it responds to the EHDC GI Strategy's seven themes.

3.55 **Policy NBE14: Heritage Assets and the Historic Environment** states that development proposals will be permitted which:

- a) Protect, conserve and, where possible, enhance the significance of designated and non-designated heritage assets and the contribution they make to local distinctiveness and sense of place; and
- b) Make sensitive use of historic assets, especially those at risk, through regeneration and re-use, particularly where redundant or under-used buildings are brought into appropriate use.

- 3.56 **Policy DES1: Well-Designed Places** states that development proposals that could have a significant impact on the character or appearance of an area by virtue of their scale, or due to the sensitivities of their surroundings, will be required to demonstrate how they comply with DES1.1 and DES1.2 of this policy by means of a planning statement or a Design and Access Statement.
- 3.57 **Policy DES2: Responding to Local Character** states that detailed proposals for the design and layout of new development will be required to:
- a) Respect local characteristics for plot size and shape, plot layout, building form, scale, height and massing, unless a departure from any of these characteristics is demonstrably more appropriate for delivering the Council's design vision (Policy DES1);
  - b) Ensure that the layout of new development is sympathetic to its immediate setting in terms of its relationship to adjoining buildings, spaces around buildings and landscape features;
  - c) Ensure that building facades, fenestration, roofs, boundary treatments, street furniture and green spaces respect or improve the character and appearance of the local area;
  - d) Demonstrate how and where good quality, resilient, low embodied carbon materials of an appropriate scale, profile, finish and colour would be used;
  - e) Take particular account of local landscape and townscape features such as those identified within neighbourhood plans, design statements or guides, or townscape character assessments;
  - f) Ensure that the design of new buildings, open spaces and streets would provide passive surveillance of the public realm and security for private areas, to minimise opportunities for crime and anti-social behaviour;
  - g) Ensure that areas of new public open space are easily accessible, attractive to use and designed to serve all of their intended functions (e.g. recreation, leisure, social interaction, food production, sustainable drainage, supporting local wildlife) in complementary ways;
  - h) Provide car parking in ways that would remove cars from the street or would not enable cars to visually or physically dominate local streets, whilst being safe and convenient to use for all residents and visitors;
  - i) Provide enough room within the public realm, including street spaces and along new pedestrian and cycle routes, to allow for the planting and growth of contextually appropriate vegetation, including native tree species that would offer shade and shelter;
  - j) Provide adequate private amenity space for new residential uses whilst meeting nationally described internal space standards and ensuring separation distances between buildings that avoid over-looking or over-shadowing;
  - k) Provide high-quality, secure waste and recycling bin storage and collection points that are conveniently located for collection purposes whilst avoiding adverse impacts on street scenes; and
  - l) Avoid or minimise light pollution (such as glare or light spillage from buildings and the site as a whole) through the design of new light fixtures and by proposing the minimum amount of lighting necessary to achieve its purposes without compromising safety.
- 3.58 **Policy DES3: Residential Density and Local Character** states that residential development proposals within settlement policy boundaries and on allocated sites must optimise the density of new residential uses through making an efficient use of land, whilst delivering a contextually appropriate and coherent built form. In addition to meeting the criteria of Policies DES1 and DES2, proposals should ensure that either:
- a) The density of proposed residential development, measured in dwellings per hectare within the development site (including street spaces and private amenity space, but excluding areas of public open greenspace and other land uses) is within the range of existing residential densities on streets adjoining the development site; or

- b) The proposed density of built form within new residential blocks and on new plots could be accommodated in a manner that is consistent with the predominant pattern of development for streets and blocks adjoining the development site, in terms of:
    - Building line position and compliance
    - Height-to-width ratios for streets
    - Back-to-back distances for buildings
    - Plot coverage
    - Building heights and massing
- 3.59 **Policy HWC1: Health and Wellbeing of Communities** states that developments should contribute to healthy and active lifestyles through the provision of:
- a) Active design principles which support wellbeing and greater physical movement, and an inclusive development layout and public realm that considers the needs of all;
  - b) Access to sustainable modes of travel, including safe, well-designed, and attractive cycling and walking routes and easy access to public transport to reduce car dependency;
  - c) Access to safe and accessible green infrastructure, including to blue corridors, open spaces and leisure, recreation and play facilities to encourage physical activity; and
  - d) Access to local community facilities, services and shops, which encourage opportunities for social interaction and active living.
- 3.60 **Policy DGC2: Sustainable Transport** states that development of more than ten new homes or more than 500m<sup>2</sup> of non-residential floorspace should be situated in the most sustainable locations, taking account of the settlement hierarchy, to reduce demands on transport and reliance on private car travel. Sustainable locations are those that are in an accessible distance to enable local living and offer genuine opportunities to travel by sustainable modes (walking, cycling and public transport) for multiple journey purposes.
- 3.61 **Policy DGC4: Protection of Community Facilities** states that development involving the loss of open space, sports or recreation facilities will only be permitted if:
- a) The site or facility is surplus in terms of all the functions an open space or facility can perform, and is of low value and poor quality, as shown by the East Hampshire Open Space, Sport and Recreation Needs and Opportunities Assessment (2018) or subsequent update; or
  - b) Replacement provision is made in a location well-related to the users of the existing facility, and is of equivalent or greater quality, quantity and accessibility; or
  - c) The development is for alternative sports and recreation provision, the benefits to sport and recreation of which clearly outweighs the loss; or
  - d) The development is for a small part of the site; where it has been demonstrated that it will result in an enhanced sport or recreational facility.
- 3.62 **Policy H1: Housing Strategy** states that housing should be accommodated through development and redevelopment opportunities within existing settlement policy boundaries in the first instance. Housing outside settlement policy boundaries will be permitted where they accord with Policy NBE1 or allocated for development in this Local Plan or are identified in a 'made' Neighbourhood Plan.
- 3.63 **Policy H3: Affordable Housing** seeks a target of 40% of the net number of dwellings as affordable housing.
- 3.64 **Policy H4 Rural Exception Sites** states that outside of defined settlement boundaries, development of affordable housing on land adjoining or closely related to villages will be supported provided that:

- a) There is an identified local need as indicated by the most recent Hampshire Home Choice and as agreed by the Local Planning Authority; and
- b) The proposal must not be in excess of the local identified need; and
- c) Any site must be adjacent to and well related to the village and existing facilities; and
- d) The proposal must be of a size proportionate to the settlement which has adequate facilities and services to ensure the development is sustainable and the proposal will enhance or maintain the vitality of rural communities; and
- e) The Local Planning Authority must be satisfied that the long-term occupancy of the dwellings can be controlled to ensure that the housing will continue to be available for a local need at an affordable price and this will be defined by a legal agreement; and
- f) The affordable rent products will be brought forward and managed by an affordable housing provider, approved by the Local Planning Authority; and
- g) Occupancy (rented tenures) both initially and on subsequent change of occupancy, will be restricted to a person in housing need, unless otherwise agreed by the Local Planning Authority, that is:
  - a. A resident of the parish; or
  - b. Works in the parish; or
  - c. Has strong links with the parish as set out by Hampshire Home Choice;
- h) Proposals for Entry-Level Exception Sites suitable for first time buyers (or those looking to rent their first home) will also be considered; and
- i) Consideration will be given to incorporation of a small proportion (up to 30%) of market housing, provided that it can be demonstrated that this is necessary in order to ensure the overall viability of the site.

3.65 **Policy H5 Specialist Housing** states that proposals for specialist and supported housing that meets the needs of older persons or others requiring specialist care will be permitted:

- a) On sites within settlement boundaries; and
- b) On sites in the countryside provided:
  - a. There is a proven local need for the development; and
  - b. This cannot be accommodated in the built-up area, and
  - c. The site is well related to an existing settlement with appropriate access to services and facilities either on or off site

Proposals that result in the loss of specialist housing will not be considered acceptable unless it can be demonstrated that there is no longer a need for such accommodation in the Local Plan Area, or alternative provision is being made available locally through replacement or new facilities.

3.66 **Policy H7: Gypsies, Travellers and Travelling Showpeople Accommodation** states that development proposals for Gypsy, Traveller and Travelling Showpeople pitches or plots (as defined in 'Planning Policy for Traveller Sites' (2015) or any subsequent policy and taking account of any relevant case law) and ancillary buildings will be permitted where:

- a) The site is conveniently located for access to schools, medical services and other community facilities;
- b) The use of the land will not result in an unacceptable adverse impact upon local amenity, the landscape, the existing character and appearance of the area and the natural and historic environment; and

- c) The use of the land is of a scale which respects, and does not dominate, the settled community;
- d) The site has a safe vehicular and pedestrian access from the public highway and adequate provision for parking; turning and safe manoeuvring of vehicles within the site;
- e) The site is or has the potential to be provided with infrastructure such as power, water supply, foul water drainage and recycling/waste management;
- f) The site can provide opportunities for healthy lifestyles for residents'
- g) The site is not enclosed with hard landscaping, high walls or fences, to an extent that suggests deliberate isolation from the community;
- h) Ancillary buildings are of an appropriate scale and size and should not be capable of being used as or converted to a bricks and mortar dwelling.

Proposals for mixed residential and business activities will be assessed on a site-specific basis, taking the above criteria into account.

Proposals for transit Gypsy and Traveller accommodation will be permitted where the proposal:

- a) Complies with the above criteria (except for d);
- b) Can demonstrate it is located on an established travelling route;
- c) Provides accommodation available to all members of the Gypsy and Traveller community (i.e. it is not restricted to family, friends or by association).

Any development granted under this policy will be subject to a condition limiting occupation to Gypsies, Travellers or Travelling Showpeople as appropriate

- 3.67 **Policy H8: Safeguarding Land for Gypsy, Traveller and Travelling Showpeople Accommodation** states that land with planning permission for permanent gypsy, traveller and travelling Showpeople accommodation will be safeguarded from alternative development.
- 3.68 **Policy DM1: The Local Ecological Network** states that development which results in harm to the ecological network will not be permitted unless the need for and benefits of the development outweighs the harm, if harm cannot be avoided measures which mitigate or compensate that harm will be required.
- 3.69 **Policy DM2: Trees, Hedgerows and Woodland** states that the Local Planning Authority will refuse planning permission for proposals that threaten the retention of trees, hedgerows, and other woodland or adversely affects the importance to the site's character, an area's amenity or the movement of wildlife. Development proposals that include the loss or deterioration of ancient woodland and ancient or veteran trees will be refused planning permission, other than in wholly exceptional circumstances and where a suitable compensation strategy is proposed.
- 3.70 **Policy DM3: Conservation Areas** states that new development in a conservation area should aim to preserve or enhance the special architectural, historic character or appearance of the historic environment and respect its surroundings in terms of height, massing volume, scale, form, materials, details, roofscape, plot width and the design of any new pedestrian, cycle or vehicular access. Development within, affecting the setting of, or views into and out of, a conservation area should preserve or enhance all features that contribute positively to the area's special architectural, historic character, appearance or setting.
- 3.71 **Policy DM4: Listed Buildings** states that development that would have an adverse impact on their special historic or architectural interest, or their setting, will not normally be permitted. Substantial harm to or demolition of listed buildings, including curtilage listed buildings will only be permitted in exceptional circumstances.
- 3.72 **Policy DM7: Archaeology and Scheduled Monuments** states that the archaeological and historic integrity of designated heritage assets such as Scheduled Monuments and other important archaeological sites, together with their settings, will be protected and, where possible, enhanced. Development which would adversely affect them will not be permitted.

- 3.73 **Policy DM8: Historic Landscapes, Parks and Gardens** states that the historic landscape, including ancient woodlands, hedgerows and field boundaries, parks and gardens of historic or landscape interest and archaeological features (such as standing remains and earthwork monuments) will be preserved and enhanced.
- 3.74 **Policy DM10: Locally Important and Non-designated Heritage Assets** states that the District Council will aim to conserve or enhance locally important heritage assets.
- 3.75 **Policy DM17: Backland Development** states that housing development on garden land and/or to the rear or side of existing residential property within a defined Settlement Policy Boundary will be supported provided it is in keeping with the character and appearance of the area.

## Medstead and Four Marks Neighbourhood Development Plan 2015-2028 (made 2016)

- 3.76 **Policy 1: A Spatial Plan for the Parishes** states that the Neighbourhood Plan designates a Medstead Village Settlement Policy Boundary (MVSPB), a South Medstead Settlement Policy Boundary (SMSPB) and a Four Marks Settlement Policy Boundary (FMSPB) as shown on the Policies Maps. Development proposals on land within the Settlement Policy Boundaries will be supported, subject to accordance with relevant policies. The inappropriate development of residential gardens, for example, where such development would harm local character will be refused.
- 3.77 **Policy 2: Local Gap between Medstead Village and South Medstead** states that the generally open and undeveloped nature of the Local Gap between Medstead and South Medstead, shown on the Policies Map and accompanying Local Gap Map, will be protected to help prevent coalescence and retain the separate identity of the settlements. Development will only be permitted within the Local Gap if:
- a. It would not undermine the physical and/or visual separation of settlements;
  - b. It would not compromise the integrity of the Local Gap, either individually or cumulatively with other existing or proposed development; and
  - c. It cannot be located elsewhere.
- 3.78 **Policy 3: Local Employment** states that proposals that result in the loss of an existing employment or business use, will only be permitted where it can be demonstrated that its continued use is no longer viable or that there is no demand, demonstrated by an active and realistic twelve month marketing period. Proposals to expand an existing employment or business use will be supported, subject to no unacceptable harm to local character, residential amenity, highway, safety or flood risk.
- 3.79 **Policy 4: Local Shops and Village Centres** states that the Neighbourhood Plan designates Village Centres at Four Marks/South Medstead and designates Local Shops in Medstead Village as shown on the Policies Map.
- 3.80 **Policy 7: Local Green Spaces** designates a number of Local Green Spaces where new development, other than in very special circumstances, will be refused.
- 3.81 **Policy 8: Medstead Village Wild Flower Walk** states that the formation and maintenance of a Wild Flower Walk in the village of Medstead, as shown on the Policies Map, for the enjoyment of the local community and visitors, will be supported.
- 3.82 **Policy 9: Medstead & Four Marks Green Infrastructure Network** states that the Neighbourhood Plan proposes the establishment of the Medstead & Four Marks Green Infrastructure Network around and within Four Marks/South Medstead and Medstead Village. The Network comprises a variety of green infrastructure assets, including Local Green Spaces, playing fields, landscaped noise attenuation buffers, assets of biodiversity value and children's play areas. It also includes heritage routes, cycleways, footpaths and bridleways and links with the Medstead Village Wild Flower Walk of Policy 8. Development proposals that impact on the

Green Infrastructure Network must demonstrate how any public space and related requirements align with, and/or do not detract from, its objectives. Proposals to form, enhance and/or maintain the Green Infrastructure Network will be supported.

## Evidence base documents

3.83 The site assessment is informed by a range of evidence base documents which support the adopted and emerging Local Plan and Neighbourhood Plan including the following:

- East Hampshire Land Availability Assessment 2024 Results<sup>12</sup>;
- East Hampshire Land Availability Assessment 2024 Methodology<sup>13</sup>;
- East Hampshire's Green Infrastructure Strategy 2019<sup>14</sup>;
- East Hampshire Landscape Character Assessment Update (2024)<sup>15</sup>;
- East Hampshire Landscape Capacity Study (2018)<sup>16</sup>.
- Four Marks Community Plan<sup>17</sup>;
- Four Marks Village Design Statement<sup>18</sup>;
- Medstead Village Design Statement<sup>19</sup>;
- Medstead Village Appraisal<sup>20</sup>.

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<sup>12</sup> Available at: <https://www.easthants.gov.uk/sites/default/files/2024-11/East%20Hampshire%20land%20availability%20assessment%202024.pdf>

<sup>13</sup> Available at: [Land Availability Assessment \(LAA\) Methodology](#)

<sup>14</sup> Available at: [East Hampshire Green Infrastructure Strategy](#)

<sup>15</sup> Available at: <https://www.easthants.gov.uk/media/9181/download?inline>

<sup>16</sup> Available at: [Landscape | East Hampshire District Council](#)

<sup>17</sup> [Four Marks Community plan.pdf](#)

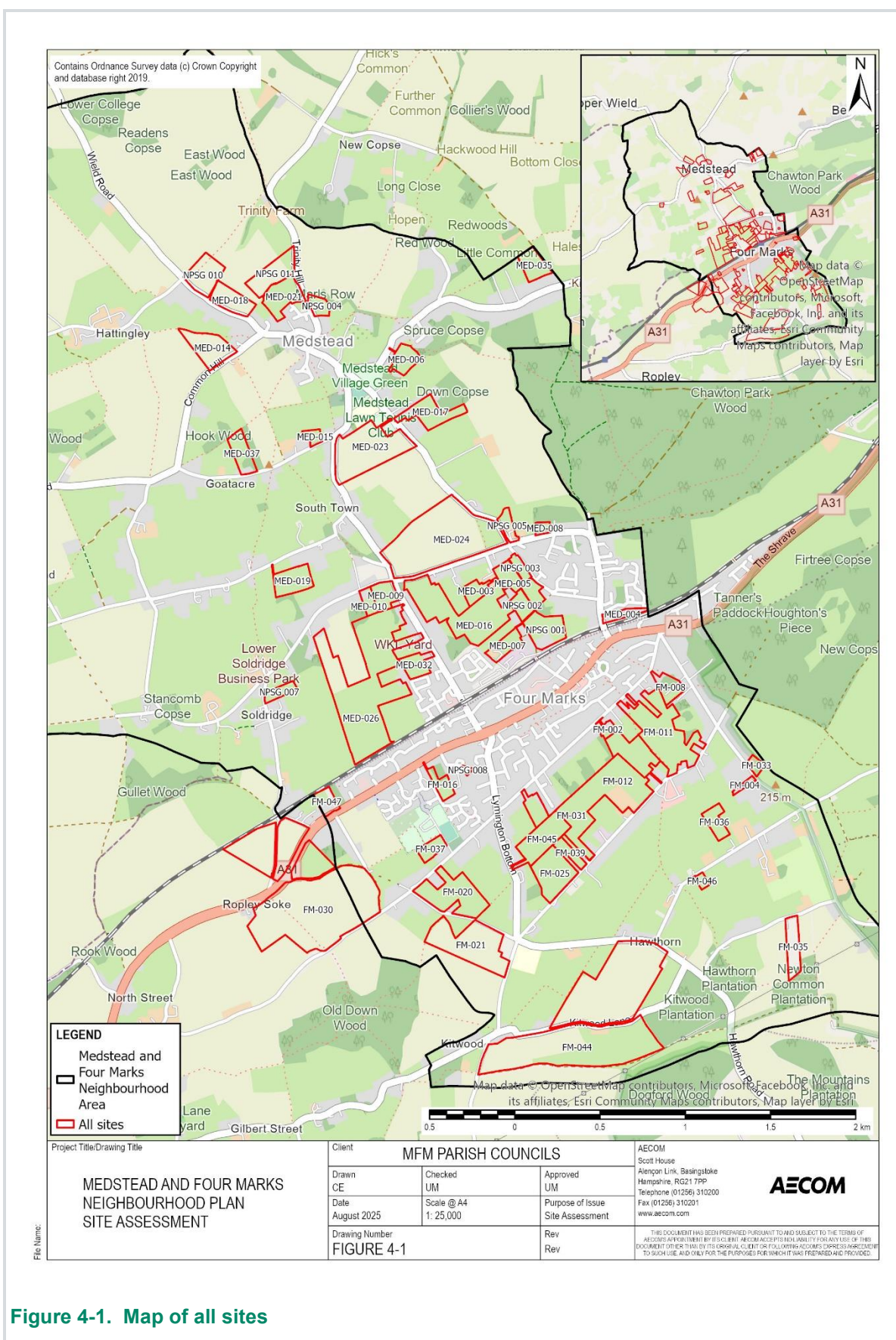
<sup>18</sup> [Fourmarks village design statement combined small.pdf](#)

<sup>19</sup> [MedsteadVillageDesignStatement.pdf](#)

<sup>20</sup> [Medstead](#)

## 4. Site Assessment

- 4.1 A total of 71 potential development sites within the Medstead and Four Marks Neighbourhood Area have been identified from the 2024 LAA.
- 4.2 Figure 4-1 provides a map of all assessed sites.
- 4.3 Table 4-2 provides a summary of the findings of the assessment of sites in the Neighbourhood Area. This includes a 'traffic light' rating for each site indicating whether the site is suitable, available and likely to be achievable for development and therefore appropriate for allocation in the Plan.
- 4.4 Table 4-3 provides a short summary of the suitability of the sites found to be 'under threshold' in the 2024 LAA as well as a capacity estimate.
- 4.5 A red rating indicates the site is not appropriate for allocation; a green rating indicates the site is appropriate for allocation; and an amber rating indicates the site is less suitable or may be appropriate for development if identified issues can be resolved or constraints mitigated.
- 4.6 The proformas in 6 include a detailed assessment of each site against a range of criteria. These should be read in conjunction with the summary table.
- 4.7 The site assessment ratings are shown on Figure 4-2.
- 4.8 Indicative site capacities have been provided for sites found to be suitable or potentially suitable for allocation for residential use. These capacities are taken from the LAA and have been reviewed as part of this assessment.



**Table 4-1. Site assessment summary of large residential/mixed use sites in the Neighbourhood Area**

| <b>Site reference</b> | <b>Site Address/Location</b>                       | <b>Gross Site Area (Ha)</b> | <b>Capacity (Indicative number of homes)</b> | <b>Land use being considered</b> | <b>Suitability Rating (Red/Amber/Green)</b> | <b>Site Assessment Summary</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| FM-002                | Land rear of 41 to 43a Blackberry Lane, Four Marks | 0.74                        | 10 (2024 LAA)                                | Housing                          |                                             | The site is a greenfield site located within an area of residential development. The site is potentially on 'Best and Most Versatile' agricultural land. The site is a small, wooded area located between two existing residential developments at the end of a shared driveway. The site is within the existing settlement boundary. The site is densely vegetated and development may have a negative impact on biodiversity on site. The site is in a sustainable location for residential development. The 2024 LAA identified that the site is susceptible to surface water flooding, but determined the site to be developable. An application was submitted in 2014 for development of 23 dwellings which was refused on grounds that the scale and design of the development was out of keeping with the local character of the area. The site is potentially suitable, subject to flood risk mitigation, suitable BNG requirements and a design that is proportionate with existing development on Blackberry Lane. |
| FM-004                | Land adjacent to 98 Telegraph Lane, Four Marks     | 0.42                        | 20 (2024 LAA)                                | Housing                          |                                             | The site is a greenfield site to the south of Four Marks. The site is outside of the existing settlement boundary, but adjacent to some existing residential development. The site is potentially on 'Best and Most Versatile' agricultural land. Development on the site could extend the development pattern already seen adjacent. There is no pedestrian footpath along the main access road to the site, making it a car dependent location. The site is adjacent to a grade II listed building. Any development would need to be sensitive to the heritage setting. Under current policy, the site falls under development in the countryside (CP19), where a policy of general restraint is applied outside of the settlement boundary. If the settlement boundary was extended to include this area, the site could be developed under policy S2. The site is therefore potentially suitable if the settlement boundary were extended, but more sustainable locations should be considered first.                    |

| Site reference | Site Address/Location                       | Gross Site Area (Ha) | Capacity (Indicative number of homes) | Land use being considered | Suitability Rating (Red/ Amber/ Green) | Site Assessment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| FM-008         | 32 Telegraph Lane, Four Marks               | 1.89                 | 14 (2024 LAA)                         | Housing                   |                                        | The site is a densely wooded site adjacent to the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. A large portion of the site is a SINCE which would make this part of the site unsuitable for development. The remaining part of the site has no major constraints, and is accessible from Telegraph Lane. This part of the site is potentially suitable for development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| FM-011         | Land rear of 7-15 and 23-33 Blackberry Lane | 10.36                | 108 (2024 LAA)                        | Housing                   |                                        | The site is a large greenfield site adjacent to the existing settlement boundary behind homes on Blackberry Lane. The site is potentially on 'Best and Most Versatile' agricultural land. The site is part of the Four Marks South large development site that was consulted on in 2019. It also includes a southern area also covered by FM-040 which has planning permission. The remainder of the site is open in character and would alter the nature of the settlement, although a small amount of development along the part of the site on Alton Lane could match the existing settlement pattern and is therefore potentially suitable for development. There is an application for up to 100 dwellings on the site currently awaiting decision. The Four Marks South large development site has been assessed as potentially suitable for development, so this could also be considered for allocation in the Neighbourhood Plan if agreed with EHDC and if the necessary mitigation and infrastructure was factored in as part of the allocation. If the pending application is granted, the site does not need to be allocated in the Neighbourhood Plan, but the figures can count towards the Neighbourhood Plan housing requirement. |
| FM-012         | Land at Alton Lane, Four Marks              | 12.53                | 175 (2024 LAA)                        | Housing                   |                                        | The site is a large greenfield site located outside of the existing settlement boundary along Alton Lane. The site is potentially on 'Best and Most Versatile' agricultural land. The site is part of the Four Marks South large development site that was consulted on in 2019. The site is open in character and would alter the nature of the settlement, although a small amount of development along Alton Lane could match                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

| Site reference | Site Address/Location                                              | Gross Site Area (Ha) | Capacity (Indicative number of homes) | Land use being considered | Suitability Rating (Red/ Amber/ Green) | Site Assessment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
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|                |                                                                    |                      |                                       |                           |                                        | the existing settlement pattern and is therefore potentially suitable for development. There is no pedestrian footpath along Alton Lane. The LAA established that the northern portion of the site is susceptible to surface water flooding. The site is potentially suitable if the necessary mitigation and infrastructure was factored in as part of the allocation. The Four Marks South large development site can also be considered for allocation in the Neighbourhood Plan if agreed with EHDC and if the necessary mitigation and infrastructure was factored in as part of the allocation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| FM-016         | Land at 131 Winchester Road, Four Marks                            | 1.42                 | 21 (2024 LAA)                         | Housing                   |                                        | The site is a greenfield site located adjacent to the existing settlement boundary. There is a pending application on the site. The site is potentially on 'Best and Most Versatile' agricultural land. The site is surrounded by a SINC. The site is surrounded by residential development. There is no existing access onto the site, but there is potential to create this from Lapwing Way or from the A31; access from Lapwing Way has been refuted in a previous application on the grounds that this access would cause damage to the surrounding SINC. Access would need to be investigated further. The site is within a Groundwater SPZ 2 area. There are individual TPOs along the site boundary. The site boundary is heavily vegetated. The current application identifies the site as having impermeable clay deposits requiring boreholes and retention tanks containing absorbers which would be high maintenance and may affect the viability of the site. The site is potentially suitable subject to the creation of safe and suitable access, and mitigation of other identified constraints. |
| FM-020         | Land east of Brislands Lane and north of Gradwell Lane, Four Marks | 6.58                 | -                                     | Housing                   |                                        | The site is a greenfield site located outside and not connected to the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. The northern portion of the site is located adjacent to existing residential development and land to the North East has outline planning permission for 60 homes. The Southern                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

| Site reference | Site Address/Location                                            | Gross Site Area (Ha) | Capacity (Indicative number of homes) | Land use being considered | Suitability Rating (Red/Amber/Green) | Site Assessment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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|                |                                                                  |                      |                                       |                           |                                      | portion of the site is part of a wider area of open countryside and contributes to the rural and tranquil character of the area. The site is in a Groundwater SPZ 2 area. There is a public footpath along the southern edge of the site. Brislands Lane and Gradwell Lane are both narrow lanes with no footpath so access would not be suitable for new development in this location. The site is not currently suitable for development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| FM-021         | Land south of Gradwell Lane and west of Kitwood Road, Four Marks | 8.83                 | -                                     | Housing                   |                                      | The site is a large greenfield site on the western edge of the settlement of Four Marks. The site is potentially on 'Best and Most Versatile' agricultural land. The site is located outside of the existing settlement boundary and is relatively far from the town centre and local services. The site is in a Groundwater SPZ 2 area. The site is prominent as it slopes upwards from Gradwell Lane. The site is part of a wider area of open countryside and contributes to the rural and tranquil setting of Four Marks. A public footpath runs along the western edge of the site from which there are long views of open countryside. Development of the site would have a detrimental effect on long views and on the character of the area and setting of Four Marks. Brislands and Gradwell Lane are both narrow lanes with no footpath so access would not be suitable for new development in this location. The site is not currently suitable for development. |
| FM-025         | Land at Alton Lane, Four Marks                                   | 4.98                 | 37 (2024 LAA)                         | Housing                   |                                      | The site is a large greenfield site located outside of the existing settlement boundary along Alton Lane. The site is potentially on 'Best and Most Versatile' agricultural land. The site is part of the Four Marks South large development site that was consulted on in 2019. The site is part of a wider area of open countryside and is not within a built-up area. The site is isolated from existing development, and far from the town centre and local services. The site is within a Groundwater SPZ 2 area. There is no pedestrian access to the site along Alton Lane. There is an area TPO adjacent to the site on the western boundary. The site contributes to the                                                                                                                                                                                                                                                                                           |

| Site reference | Site Address/Location | Gross Site Area (Ha) | Capacity (Indicative number of homes) | Land use being considered | Suitability Rating (Red/Amber/Green) | Site Assessment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
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|                |                       |                      |                                       |                           |                                      | rural and tranquil setting of Four Marks, and it offers long views over neighbouring countryside. The site is not suitable in isolation. However, the Four Marks South large development site has been assessed as potentially suitable for development, so this could be considered for allocation in the Neighbourhood Plan if agreed with EHDC and if the necessary mitigation and infrastructure was factored in as part of the allocation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| FM-030         | Four Marks            | 46.72                | 470 (2024 LAA)                        | Housing                   |                                      | <p>The site is a large greenfield site outside of the existing development boundary. The site is potentially on 'Best and Most Versatile' agricultural land. The site is the South of Winchester Road large development site that was consulted on in 2019. The eastern portion of the site (FM-013) is allocated in the emerging Local Plan and is therefore not suitable for allocation in the Neighbourhood Plan. Most of the site lies outside of the Neighbourhood Plan Area and is therefore not suitable for allocation in the Neighbourhood Plan but could be discussed with the neighbouring parish and with EHDC.</p> <p>The site is within the River Itchen SAC and area of nutrient neutrality and is within a Groundwater SPZ 2 area. There are some areas of higher risk surface water flooding across the site. The site slopes down towards the A31 and is prominent in approaches along the A31 from the west. Development on the site would be visually prominent. The site is located outside of the existing settlement boundary and therefore housing would currently not conform with policy under policy S2. The LAA has assessed this site as potentially developable, so this could also be considered for allocation in the Neighbourhood Plan if agreed with EHDC and if the necessary mitigation and infrastructure was factored in as part of the allocation.</p> |
| FM-031         | Four Marks            | 39.91                | 390 (2024)                            | Housing                   |                                      | The site is a large site to the south of the existing settlement of Four Marks. The site is potentially on 'Best and Most Versatile' agricultural land. The site is the Four Marks South                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

| Site reference | Site Address/Location                      | Gross Site Area (Ha) | Capacity (Indicative number of homes) | Land use being considered | Suitability Rating (Red/Amber/Green) | Site Assessment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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|                |                                            |                      |                                       |                           |                                      | large development site that was consulted on in 2019. The site is adjacent to the existing settlement boundary. It is adjacent to some existing residential development. The site is in a Groundwater SPZ 2 area. There are area TPOs and individual TPOs on site. The site is very large and makes up an area of open countryside to the south of the existing settlement. Development across the entire site would impact the existing form and character of the settlement. The Four Marks South large development site has been assessed as potentially suitable for development, so this could be considered for allocation in the Neighbourhood Plan if agreed with EHDC and if the necessary mitigation and infrastructure was factored in as part of the allocation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| FM-033         | Semaphore Farm, Telegraph Lane, Four Marks | 0.69                 | 6 (2024 LAA)                          | Housing                   |                                      | The site is a partly previously developed site on the eastern edge of the Neighbourhood Area. The site is potentially on 'Best and Most Versatile' agricultural land. The site is located outside of the existing settlement boundary, but adjacent to some existing residential development. The site adjoins the SDNP to the east. The site is in a Groundwater SPZ 3 area. There is an individual TPO on site. The site is adjacent to some Grade II listed buildings. There is no formal pedestrian footpath along Telegraph Lane. An application for two dwellings on the site is currently pending decision. The landscape capacity study identified that development in Four Marks should avoid encroaching on the SDNP. Under current policy, the site falls under development in the countryside (CP19), where a policy of general restraint is applied outside of the settlement boundary. If the settlement boundary was extended to include this area, the site could be developed under policy S2. The site is therefore potentially suitable if the settlement boundary were extended, but more sustainable locations should be considered first. If the pending application is granted, the site does not need to be allocated in the Neighbourhood Plan, but the figures can count towards the Neighbourhood Plan housing requirement. |

| Site reference | Site Address/Location                      | Gross Site Area (Ha) | Capacity (Indicative number of homes) | Land use being considered | Suitability Rating (Red/Amber/Green) | Site Assessment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| FM-035         | Dovecot, Hawthorn Lane, Four Marks         | 2.55                 | 5 (2024 LAA)                          | G & T                     |                                      | The site is a previously developed car yard. The site is potentially on 'Best and Most Versatile' agricultural land. It is located outside of the settlement boundary. The site is in a Groundwater SPZ 2 area. There is no pedestrian access along Hawthorn Lane, and therefore any development on the site would be car dependent. There are some overhead lines crossing the southern part of the site. The site is located within an area of open countryside and any development would affect the character of the area. The ground is potentially contaminated due to previous land use. An application for a gypsy accommodation site was made in 2021 and refused on the grounds that the site was located in a rural area near the SDNP, and would impact the open countryside character as well as the setting of the SDNP. The site is potentially suitable for G&T development according to Local Plan policy CP15 for G&T accommodation or as a rural exception site under emerging policy. The site is potentially suitable for 5 units of G&T, in line with the LAA conclusions. |
| FM-036         | Land rear of Briars Lodge, Four Marks      | 0                    | -                                     | Housing                   |                                      | The site is a backland site that is in part previously developed. The site is potentially on 'Best and Most Versatile' agricultural land. The site is located to the South East of the existing settlement of Four Marks and is outside of the existing settlement boundary. The site is relatively far from services. The site is in a Groundwater SPZ 2 area. There is no pedestrian footpath serving Willis Lane, meaning any development in this location would be car dependent. The site is in close proximity to some small-scale residential development, and some industrial uses. Backland development is not typical in this area and may be out of character with the development pattern in this area. The site is not currently suitable for development.                                                                                                                                                                                                                                                                                                                         |
| FM-037         | Copper Beeches, Brislands Lane, Four Marks | 1.35                 | -                                     | Housing                   |                                      | 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 adjacent to some                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

| Site reference | Site Address/Location                       | Gross Site Area (Ha) | Capacity (Indicative number of homes) | Land use being considered | Suitability Rating (Red/ Amber/ Green) | Site Assessment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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|                |                                             |                      |                                       |                           |                                        | locally designated green space and community sports facilities. The site is within a Groundwater SPZ 2 area. The site has good accessibility. There is some small-scale residential development adjacent to the site. The site contains some significant trees on the site as well as on the site boundary. There is no formal footpath linking the site to public transport and other facilities, and there is no potential to create a footpath. As such the site is in an unsustainable location for development as identified in CP31 Transport. The site is not currently suitable, available and achievable.                                                                                                                                                                                                                                                                                                                                                                              |
| FM-039         | Land at Oak View, Alton Lane, Four Marks    | 1.2                  | 1-2 dwellings                         | Housing                   |                                        | 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 adjacent to some small-scale residential development. The site is in a Groundwater SPZ 2 area. There is no pedestrian footpath along Alton Lane, meaning any development would be car-dependent and unsustainable according to policy CP31. The site is part of a wider area of open countryside that contributes to the rural setting of Four Marks. Under current policy, the site falls under development in the countryside (CP19), where a policy of general restraint is applied outside of the settlement boundary. If the settlement boundary was extended to include this area, the site could potentially be developed under policy S2. The whole site is currently not suitable, available or achievable due to unsustainable location, but the front part of the site is potentially suitable for 1-2 homes. |
| FM-044         | Land to the north and south of Kitwood Lane | 40.3                 | -                                     | Housing                   |                                        | The site is a large greenfield site located outside of the existing settlement boundary. The site is a large open agricultural site. The site is potentially on 'Best and Most Versatile' agricultural land. The site is in a Groundwater SPZ 2 area. The site slopes steeply upwards from the intersection of Hawthorn Road and Willis Lane and is prominent on a hill. There is no pedestrian access along Hawthorn Road. There is a public footpath along the site boundary where views of                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

| Site reference | Site Address/Location                                                     | Gross Site Area (Ha) | Capacity (Indicative number of homes) | Land use being considered | Suitability Rating (Red/Amber/Green) | Site Assessment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
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|                |                                                                           |                      |                                       |                           |                                      | open countryside would be negatively impacted by any development in this area. There are overhead lines and electricity pylons over the southern portion of the site forming a constraint to development. The site is isolated from existing development and is part of a wider area of open countryside. Any development would negatively impact the rural character of the site and the wider setting of Four Marks. The site is not currently suitable for development.                                                                                                                                                                                                                                                                                                                                                                                  |
| FM-045         | 87 Lymington Bottom                                                       | 4.7                  | 66 (2024 LAA)                         | Housing                   |                                      | The site is a greenfield site adjacent to the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. A planning application for 65 dwellings is pending. A previous application for up to 79 dwellings was refused on the site due to issues with access and relationship of development to the existing settlement. The site is in a Groundwater SPZ 2 area. The site has good accessibility. The site has medium risk of surface water flooding. If the pending application is granted, the site does not need to be allocated in the Neighbourhood Plan but the figures can count towards the Neighbourhood Plan housing requirement.                                                                                                                                                                     |
| FM-046         | Land opposite Hillside & Hillside Lodge, south of Willis Lane, Four Marks | 0.5                  | 2 (2024 LAA)                          | G & T                     |                                      | 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 relatively isolated from services and from existing development. There is no pedestrian access along Willis Lane and any development would be car-dependent. The site is part of a wider area of open countryside. Development in this area would be isolated and would impact the open character of the wider area. A previous application for 3 pitch traveller caravan sites was refused on the site due to the rural character of the area, and the fact that nearby similar development would result in a dominant impact on the settled community contrary to the Planning Policy for Traveller Sites. The site is potentially suitable to be developed as a site for Gypsies, |

| Site reference | Site Address/Location                                              | Gross Site Area (Ha) | Capacity (Indicative number of homes) | Land use being considered | Suitability Rating (Red/Amber/Green) | Site Assessment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
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|                |                                                                    |                      |                                       |                           |                                      | Travellers and Travelling Showpeople (CP15), although more sustainable locations should be considered first.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| FM-047         | 172 Winchester Road                                                | 1.5                  | -                                     | Housing                   |                                      | The site is a partly greenfield site located outside of the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. The site is within the River Itchen SAC area and in a nutrient neutrality area. The site is adjacent to a SINC. There is no pedestrian or cycle access due to the site's location off of the A31, making the location unsustainable and contrary to Policy CP15. The site is far from services and not accessible by public transport. The site is in an unsustainable location and therefore not suitable for development.                                                       |
| MED-003        | Paddock View, Stoney Lane, Medstead                                | 1.53                 | 6 (2024 LAA)                          | Housing                   |                                      | 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 part of a wider area of open countryside. The site contributes to the rural setting of Medstead. The site is accessible via a narrow bridleway along Stoney Lane and may not be suitable for intensification. The site is isolated and lacks access via a formal footpath. It is unsuitable for development in isolation, but it could potentially come forward together as part of the South Medstead large development site with supporting infrastructure and mitigation. |
| MED-004        | Land rear of Woodview Place and Timbers, Boyneswood Road, Medstead | 1.07                 | 18 (2024 LAA)                         | Housing                   |                                      | The site is a greenfield backland site located behind existing residential development. The site is potentially on 'Best and Most Versatile' agricultural land. The site has existing access onto the existing residential development on the west of the site, but has limited opportunity for access onto the rest of the site. The site is directly adjacent to the railway cutting. The site includes some TPOs. It is adjacent to the existing settlement boundary. The site is potentially suitable if safe and suitable access can be provided.                                                                                              |

| Site reference | Site Address/Location                      | Gross Site Area (Ha) | Capacity (Indicative number of homes) | Land use being considered | Suitability Rating (Red/Amber/Green) | Site Assessment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| MED-005        | Land at Penilee, Boyneswood Lane, Medstead | 3.29                 | 40 (2024 LAA)                         | Housing                   |                                      | The site is a large greenfield site located adjacent to the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. There is a public bridleway along the site boundary. The site has good accessibility to services and facilities. The site is open in character and has a rural character so development would need to be designed to minimise impact on the character. A planning application is pending for up to 62 dwellings. The site is potentially suitable for development if the identified constraints are mitigated. However, if the pending application is granted, the site does not need to be allocated in the Neighbourhood Plan but the figures can count towards the Neighbourhood Plan housing requirement. |
| MED-006        | Land rear of Roscommon, Medstead           | 2.08                 | 7 (2024 LAA)                          | Housing                   |                                      | 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 SPZ 3 area. There is a public footpath along the site boundary. Nearby development at The Oaks also forms backland development. Under current policy, the site falls under development in the countryside (CP19), 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 policy S2.                                                                            |
| MED-007        | Woodlea Farm, Station Approach, Medstead   | 1.97                 | -                                     | Housing                   |                                      | The site is a partly previously developed site located near the Medstead and Four Marks railway station. The site is potentially on 'Best and Most Versatile' agricultural land. The site is adjacent to the Mansfield Business Park. The site is accessible by a narrow access via Stoney Lane. The current access may not be fit for intensification. There is an area TPO on the site. The site is adjacent to the existing settlement boundary. The site is part of a wider area of open countryside to the north. Development in this area may impact the area of countryside to the north. There is no                                                                                                                                                                    |

| Site reference | Site Address/Location                             | Gross Site Area (Ha) | Capacity (Indicative number of homes) | Land use being considered | Suitability Rating (Red/ Amber/ Green) | Site Assessment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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|                |                                                   |                      |                                       |                           |                                        | formal pedestrian access to the site, and no potential for creating a footpath. The site is therefore considered to be in an unsustainable location and not suitable for development. Site MED-016 to the north could potentially come forward for development. There is a remaining strip of land between the two sites, but if MED-016 were to be developed and access could be created from the north, the site could become potentially suitable.                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| MED-008        | Land adjacent to Ashley House, Red Hill, Medstead | 0.58                 | -                                     | Housing                   |                                        | The site is a greenfield site located adjacent to the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. There is no pedestrian access along Red Hill, so any development would be car-dependent. The site falls within the designated Local Green Gap area under Policy NP2 in the previous Neighbourhood Plan. If the local green gap policy remains, the site would be unsuitable for development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| MED-009        | Land at Five Ash Crossroads, Four Marks           | 2.01                 | 15 (2024 LAA)                         | Housing                   |                                        | The site is a partly previously developed site located adjacent to the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. The site includes a small area TPO. The site is adjacent to existing residential development. An application for up to 10 dwellings was refused in 2015 on the grounds that the site was in an unsustainable location outside of the settlement boundary and development could not be justified as the 5YHLS had already been met. In 2022, an application was submitted for the development of Class E use space. This was refused on the grounds that the type and scale of development would be out of keeping with the nearby linear residential development. The site is potentially suitable for small scale residential development to be brought within a new settlement boundary and to contribute towards the new housing requirement. |
| MED-010        | The Meadows, Soldridge Road, Medstead             | 1.08                 | 9 (2024 LAA)                          | Housing                   |                                        | The site is a greenfield backland site behind existing residential development. The site is outside of the existing settlement boundary. The site is potentially on 'Best and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

| Site reference | Site Address/Location            | Gross Site Area (Ha) | Capacity (Indicative number of homes) | Land use being considered | Suitability Rating (Red/Amber/Green) | Site Assessment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------|----------------------------------|----------------------|---------------------------------------|---------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                |                                  |                      |                                       |                           |                                      | Most Versatile' agricultural land. There is no pedestrian access along Soldridge Road, therefore any development would be car-dependent. The site is relatively far from existing services. Backland residential development is not typically found in this area of Medstead and would therefore be out of keeping with the local pattern of development. The site backs onto an area of open countryside. There is a small area TPO on the edge of the site. In isolation, the site is not considered to be in a sustainable location, and backland development would be out of character in this area. If the site was brought forward together with MED-009, the site could be potentially suitable with access created from Lymington Bottom Road and appropriate mitigation. |
| MED-014        | Land at Common Hill, Medstead    | 3.93                 | -                                     | Housing                   |                                      | The site is a large open greenfield site on the western edge of Medstead. The site is outside of the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. The site slopes downwards away from Medstead providing long distance views over open countryside and contributes to the rural setting of Medstead. There is a public footpath along the northern edge of the site which provides long views over open countryside. The site is within the River Itchen SAC, partly in a Groundwater SPZ 3 area, and in an area of nutrient neutrality. There is no pedestrian access along Common Hill. The site is in an unsustainable location for development.                                                                      |
| MED-015        | Land at Homestead Road, Medstead | 0.71                 | 6 (2024 LAA)                          | Housing                   |                                      | 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, the site falls under development in the countryside (CP19), where a policy of general restraint is applied outside of the settlement                                                                                                                                                                       |

| Site reference | Site Address/Location                    | Gross Site Area (Ha) | Capacity (Indicative number of homes) | Land use being considered | Suitability Rating (Red/Amber/Green) | Site Assessment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------|------------------------------------------|----------------------|---------------------------------------|---------------------------|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                |                                          |                      |                                       |                           |                                      | boundary. Development in open countryside is potentially suitable if genuine need can be proven.<br>The site is potentially suitable if genuine need can be proven, and if relevant infrastructure and mitigation can be implemented.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| MED-016        | Land south of Five Ash Road, Medstead    | 11.74                | 176 (2024)                            | Housing                   |                                      | The site is a large greenfield site north of Four Marks. The site is potentially on 'Best and Most Versatile' agricultural land. There are some area TPOs on the site boundary on the southwestern part of the site. A public bridleway runs along the eastern portion of the site. It is a large open site that contributes to the rural setting of Medstead. Development of the whole site would change the character of the area. However, the site is part of a large development site proposal that would provide new infrastructure including schools and footpaths to connect to local services. The site is potentially suitable for development if all supporting infrastructure is provided and if the design is sensitive to the rural setting. |
| MED-017        | Little Pastures, Roedowns Road, Medstead | 3.52                 | -                                     | Housing                   |                                      | The site is a greenfield backland site. The site is adjacent to the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. The site is in part in a Groundwater SPZ 3 area. There is no pedestrian access onto the site along Roe Downs Road. There is some existing backland residential development adjacent to the site. The site backs onto an area of ancient woodland. There is no pedestrian footpath accessing the site, making it an unsustainable location for development. The site is therefore not currently suitable, available and achievable.                                                                                                                                               |
| MED-018        | Land north of Wield Road, Medstead       | 2.87                 | 22 (2024)                             | Housing                   |                                      | 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 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                                                                                                                                                                                                                                                                                                                                |

| Site reference | Site Address/Location                 | Gross Site Area (Ha) | Capacity (Indicative number of homes) | Land use being considered | Suitability Rating (Red/Amber/Green) | Site Assessment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------|---------------------------------------|----------------------|---------------------------------------|---------------------------|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                |                                       |                      |                                       |                           |                                      | 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.                                                                                                                                                                                                                       |
| MED-019        | Land at Paice Lane, Medstead          | 3.11                 | -                                     | Housing                   |                                      | The site is a relatively large backland greenfield site located outside and not connected to the settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. The site is located south off Paice Lane with no pedestrian access. The site is within the River Itchen SAC area, and is in a nutrient neutrality area. The site is in an unsustainable location due to lack of pedestrian access and not suitable for development.                                                                                                                                                                                                                                                                                              |
| MED-021        | Land north of Cedar Stables, Medstead | 3.52                 | -                                     | Housing                   |                                      | The site is a relatively large greenfield site located to the north of existing residential development. The site is potentially on 'Best and Most Versatile' agricultural land. The site is accessed from Trinity Hill, but there is no pedestrian access. The site is partly in a Groundwater SPZ 3 area. There are some large trees on the northern part of the site, as well as some overhead lines which form a constraint to development. The site is part of a wider area of open countryside. It is relatively well shielded by vegetation, and does not offer long distance views over surrounding countryside. The site is considered to be in an unsustainable location due to the lack of footpath, and is therefore not suitable for development. |
| MED-023        | Land west of Roe Downs Farm, Medstead | 9.65                 | -                                     | Housing                   |                                      | The site is a large greenfield site located between Medstead and Medstead South. The site is potentially on 'Best and Most Versatile' agricultural land. The site is part of a wide area of open countryside and offers long distance views over surrounding open countryside. The site falls within the                                                                                                                                                                                                                                                                                                                                                                                                                                                       |

| Site reference | Site Address/Location                 | Gross Site Area (Ha) | Capacity (Indicative number of homes) | Land use being considered | Suitability Rating (Red/Amber/Green) | Site Assessment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------|---------------------------------------|----------------------|---------------------------------------|---------------------------|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                |                                       |                      |                                       |                           |                                      | designated Local Green Gap area under Policy NP2 in the previous Neighbourhood Plan. If the local green gap policy remains, the site would be unsuitable for development. The locally designated Wild Flower Walk and Green Infrastructure network run along the site boundary. The site is not suitable for development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| MED-024        | Land west of Roe Downs Road, Medstead | 19.19                | -                                     | Housing                   |                                      | The site is a large greenfield site located between Medstead and Medstead South. The site is potentially on 'Best and Most Versatile' agricultural land. The site is part of a wide area of open countryside and offers long distance views over surrounding open countryside. The site falls within the designated Local Green Gap area under Policy NP2 in the previous Neighbourhood Plan. If the local green gap remains, the site would be unsuitable for development. The locally designated Wild Flower Walk and Green Infrastructure network run along the site boundary. The site is not suitable for development.                                                                                                                                                              |
| MED-026        | Lymington Bottom Road                 | 33.68                | 505 (2024 LAA)                        | Housing                   |                                      | The site is a large greenfield site to the west of Medstead. The site is adjacent to the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. The site is within the River Itchen SAC, and an area of nutrient neutrality. There is an area of priority deciduous woodland on site as well as a small area TPO on the northern edge of the site. There are some significant trees across the site. The site is large, and part of a wider area of open countryside and development of the site would change the character and openness of this area. The site is potentially suitable for development if the identified constraints were mitigated, a safe and suitable access was provided as well as other supporting infrastructure. |
| MED-032        | 61 Lymington Bottom Road, Four Marks  | 1.9                  | 38 (2024 LAA)                         | Housing                   |                                      | The site is a greenfield backland site located behind existing residential development. The site is located adjacent to the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. There is an example of existing backland development directly to the south of the                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |

| Site reference | Site Address/Location                       | Gross Site Area (Ha) | Capacity (Indicative number of homes) | Land use being considered | Suitability Rating (Red/Amber/Green) | Site Assessment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|----------------|---------------------------------------------|----------------------|---------------------------------------|---------------------------|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                |                                             |                      |                                       |                           |                                      | site. Development on the site could be designed to match the existing development pattern to the south. There is a pending application on site for 53 dwellings. The site is potentially suitable for development subject to a suitable design, and suitable access to the site. If the pending application is granted, the site does not need to be allocated in the Neighbourhood Plan but the figures can count towards the Neighbourhood Plan housing requirement.                                                                                                                                                                                                                                                           |
| MED-035        | Land off Jennie Green Lane                  | 2.2                  | -                                     | Housing                   |                                      | The site is a greenfield backland site located outside of the existing settlement boundary. The site is located behind existing residential and agricultural development, and is currently in agricultural use. The site is located within a Groundwater SPZ 3 area. There is no pedestrian access onto the site along Abbey Road. There are some large trees across the site. A PROW runs along the site boundary. The site is far from existing services and is considered to be in an unsustainable location. The site is not suitable, available and achievable.                                                                                                                                                             |
| MED-037        | The Dell, Homestead Lane, Medstead          | 2.3                  | -                                     | Housing                   |                                      | 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 is part of a wider area of open countryside. The site is adjacent to small scale residential and agricultural development on either side. The site is within the river Itchen SAC, and within a nutrient neutrality area. The site contains an area of priority deciduous woodland, and an there is an area TPO on the site. A PROW runs along the northern boundary of the site. The site is not suitable for development due to the environmental constraints and location. |
| NPSG LAA 001   | Stonebridge, Stoney Lane, Medstead GU34 5EL | 3.7                  | 83                                    | Housing                   |                                      | The site is a greenfield site located adjacent to the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. The site is part of an area of open countryside and contributes to a rural setting for the surrounding settlement. The site is adjacent to the historic                                                                                                                                                                                                                                                                                                                                                                                                              |

| Site reference | Site Address/Location                                        | Gross Site Area (Ha) | Capacity (Indicative number of homes) | Land use being considered | Suitability Rating (Red/Amber/Green) | Site Assessment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|----------------|--------------------------------------------------------------|----------------------|---------------------------------------|---------------------------|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                |                                                              |                      |                                       |                           |                                      | railway station. The site is currently accessed along Station Approach but there is no pedestrian access. Development on the site may impact the setting of the historic railway line and station. There are no other environmental constraints on the site. The site is potentially suitable if pedestrian access can be created through MED-005 from Beechlands Road as well as any additional supporting infrastructure and mitigation.                                                                                                                                                                                                                                                                              |
| NPSG LAA 002   | Land on the northeast side of Stoney Lane, Medstead, U34 5EL | 1.44                 | 34                                    | Housing                   |                                      | 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 part of a wider area of open countryside. The site is currently accessed via Stoney Lane but there is no pedestrian access. The site has some shielding along the site boundary from existing vegetation. There is some existing small scale residential and agricultural development along Stoney Lane. There are no other environmental constraints on the site. The site is potentially suitable if pedestrian access can be created through MED-005 from Beechlands Road as well as any additional supporting infrastructure and mitigation. |
| NPSG LAA 003   | Ryecroft, Five Ash Road, Medstead, GU34 5EH                  | 0.8                  | 19                                    | Housing                   |                                      | The site is a greenfield site located adjacent to the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. The site is accessed along Beechlands Road which provides vehicular and pedestrian access. The site includes a structure on the north of the site which would need to be removed. The site is shielded from the street to the east by existing mature vegetation. The site could be developed to match the pattern of development opposite. The site is suitable for development.                                                                                                                                                                           |
| NPSG LAA 004   | Marls Row, Trinity Hill, Medstead, GU34 5LT                  | 1.09                 | 26                                    | Housing                   |                                      | 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                                                                                                                                                                                                                                                                                                                                                   |

| Site reference | Site Address/Location                                    | Gross Site Area (Ha) | Capacity (Indicative number of homes) | Land use being considered | Suitability Rating (Red/Amber/Green) | Site Assessment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------|----------------------------------------------------------|----------------------|---------------------------------------|---------------------------|--------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                |                                                          |                      |                                       |                           |                                      | designated heritage asset. The site is visually shielded along the site boundary by existing mature vegetation. The site is in a Groundwater 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.                                                                                                                                                                                                                                  |
| NPSG LAA 005   | Redhill Farm, Redhill, Medstead GU34 5EE                 | 2                    | -                                     | Housing                   |                                      | The site includes an industrial estate as well as a greenfield parcel of land behind it. The site is potentially on 'Best and Most Versatile' agricultural land. The site is adjacent to the existing settlement boundary. The greenfield portion of the site is located within the designated Local Green Gap area under Policy NP2 in the previous Neighbourhood Plan. If the local green gap policy remains, this portion of the site would be unsuitable for development. There is no pedestrian access along Red Hill, meaning any development on the site would be car-dependent. The site is not currently suitable.       |
| NPSG LAA 007   | Hart Hill, Grosvenor Road, Soldridge, Hants, GU34 5JE    | 1.2                  | -                                     | Housing                   |                                      | 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 adjacent to some small scale residential and agricultural development. The site is within the river Itchen SAC, and within a nutrient neutrality area. The site slopes steeply down towards the road. The site is accessed along Grosvenor Road, which has no pedestrian access and is remote from local services. There are overhead lines along the site boundary. The site is not in a sustainable location and therefore not suitable for development. |
| NPSG LAA 008   | Land behind 4 & 5 Gloucester Close, Four Marks, GU34 5HX | 0.3                  | -                                     | Housing                   |                                      | The site is a greenfield backland parcel of land behind existing residential development. The site is potentially on 'Best and Most Versatile' agricultural land. The site is within the existing settlement boundary. The site is within a Groundwater SPZ 2 and 3 area. There are TPOs along one side of the Cotswold close, and there are mature trees on                                                                                                                                                                                                                                                                      |

| Site reference | Site Address/Location           | Gross Site Area (Ha) | Capacity (Indicative number of homes) | Land use being considered | Suitability Rating (Red/Amber/Green) | Site Assessment Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|----------------|---------------------------------|----------------------|---------------------------------------|---------------------------|--------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                |                                 |                      |                                       |                           |                                      | the remaining part of the site. The site is not currently suitable for development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| NPSG LAA 010   | Land off Wield Road, Medstead   | 3.45                 | -                                     | Housing                   |                                      | The site is a large greenfield site to the north of Medstead. The site is located outside of the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. The site is part of a wider area of open countryside and offers extensive long-distance views over surrounding open countryside. It forms part of the rural setting of Medstead. The site is not visually enclosed and is very visually prominent from Wield Road and from surrounding areas. A public footpath runs through the site offering walkers views over the open countryside. Any development on the site would negatively impact the amenity value along this PROW. The site is remote from existing services. The site is not suitable for development. |
| NPSG LAA 011   | Land off Trinity Hill, Medstead | 3.67                 | -                                     | Housing                   |                                      | The site is a large greenfield site to the north of Medstead. The site is located outside of the existing settlement boundary. The site is potentially on 'Best and Most Versatile' agricultural land. The site is part of a wider area of open countryside and offers long views over surrounding countryside. The site is accessed along Trinity Hill, but there is no pedestrian footpath meaning any development would be car-dependent. Development would be disconnected and isolated if it were to come forward in isolation. The site is considered to be in an unsustainable location due to the lack of footpath, and is therefore not suitable for development.                                                                                                 |

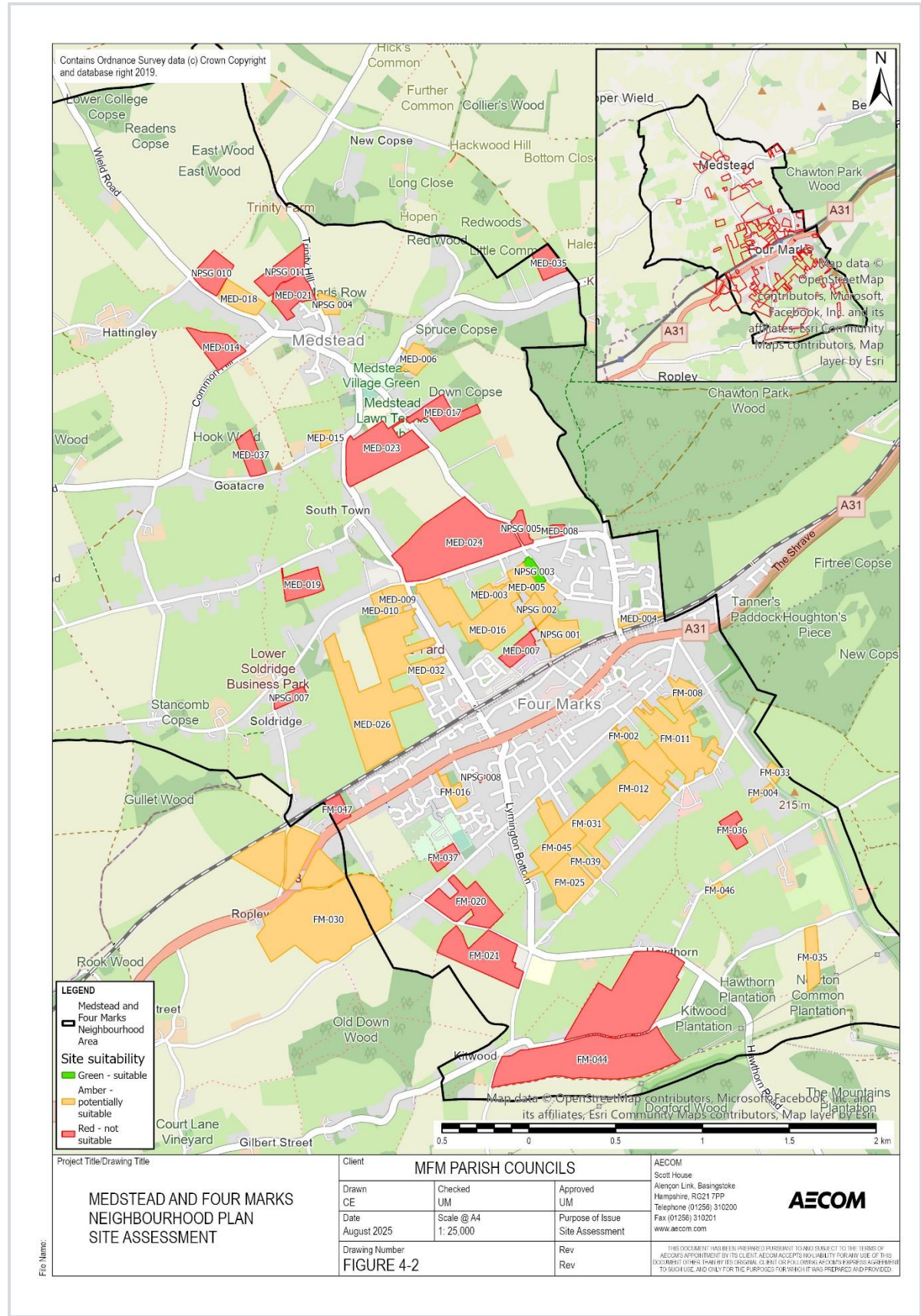


Figure 4-2 Map of site suitability

## 5. Conclusions

### Site Assessment Conclusions

5.1 Of the potential development sites identified within the Neighbourhood Area, 43 sites have been identified as potentially suitable for development:

- FM-002 – Land rear of 41 to 43a Blackberry Lane
- FM-004 – Land adjacent to 98 Telegraph Lane
- FM-008 – 32 Telegraph Lane
- FM-011 – Land rear of 7-15 and 23-33 Blackberry Lane
- FM-012 – Land at Alton Lane
- FM-016 – Land at 131 Winchester Road
- FM-025 – Land at Alton Lane, Four Marks
- Fm-030 – Four Marks
- FM-031 – Four Marks
- FM-033 – Semaphore Farm, Telegraph Lane, Four Marks, GU34 5AW
- FM-035 – Dovecot, Hawthorn Lane
- FM-039 – Land at Oak View, Alton Lane
- FM-045 – 87 Lymington Bottom
- FM-046 – Land opposite Hillside & Hillside Lodge, south of Willis Lane, Four Marks
- MED-003 – Paddock View, Stoney Lane
- MED-004 – Land rear of Woodview Place and Timbers, Boyneswood Road
- MED-005 – Land at Penilee, Boyneswood Lane
- MED-006 – Land rear of Roscommon
- MED-009 – Land at Five Ash Crossroads
- MED-010 – The Meadows, Soldridge Road, Medstead
- MED-011 – Land rear of Junipers, South Town Road
- MED-015 – Land at Homestead Road
- MED-016 – Land south of Five Ash Road
- MED-018 – Land north of Wield Road
- MED-026 – Lymington Bottom Road
- MED-032 – 61 Lymington Bottom Road
- NPSG LAA 001 – Stonebridge, Stoney Lane
- NPSG LAA 002 – Land on the northeast side of Stoney Lane
- NPSG LAA003 – Ryecroft, Five Ash Road
- NPSG LAA004 – Marls Row, Trinity Hill
- NPSG LAA 008 – Land behind 4 & 5 Gloucester Close

5.2 The proformas in 6 include the detailed assessment against a range of criteria for each site. These should be read in conjunction with the summary table.

5.3 Of the sites identified as 'under threshold' in the 2024 LAA, the following have been identified as potentially suitable:

- FM-003 – The Paddock, south of Brislands Lane
- FM-006 – Land at Lymington Bottom
- FM-014 – Little Kittifield, Gradwell Lane
- FM-034 – Virginia, 115 Lymington Bottom
- FM-038 – Copper Beeches, Brislands Lane
- FM-048 – Land at southern junction of Lymington Bottom and Alton Lane

These small sites have a cumulative capacity of approximately 15 dwellings which can be counted towards the Neighbourhood Plan housing requirement.

- 5.4 The site assessment has demonstrated that there are large number of sites within Medstead and Four Marks that are potentially suitable for development, which aligns with the findings of the EHDC Land Availability Assessment. The capacity of these sites for housing is far greater than the housing requirement, and therefore the site selection stage should be used to select the group of sites that would meet the housing requirement and align best with neighbourhood plan objectives and community preferences and which collectively bring the most benefit. It is understood that a significant amount of consultation has already taken place on the strategic sites so this information can be drawn on to inform the site selection stage.
- 5.5 The Strategic Environmental Assessment (SEA) should then be completed to demonstrate the likely scale of positive and adverse effects of developing the proposed sites against alternatives.

## Next steps

- 5.6 If allocations are proposed for residential development, the next steps will be for the Town Council to select the sites to put forward in the Neighbourhood Plan, based on:
- The findings of this site assessment;
  - An assessment of viability;
  - The aims and objectives of the Neighbourhood Plan;
  - Community consultation and consultation with landowners;
  - Discussion with East Hampshire District Council;
  - Any other relevant evidence that becomes available; and
  - Other considerations such as the appropriate density of the proposed site(s) to reflect local character.

## Other considerations

### Viability

- 5.7 It is recommended that the steering group discuss site viability with East Hampshire District Council and with site developers, to ensure that the sites are viable and capable of being delivered and that strategic infrastructure providers are capacity of servicing the needs created by the level of growth proposed.

### Affordable Housing

- 5.8 The requirement for Affordable Housing provision on sites proposed for allocation in the Neighbourhood Plan should be discussed with the Local Planning Authority (usually the neighbourhood planning officer) to understand the specific requirements for the sites proposed for allocation.

