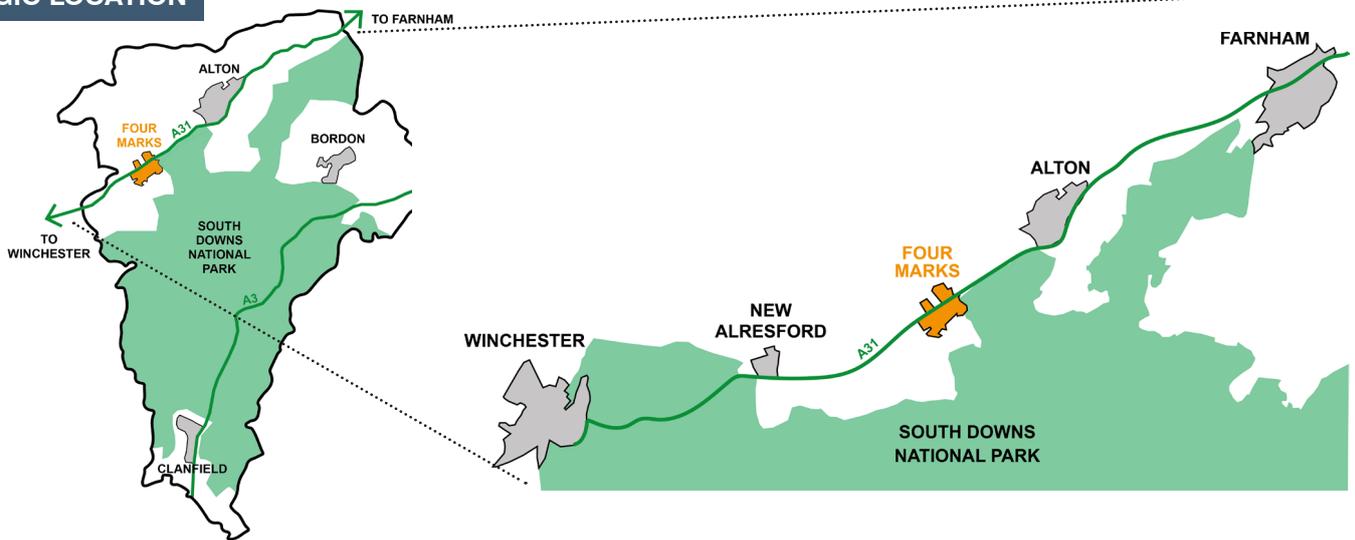


LAND  
SOUTH OF  
WINCHESTER  
ROAD

# FOUR MARKS



## STRATEGIC LOCATION



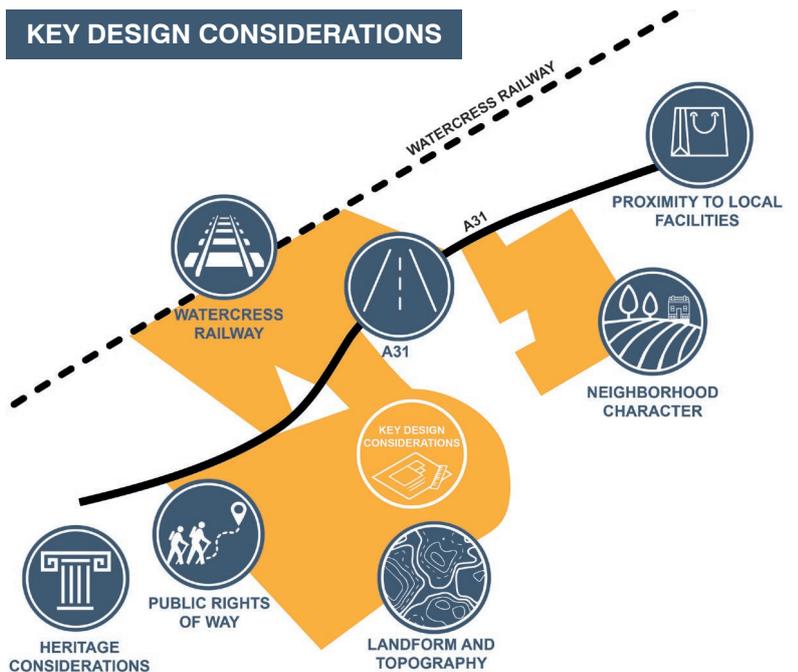
The established Core Strategy identifies the need for the role of settlements within the A31 Corridor to be enhanced so as to better fulfil their function as sustainable communities providing commercial and community uses for the wider area. Four Marks is well suited to performing a greater and more strategic role, conveniently and sustainably located close to the major urban areas of Winchester, Farnham and Guildford.

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.

## KEY DESIGN CONSIDERATIONS



## OUR PROPOSALS



-  Potential Development Boundary: 45Ha
-  Developable Area: 17.15Ha  
600 Dwellings @ average 35 DPH
-  Employment Area: 2Ha
-  Local Centre: 1Ha
-  Primary School: 2.4Ha
-  Travelling Show People Site
-  Travellers Site
-  Sports Hub
-  Proposed Vehicular Access
-  Proposed Pedestrian Access
-  Emergency Access
-  Green Infrastructure - Circa 18.6Ha  
(Open Space, Habitat and Structural Planting)
-  Existing Public Rights of Way

- **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 easy access of 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.

