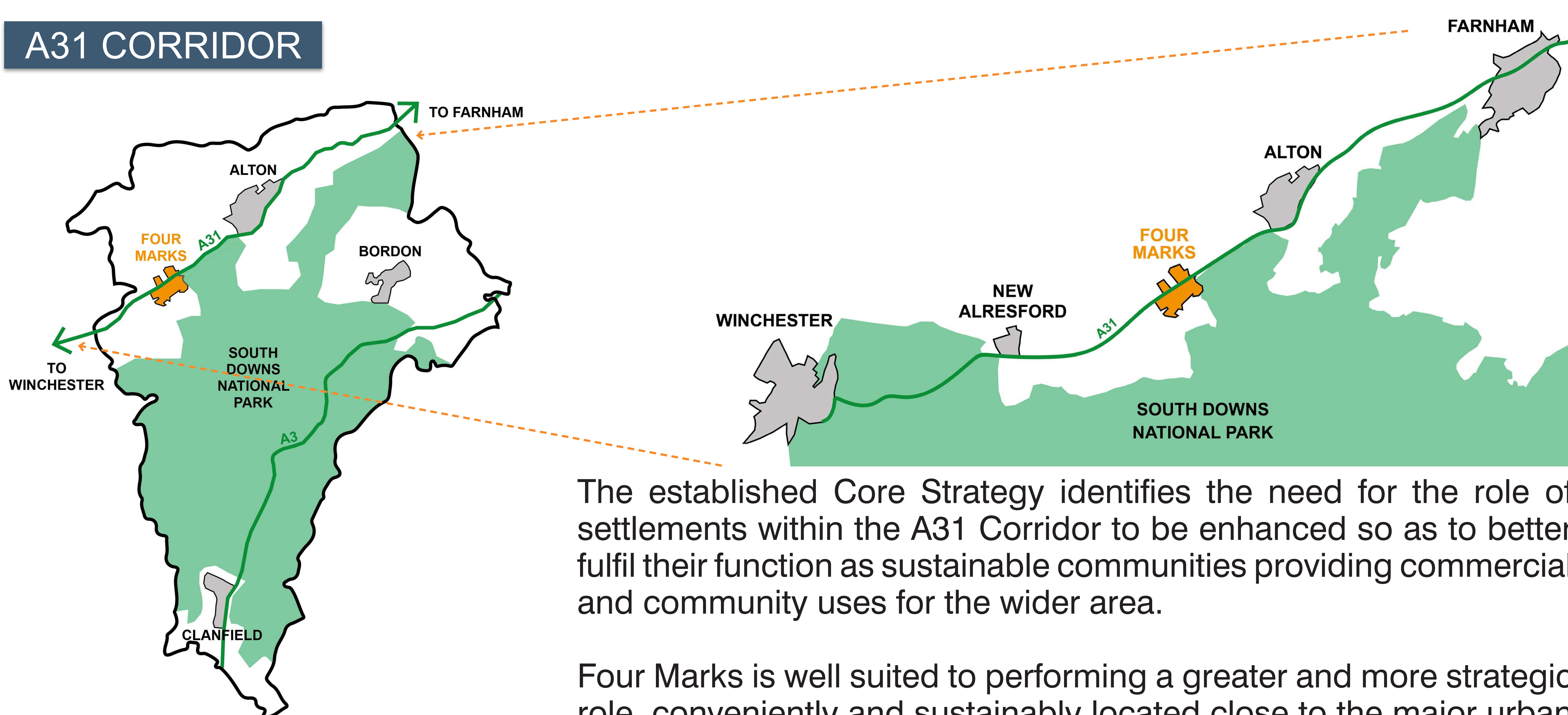


FOUR MARKS



CONTEXT

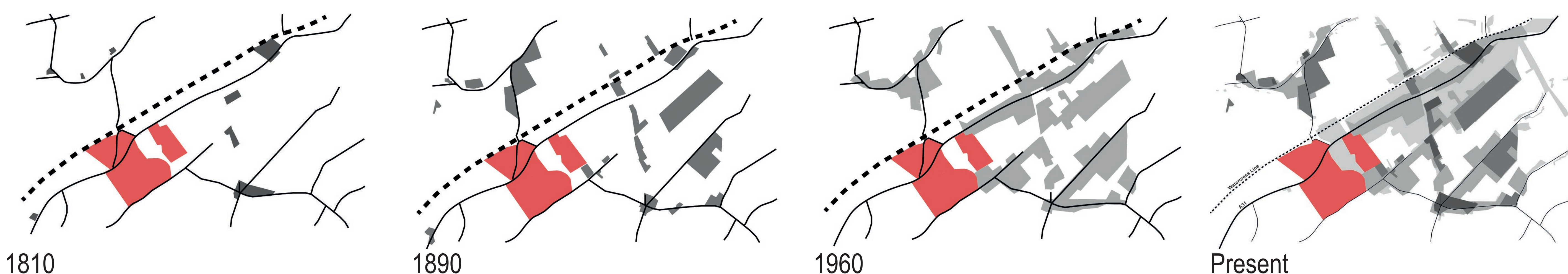
A31 CORRIDOR



The established Core Strategy identifies the need for the role of settlements within the A31 Corridor to be enhanced so as to better fulfil their function as sustainable communities providing commercial and community uses for the wider area.

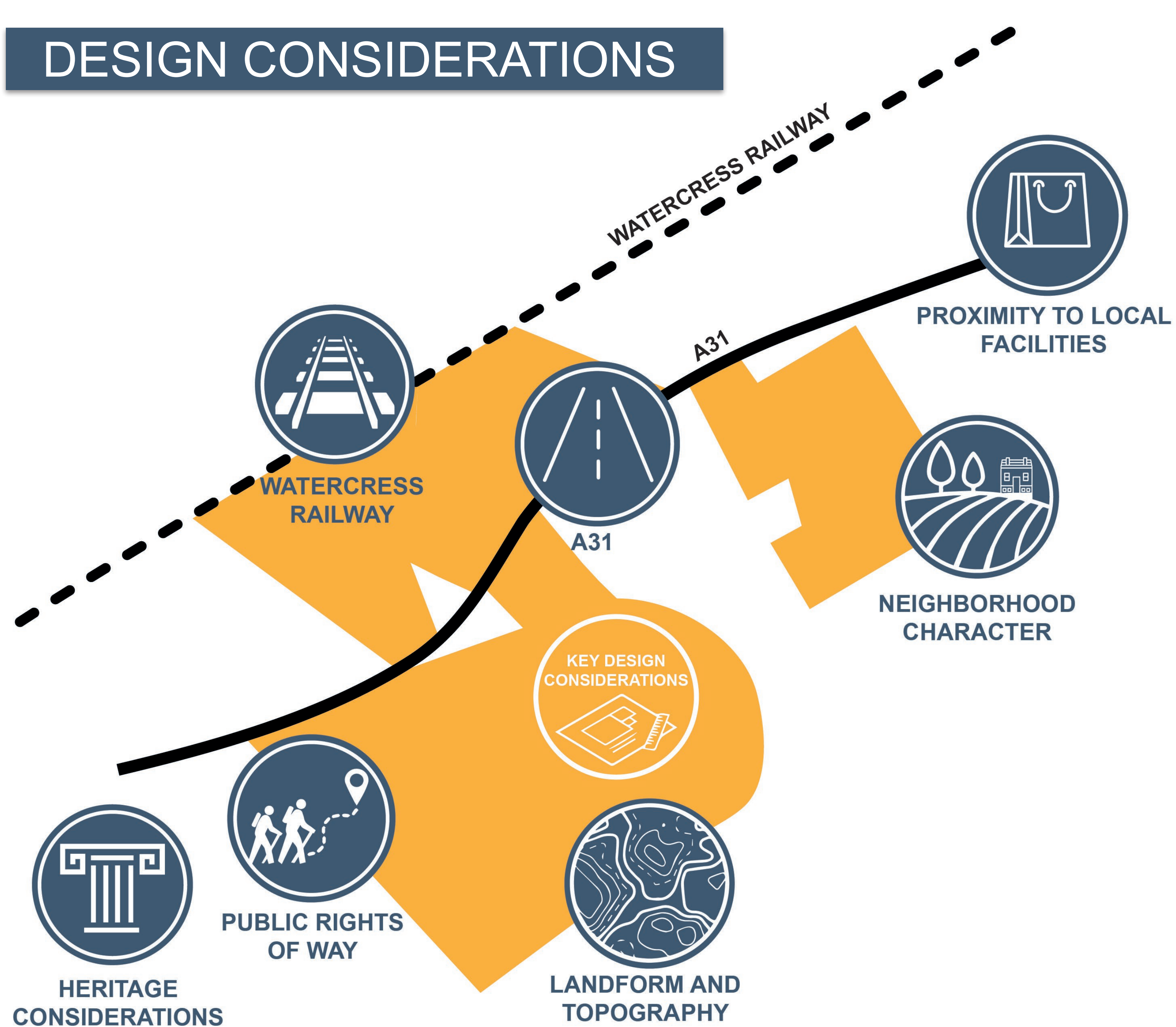
Four Marks is well suited to performing a greater and more strategic role, conveniently and sustainably located close to the major urban areas of Winchester, Farnham and Guildford.

HISTORIC GROWTH



Four Marks was created for the veterans of the Crimean War who were provided with plots for small holdings. It was also the site of a telegraph post. The first houses of the village are evident by 1911 along the south side of Blackberry Lane and along part of Alton Lane. By 1947 the village had spread onto the north side of Blackberry Lane and had started to spread west along the A31. There was a gradual infilling along with a further slight spread to the west along the A31 in the 1960s. There was further infilling during the 1980s and 1990s. By 2019 Four Marks had expanded further to the west, on both the north and south side of the A31 and also between the A31 and Blackberry Lane.

DESIGN CONSIDERATIONS



Development on the edge of settlements can be a sensitive issue. By taking a landscape led approach this development can be positively designed to balance the need for housing with a sensitive transition from urban to rural areas, the preservation of existing landscape features, the appropriate buffering of existing housing and the potential to maximise recreation and biodiversity benefits. Key design considerations for the site include, but are not limited to:

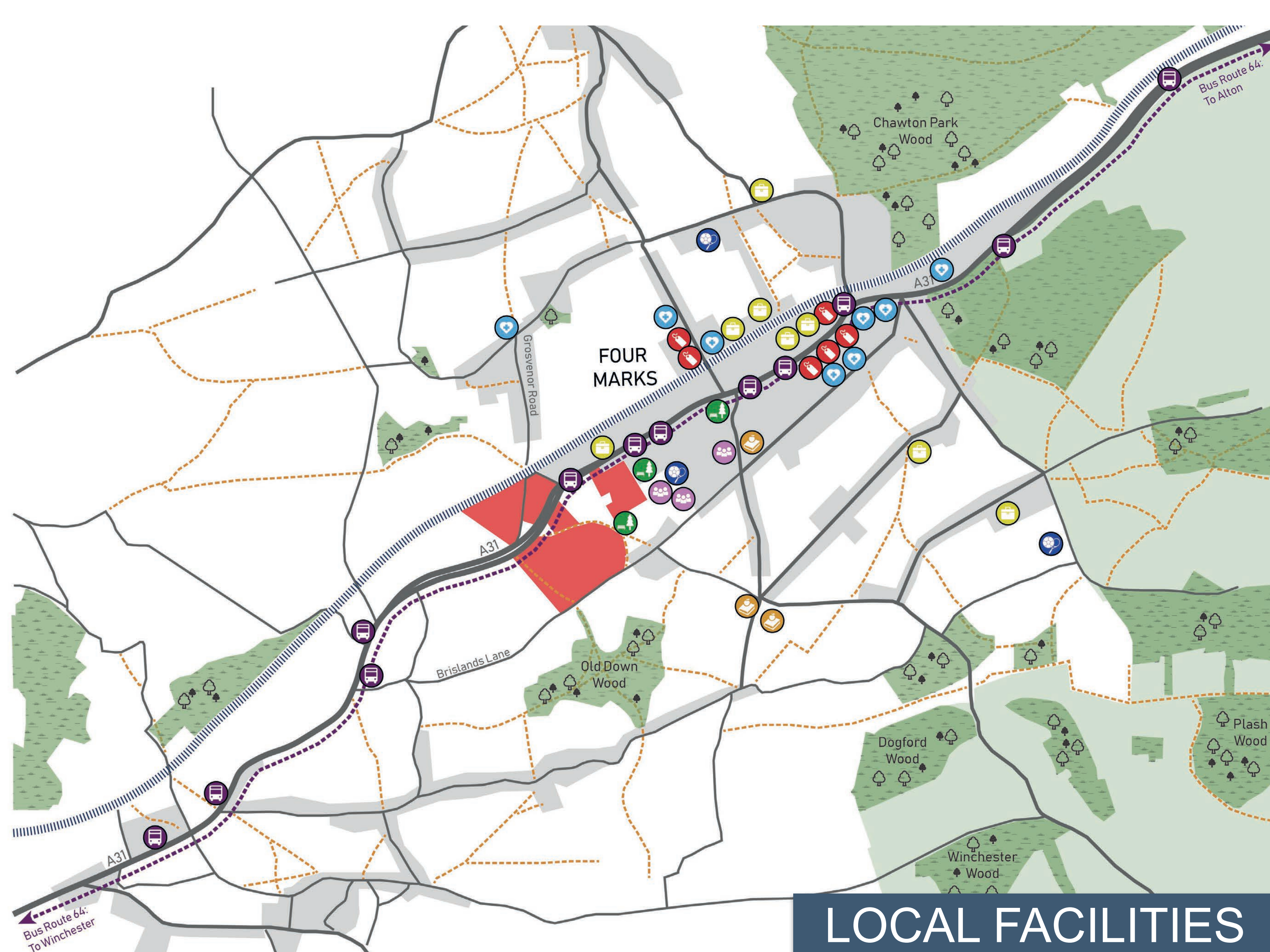
- safe access from the A31.
- the preservation and enhancement of existing Public Rights of Way.
- development that works sensitively with the site's topography, drainage and wildlife corridors.
- access to open space.
- Access to existing and proposed new facilities for both new and existing residents alike.
- offsite infrastructure to improve pedestrian and cycle connections, the existing recreation ground and traffic flow along the A31.



FOUR MARKS



THE SITE



- Proposed Site
- Bus Stop
- Health
- Community
- Green Space
- Education
- Leisure / Sport
- Retail
- Employment
- Public Rights of Way
- Woodland
- Watercress Line
- Bus Route 64
- Existing Development
- South Downs National Park

This Large Development Site has no overriding constraints that would preclude development. Of note are the following considerations:

Long distance views to the west from certain points along the western edge of Four Marks and from the existing Public Rights of Way network.

Shorter distance views from the A31, particularly from the west, into the site are typically open.

Public Rights of Way cross the site. Tree and hedgerow planting defines existing field parcels.

The amenity of existing residents adjoining the site.

Rising topography away from the A31.

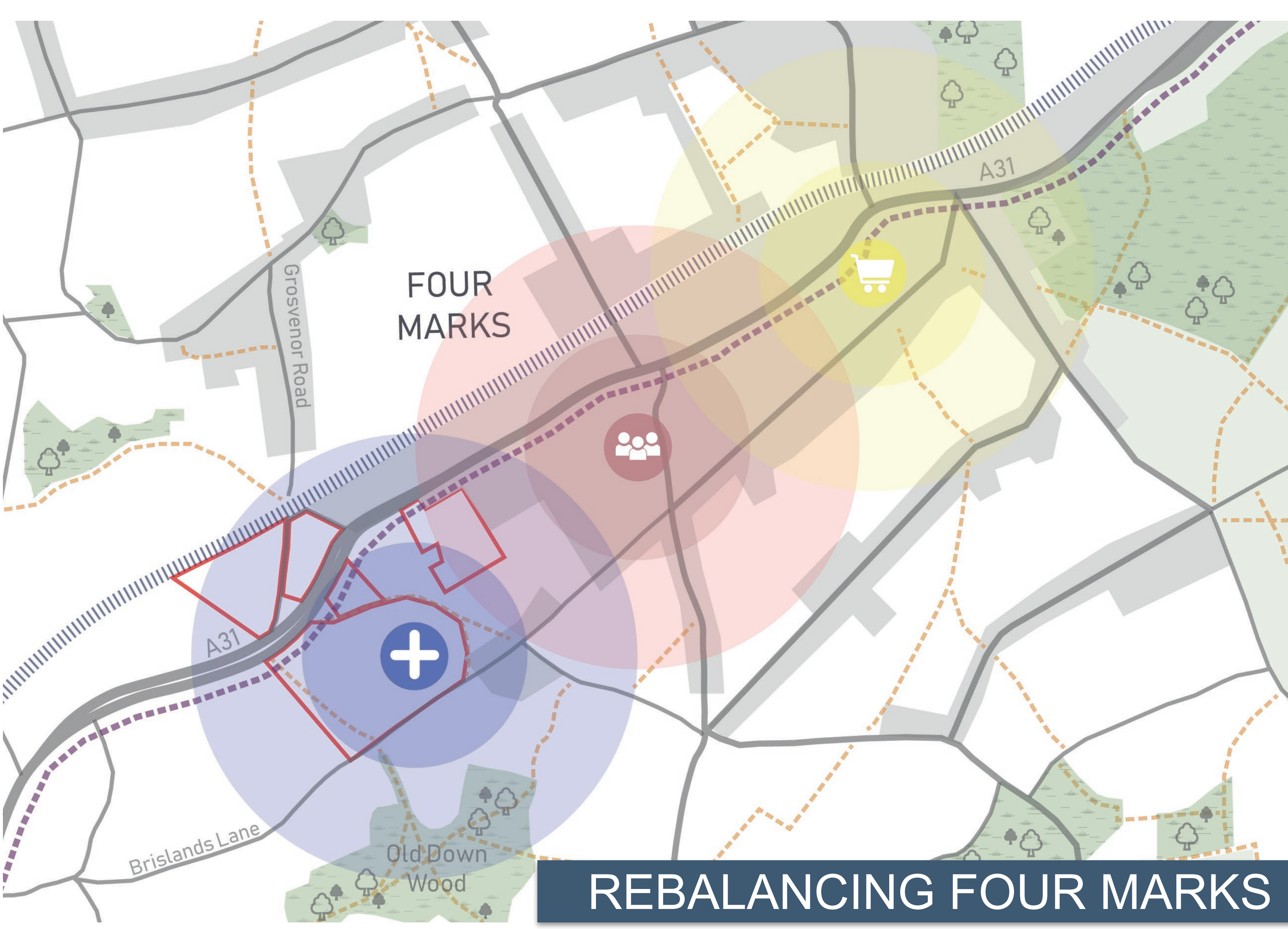
The site includes localised areas of Surface Water flooding.

The South Downs National Park lies circa 500m at its closest point.



- Site Boundary
- Public Rights of Way
- Key Views
- Surface Drainage
- Ancient Woodland
- Watercress Line
- Burial Mound
- Deciduous Woodland
- A31 Corridor

ENVIRONMENTAL CONSIDERATIONS



Existing shops and health facilities within Four Marks tend to be focussed to the east of the village.

Development to the west has the potential to deliver additional retail and employment opportunities for existing residents to the west, alongside enhanced community facilities centred around the existing recreation ground.

REBALANCING FOUR MARKS

- Existing Facilities
- Community Facilities
- New Facilities

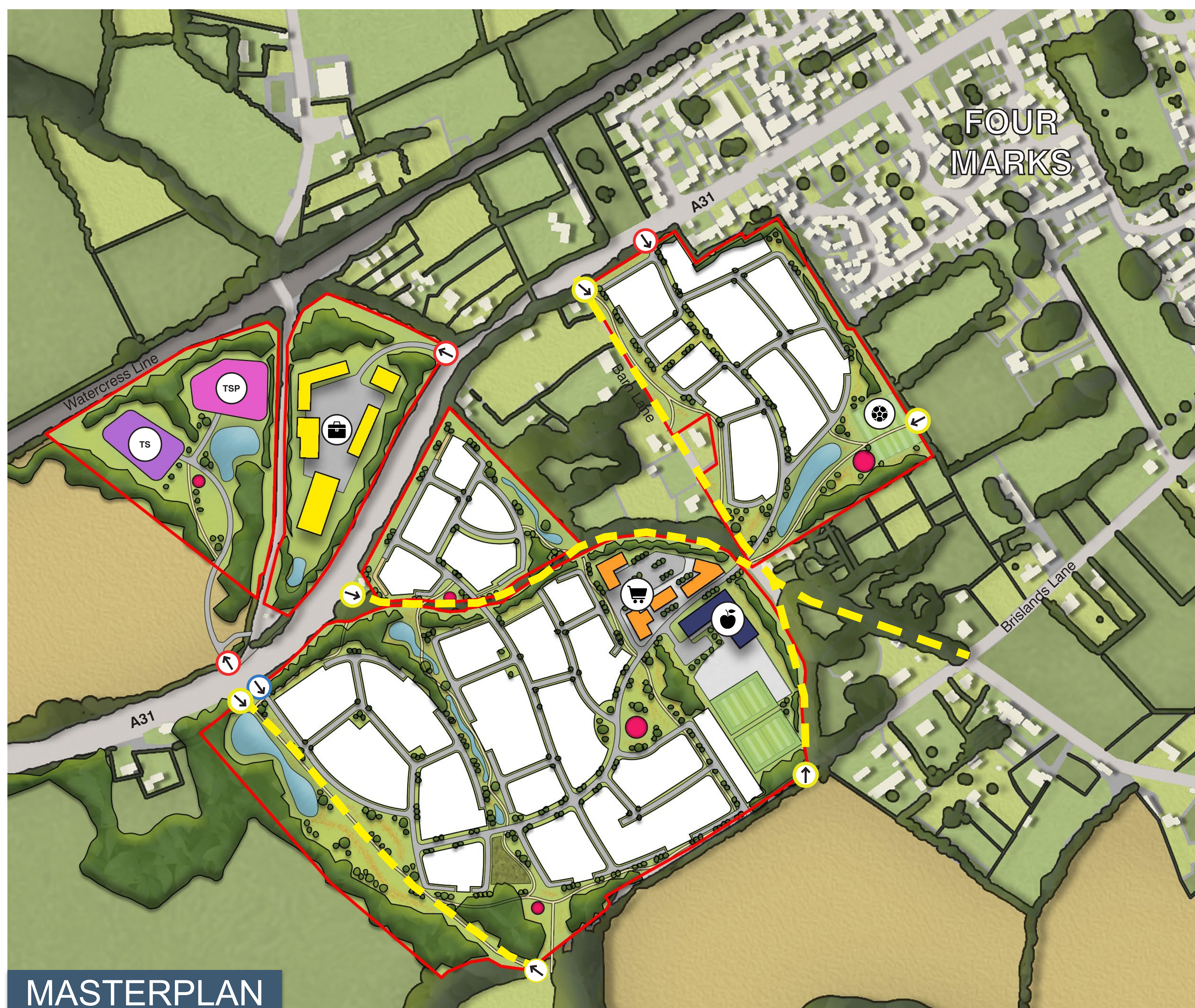


LAND SOUTH OF
WINCHESTER
ROAD

FOUR MARKS

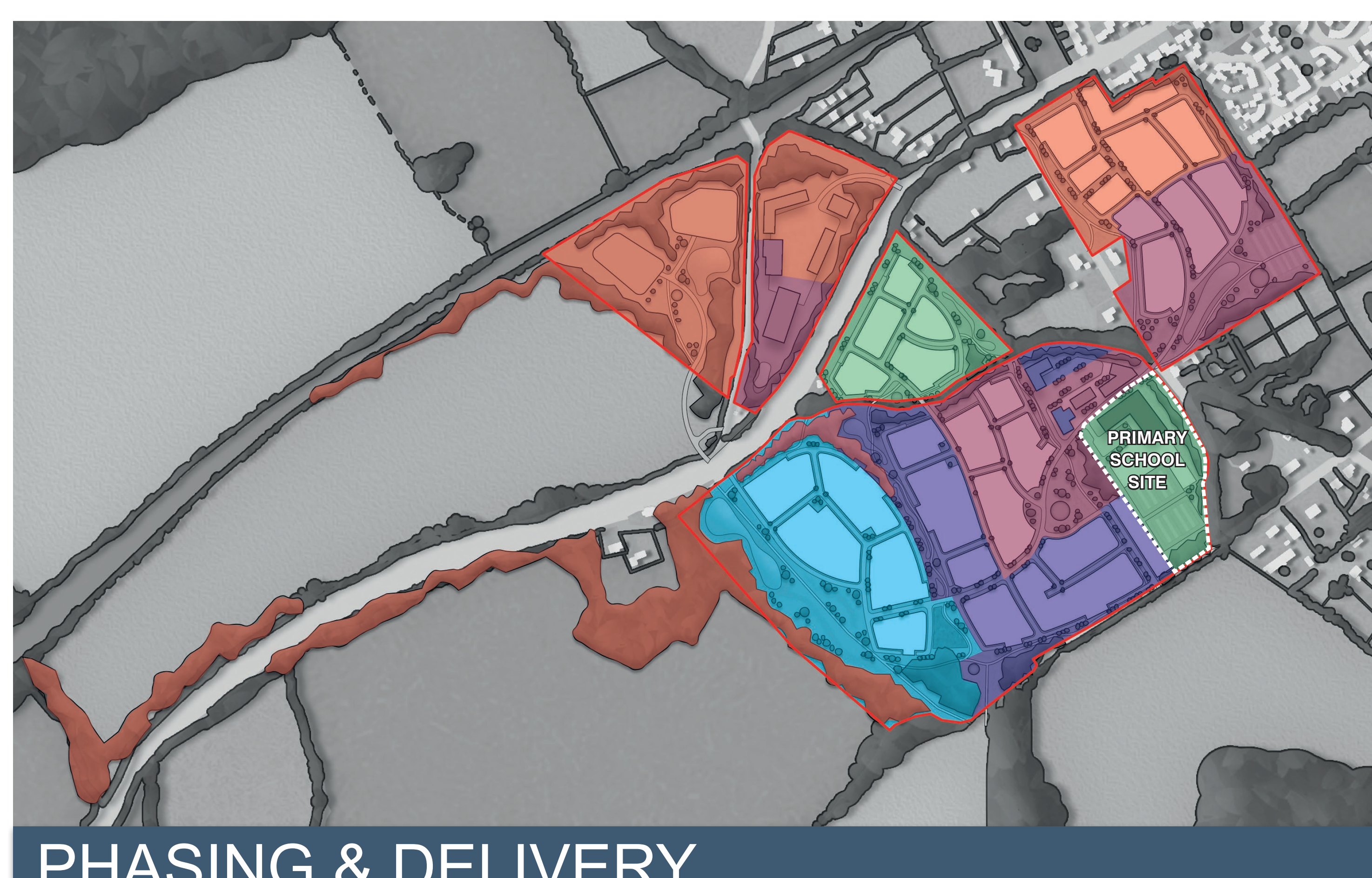


OUR PROPOSALS



- Potential Development Boundary: 45Ha
- Developable Area: 17.15 Ha
600 Dwellings @ average 35 DPH
- Employment Area: 2Ha
- Local Centre: 1Ha
- Primary School: 2.4Ha
- Travelling Show People Site: 2Ha
- Travellers Site: 1Ha
- Sports Hub
- Proposed Vehicular Access
- Proposed Pedestrian Access
- Emergency Access Only
- Proposed Green Infrastructure, including open space, play space, habitat, Sustainable Drainage (SuDS) and structural planting Circa 18.6Ha
- Existing Public Rights of Way
- Allotments

MASTERPLAN



PHASING & DELIVERY

Phase / Year	Quantum / Density	Infrastructure
One	<ul style="list-style-type: none"> • Circa 75 units • 1Ha Employment Space, • Play space • Travellers and Travelling Show People Site 	<ul style="list-style-type: none"> • 10.5Ha GI - including offsite planting along the Watercress Line and A31
Two	<ul style="list-style-type: none"> • Circa 150 units • 1Ha Employment Space • Local Shop • Community Building • Play space 	<ul style="list-style-type: none"> • 3.3Ha GI • Additional land and enhanced facilities for the existing recreation ground to the east of the site.
Three	<ul style="list-style-type: none"> • Circa 150 units • Remainder of Local Centre • Play Space 	<ul style="list-style-type: none"> • 1.5Ha • Highway improvements – A31 corridor
Four	<ul style="list-style-type: none"> • Circa 150 units • Play Space • Allotments 	<ul style="list-style-type: none"> • 2.3Ha GI
Five	<ul style="list-style-type: none"> • Circa 75 units • Primary School (requirement determined with Local Education Authority) 	<ul style="list-style-type: none"> • 1.5Ha GI

SCHEME BENEFITS

- Affordable housing (40%)**, opportunities for **self build** / custom build housing, and specialist **housing for the elderly**.
- A new Local Centre** with the potential to include both shops and a new Health Centre (GP's, dental practitioners, and health professionals).
- A dedicated employment area** with frontage and easy access to the A31, boosting employment opportunities for the local area.
- A new Primary School and Pre-School** can be delivered
- Enhance existing **Public Rights of Way** and diversify these routes,
- Extensive areas of planned open space**, including equipped play space.
- Expand and enhance the existing recreation ground**.
- Site wide biodiversity enhancement** through the diversification of habitats.

