



Key

- Site Boundary
- 1.6km Walking Catchment
- 3.2km Walking Catchment
- Employment Area
- E¹ Redhill Farm
- E² Mansfield And Woodlea Business Park
- E³ Station Approach Employment
- E¹ Medstead CoE Primary School
- E² Medstead Preschool & Nursery
- E³ Single Steps Nurseries
- E⁴ Four Marks Preschool & Nursery
- L¹ ARH Gym
- L² Four Marks Bowls Club
- L³ Four Marks Tennis Courts
- L⁴ Four Marks Playground
- L⁵ Four Marks Village Hall
- L⁶ Four Marks Recreation Ground
- R¹ Co-operative Food
- R² Arrows Off-Licence
- R³ Clementines Fruit and Veg
- R⁴ The Tall Ship Takeaway
- R⁵ Tesco
- R⁶ Loaf Bakery
- R⁷ BP Garage
- R⁸ M&S Food Store
- H¹ Boundaries Surgery
- H² Shine Dental Clinic
- H³ Dr ET King Medical
- H⁴ Mansfield Park Surgery
- Bus Stops
- NCR224
- Bus Route 64
- Footpath
- BOAT (Byway Open to All Traffic)
- Bridleway

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Title: Local Amenities Plan		
Project: Land at Beechlands Road, Medstead		
Project Number: ITB13450	Figure Number: Figure 1	Revision: -



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Appendix A – Illustrative Masterplan



— Site Boundary



Romsey T: 01794 367703
 Portishead T: 01275 407000
 Camberley T: 01276 749050
 F: 01794 367276 F: 01794 367276 F: 01794 367276

Rev	Description	Date	Au	Ch
P1	Preliminary Issue	19.04.24	CI/HT	JD/-
P2	Layout coloured	22.04.24	CI/HT	CI/HT

Project: Beechlands Road, Medstead
 Drawing: Illustrative Masterplan - 01

Client	BARGATE HOMES	Date	19.04.24
Job no.	BARG220428	Rev.	P2
Dwg no.	IMP-01	Scale	1:500@A0
Author	CI/HT	Checked	-/-
Status	PRELIMINARY	Office	Romsey
Client ref.			

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Appendix B – HCC Countryside Team Meeting Notes

Notes of Meeting

Project No: ITB13450
Project Title: Land at Boyneswood Lane, Medstead
Date: 18 May 2023
Venue: MS Teams

Attendees

Elliott Rowe (ER) — Hampshire County Council Countryside Team
Steve Jenkins (i-T) — i-Transport
Stephen Hunt (i-T) — i-Transport
Jonathan Quarrell (JQ) — Bargate Homes

Item	Actions
1.0 Introduction	
1.1 i-Transport sought a meeting with HCC Countryside Team to discuss Bridleway 32 (Boyneswood Lane) in Medstead in relation to potential future development opportunities on land west of Boyneswood Lane and south of Five Ash Road.	
1.2 In advance of the meeting i-Transport submitted a short letter setting out the input requested from HCC Countryside team in relation to whether the existing form of Bridleway 32 was suitable for pedestrian and cycle use and a potential intensification in the future or whether any improvements may be required in due course.	
1.3 This was based upon a site visit undertaken in March 2023 to establish the current onsite conditions and surfacing of Bridleway 32.	
2.0 Discussion	
2.1 i-Transport presented the current conditions onsite to ER and sought views on its current operation and any potential future improvements that may be required.	
2.2 ER set out that HCC consider that Bridleway 32 is currently in good condition and is acceptable for use by pedestrians and cyclists both for leisure trips as well as for functional trips i.e. to work, bus stops, shopping and for walking to school. The route has recently been improved following previous works to implement a utilities corridor for the earlier Bargate development. ER set out that the route is currently well used for users routing towards the school and into the wider Four Marks area.	

Item	Actions
<p>2.3 ER explained that HCC have been managing concerns of local residents that the route of Boyneswood Lane (which Bridleway 32 forms a part of) through to Station Approach via Stoney Lane has been subject to rat-running potentially as a result of drivers following sat-nav. Due to this HCC Countryside team are not looking to improve the surface of the route as this could potentially further encourage this. HCC Countryside are exploring (with HCC Highways) the potential to introduce “formal/highway signage” to make it clear that the route is not open for public vehicle use.</p>	
<p>2.4 i-T set out that whilst HCC Countryside are not currently looking to improve the surface that should this change in the future a potential development that was seeking to increase pedestrian and cycle movements along this section could potentially provide a contribution to refresh the top dressing if necessary in the future.</p>	
<p>2.5 ER set out that HCC Countryside are currently seeking contributions for improvements to the Writers Way between Four Marks and Alton (BOAT 046/9/1) to make it an all weather route.</p>	
<p>2.6 i-T / JQ confirmed that should this be deemed necessary when a development proposal came forward in the future then a contribution towards a wider scheme such as the Writers Way could be considered.</p>	

Circulation

- Those present

Author

Stephen Hunt

