

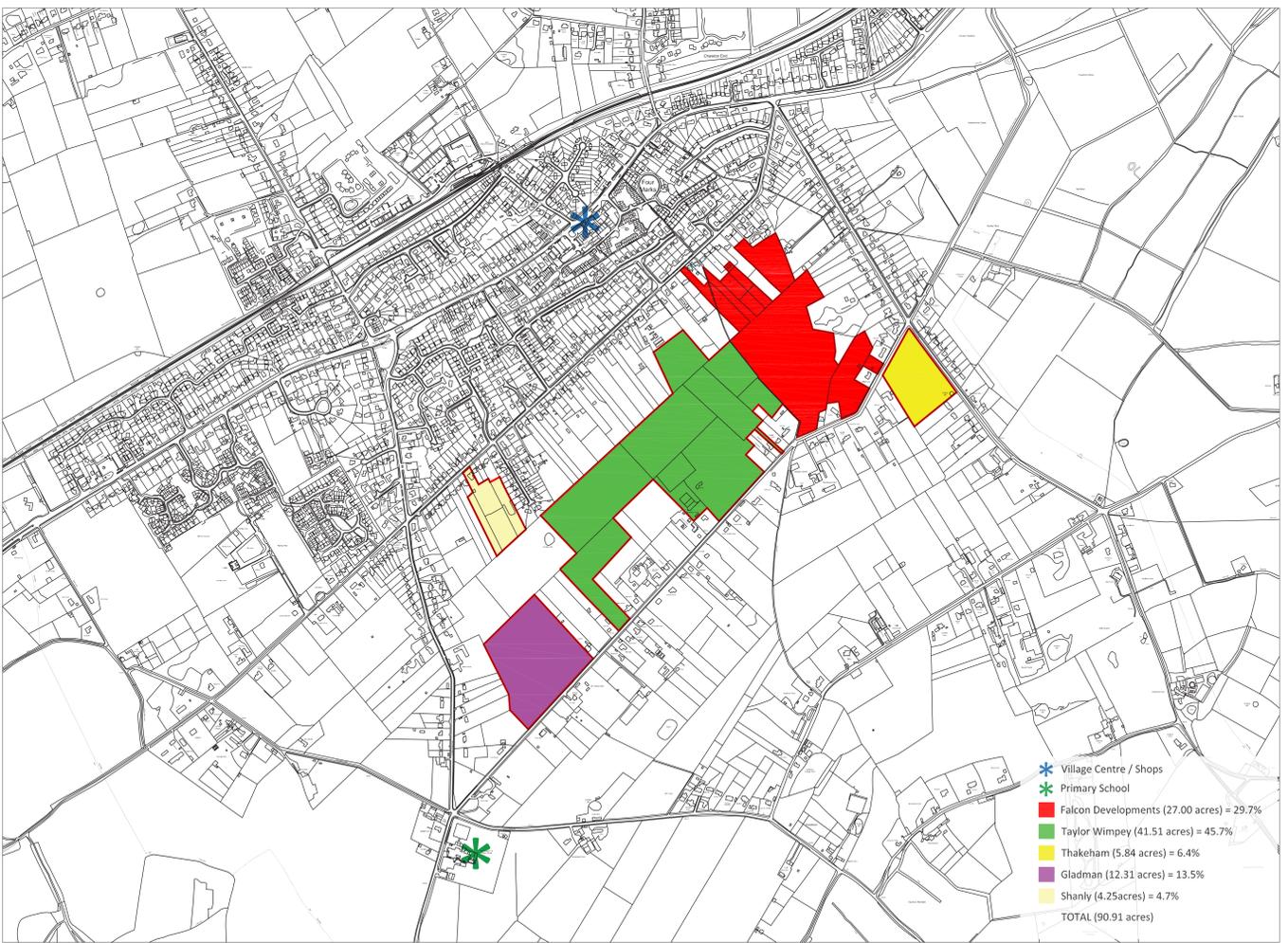
# FOUR MARKS SOUTH

## EHDC LARGE DEVELOPMENT SITES

PUBLIC CONSULTATION

### Introduction

Four Marks South is located between Alton Lane and Blackberry Lane and the Consortium are a collaboration of housebuilders and promoters being led by Taylor Wimpey, Thakeham Homes, Shanly Homes, Gladman Land and Falcon Developments. The plan below identifies the extent of the site, as well as land ownership details.



Land Ownership Plan

The following boards show what the site could deliver. It extends to approximately 25 hectares in total. It will deliver a range of homes, important infrastructure, create new jobs, accessible areas of public open space and walking and cycling links north-south between Four Marks, the proposed relocated Primary School and the Countryside. It will help to bring long term investment into the village and provide employment and business opportunities.

Our aim is to contribute to the future prosperity of Four Marks. Members of the design team are available today to discuss these proposals with you in more detail and answer any questions you may have.

### Recent Schemes

The Consortium has significant experience in the delivery of high-quality placemaking. The images below identify recent schemes delivered within the south east, which include significant examples of open space, infrastructure and service provision.

The Consortium's track record provides assurance that we are well placed to deliver the key infrastructure required in Four Marks.



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### What is being proposed?

Up to 800 new homes c. 30 dwellings per hectare.

Two form entry primary school, on a 2.5 ha site.

5% self and custom build housing

1.25 ha employment and community uses



60 bed care home

80 unit extra care facilities (Care Village)

Over 5 ha of usable green space

A range of affordable housing

### Infrastructure Delivery and Key Features

As set out in the illustrative masterplan, the proposals seek to provide much more than housing. Ensuring a cohesive community that provides services and infrastructure to meet existing shortfalls in Four Marks as set out in the Neighbourhood plan and forms a central aspect of the proposals.

It is proposed that key infrastructure projects will include, but are not limited to:



The relocation of Four Marks Church of England Primary School to a more central and easily accessible location within the village



Upgrades to the existing foul sewerage drainage system



Highways improvements at the A31/Lymington Bottom and A31/Telegraph Lane junctions



Provision of significant areas of open green space and biodiversity enhancement



Greenway linkages through the site between Blackberry Lane, Alton Lane and in the south west of the development



Creation of different character areas across the site to provide visual differentiation and to vary densities to respect proximity to existing housing on Blackberry Lane and Alton Lane

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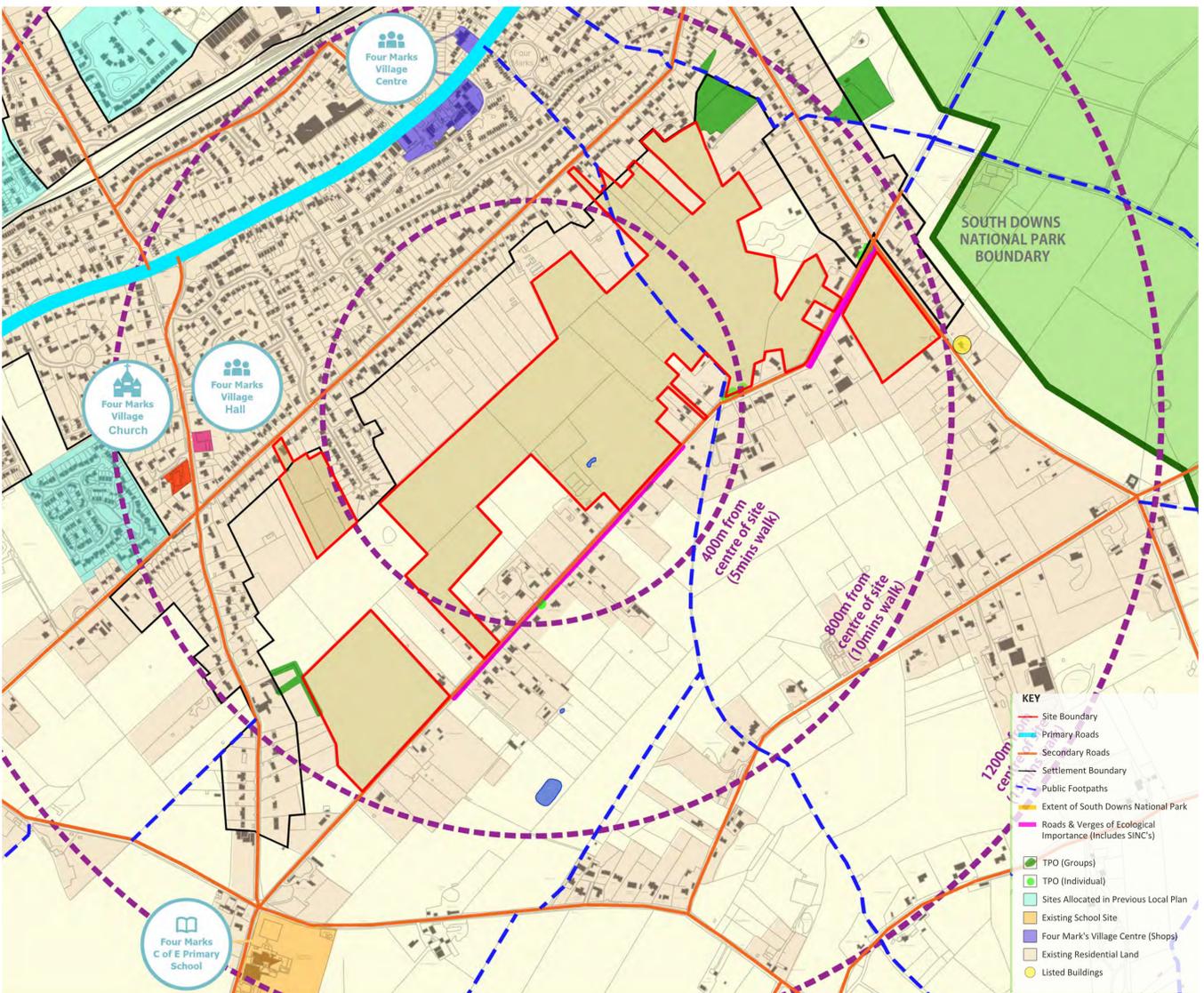
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## Key Considerations

We want to work with the local community to understand your views regarding what the site could deliver in terms of infrastructure improvements, types of housing and wider aspirations. We want to ensure that development can meet the needs of existing and new residents in a sustainable and well-planned way.

The following map identifies some of the key considerations the Consortium will be assessing to ensure that any development proposed meets requirements in terms of access, trees, flooding and drainage, landscape and heritage.

The location of existing facilities within the village, public rights of way, topography with the site and surrounding area and the location of the South Downs National Park have all been considered as part of early-stage design and layout.



Constraints Plan

## Delivery

The provision of up to 800 new homes alongside community infrastructure and services would take in the region of 12 years to deliver.

The table adjacent identifies the likely completion rate of housing. It is anticipated that the infrastructure and services identified for delivery as part of this project would be negotiated with the Council to ensure that they are secured during the early to middle phases of development.

Year	Proposed Housing Delivery
Year 1	25 dwellings
Year 2	65 dwellings
Year 3	80 dwellings
Year 4	80 dwellings
Year 5	80 dwellings
Year 6	80 dwellings
Year 7	80 dwellings
Year 8	80 dwellings
Year 9	80 dwellings
Year 10	80 dwellings
Year 11	70 dwellings

## Next Steps

This event forms part of the Council's consultation on Large Development Sites for which comments on the various sites being promoted for inclusion within the Local Plan 2036 are being sought.

Following this exhibition, we will:

- Discuss and review all the comments received by the Council
- Revise the proposals, as appropriate, following consideration of feedback and subsequent discussions with Officers and Members at the Council
- Submit our revised proposals for consideration by the Council as part of the Local Plan process

