

# South Medstead

## Local Plan Large Development Sites Consultation

*Where is the site?*



Available land: 25 hectares

Housing: Around 600 new homes,  
25 to 30 dwellings per hectare.

Employment land: 2 hectares

Primary school: Potential 2 Form Entry  
school (1.2 hectares)

Gypsy and Traveller accommodation:  
Potential for some plots to meet local  
needs

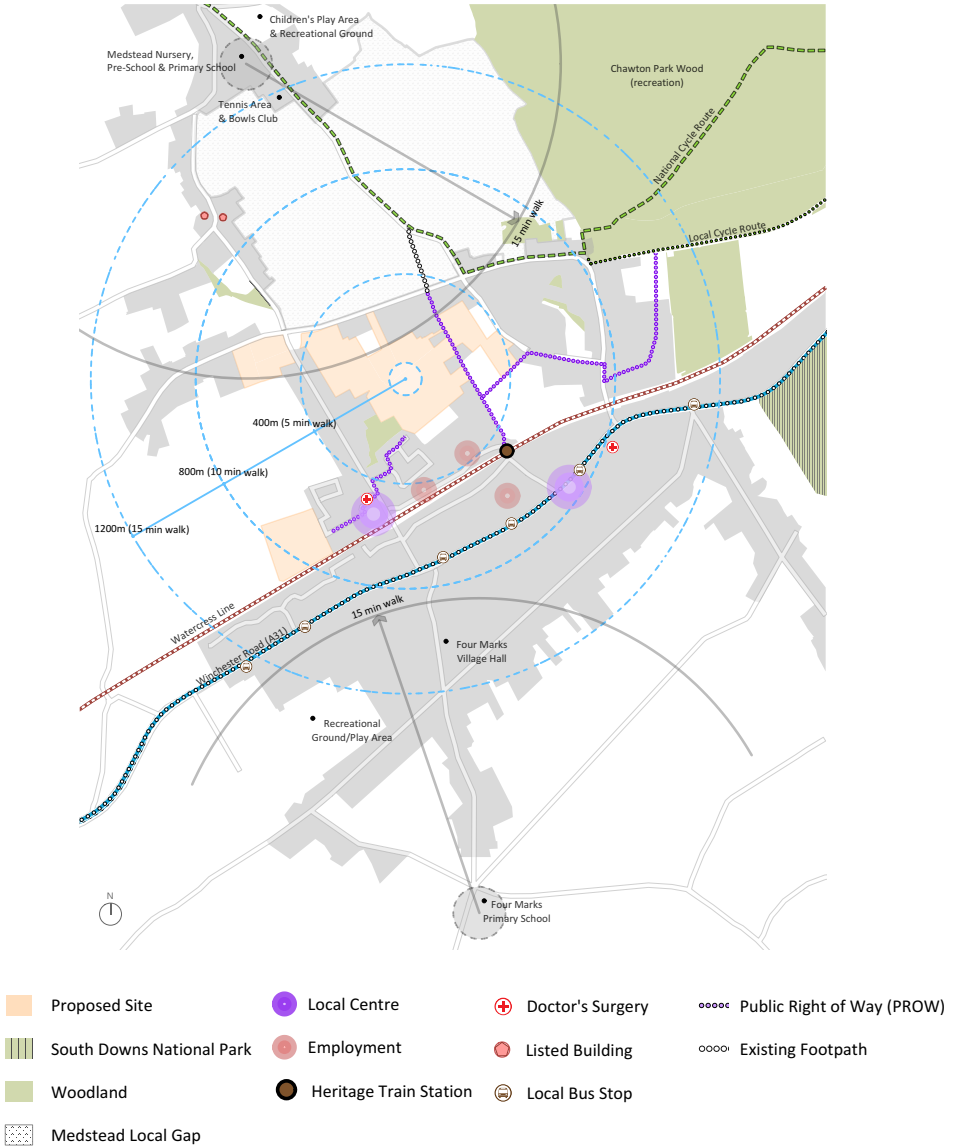
Travelling Showpeople: Potential for some  
plots to meet local needs.



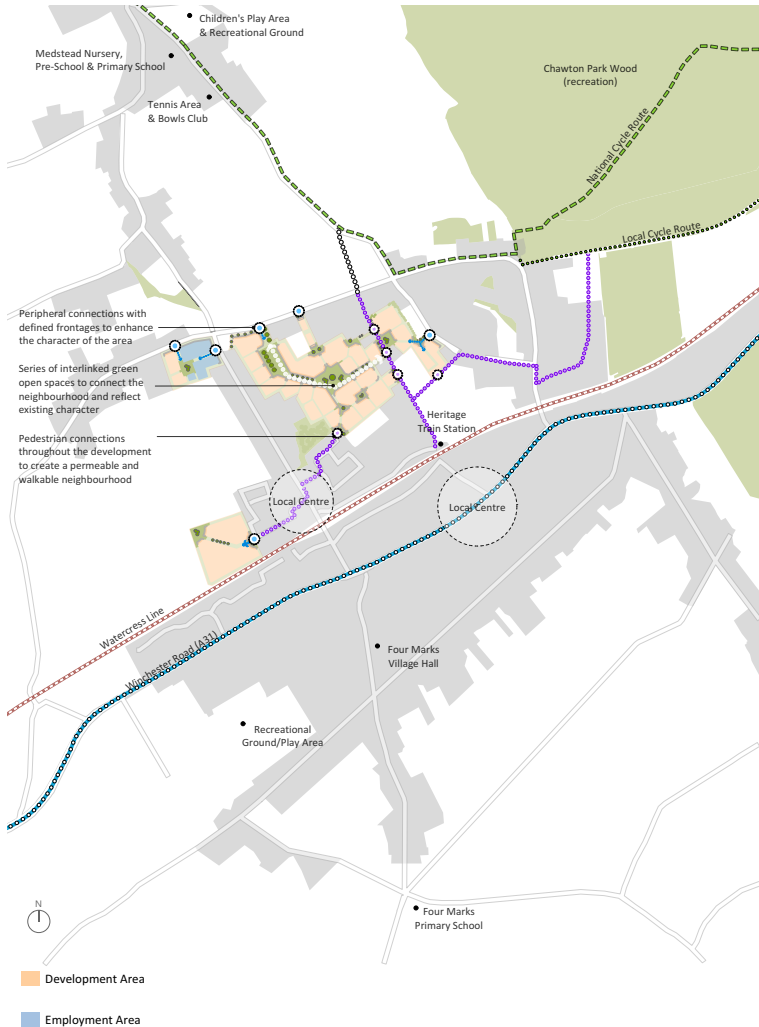
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### Local Context



### What's the plan?



Development of the site is likely to be in phases over several years, with key infrastructure provided in step with occupations.

## Summary

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- Well related to existing community.
- Development largely contained by existing roads.
- Opportunities to connect with existing footpaths and cycle paths.
- New housing, employment and opportunities for improvements to local education.
  
- Free from significant development constraints, outside the Medstead local gap and South Downs National Park.
- Avoids encroaching into open countryside.
- Large agricultural fields or paddocks, with few wildlife habitats.
- Lower risk of flooding.
  
- A new Primary School and/or investment in the existing schools.
- Employment areas and new job opportunities.
- Public recreation areas and new children's play spaces.
- Connections to footpaths and cycle networks.
- More financial contributions to improve local services and facilities, compared to smaller, piecemeal proposals.
- Help to facilitate the vision for a community hub around heritage railway station.
- Large Development Site supported / promoted by three high quality house builders, which will result in delivery of approved schemes

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