

SOUTH MEDSTEAD – OBJECT

The proposed location for this site is split in two Parishes, one in Four Marks and one in Medstead. The site is comprised of at least four parcels of land accessed off a mix of unclassified Rural Roads (Five Ash Road and Lymington Bottom Road and Soldridge Road) – wholly unsuitable for the number of Residential Properties proposed in this proposal and the A31 (Winchester Road). Regardless of the type of Road, the proposal relies upon distributing a large number of residential vehicles from the site, and this would inevitably result in the A31, Winchester Road becoming further congested not only during rush hours but also throughout the construction period. Access to the A31 is further restricted by the single width Rail Bridge locate on Lymington Bottom Road and the junction with the A31. The A31 at this location is also limited to 30mph and single width, further reducing capacities through the already busy Four Marks. Due to the geographical location, a very large proportion of the traffic generated by this site will be diverted to the A31, either directly from Lymington Bottom Road (under restricted width Rail Bridge), Soldridge Road / Grosvenor Road (under restricted width Rail Bridge) or Five Ash Road / Boyneswood Road (over restricted width signal-controlled Rail Bridge).

The site fundamentally changes the local character of the area. The majority of the existing Development in the area is linear in nature, this development seeks to create infill areas and change the historical land use. The proposal also hinges complete reliance on personal transport, no additional Public Transport is identified within the scheme, and leverages existing links to Four Marks centre. Four Marks and Medstead historically have limited employment opportunities and this scheme adds very few to that number, this in effect creates a complete dormitory development. Public Transport is currently only available from the A31, a distance from the development making it unlikely to appeal commuters.

The primary source of Sewage Treatment in the Medstead area is Septic Tank and Soakaway. Without connection to mains sewage, a development of this size will prove difficult to engineer and comply with current Nitrate regulations. Whilst a new Primary School being proposed in this scheme should be encouraged, delivery at the end of the project from Year Eight onwards should be discouraged. Current School provision at Medstead and Four Marks is already limited. Any development should deliver a Primary School earlier in the plan, to ensure that further Vehicle Trips to neighbouring villages are minimised.

Local Facilities are also lacking. The development in South Medstead relies on the facilities offered in Medstead. Whilst these are relatively local, they are limited to small retail units, such as Tesco, Co-Op and M&S local type units. These are totally unsuitable to support such a development and the nearest large Supermarket stores are approximately 5 miles away in Alton. Without Public Transport serving the various sites directly, this would result in increased vehicle movements. The South Medstead Large Site is completely unsustainable and should be avoided.