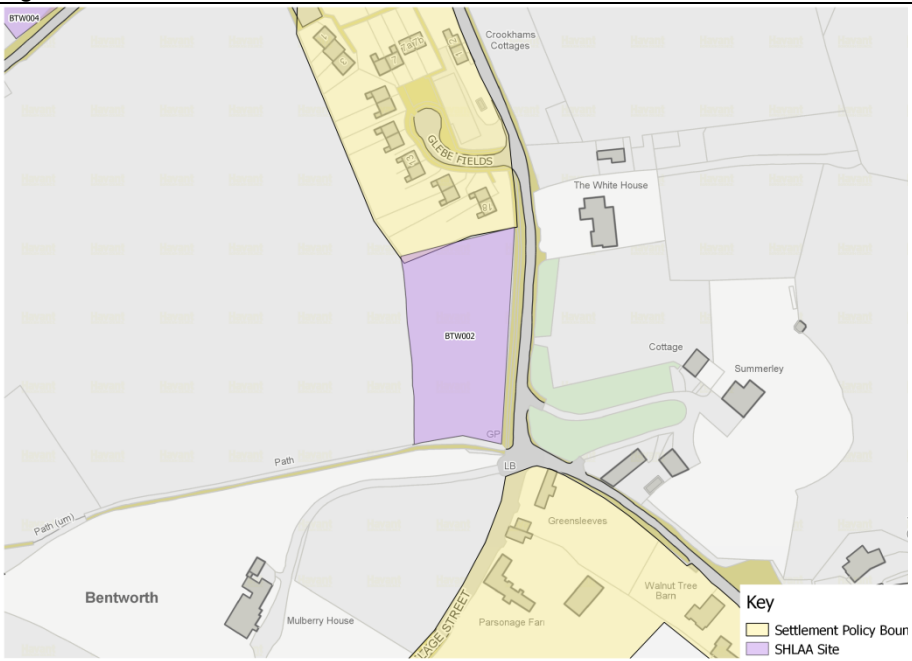


Site Reference	BTW002
Site Name	"Top Field" land adjacent to Glebe Fields
Site Address	"Top Field" land adjacent to Glebe Fields, Bentworth, GU34 5QU
Parish	Bentworth
Site Size (ha)	0.55
Estimate of potential housing capacity	7 - 13
Current Land Uses	Agriculture
	 <p>The map shows the site BTW002 (purple) situated between Glebe Fields (yellow) to the north and Station Road (yellow) to the south. To the east are buildings including The White House, Cottage, and Summerley. To the south are Mulberry House, Parsonage Farm, and Walnut Tree Barn. A path and a watercourse (LB) are also visible. A key in the bottom right corner identifies yellow areas as Settlement Policy Boundaries and purple areas as SHLAA Sites.</p>
Suitability	<p>Physical</p> <p>The site adjoins the settlement boundary of Bentworth.</p> <p>The site lies within Flood Zone 1 (lowest risk of fluvial flooding).</p> <p>The topography of the site is relatively flat.</p> <p>Access from Station Road.</p> <p>Landscape, nature and heritage</p> <p>The site adjoins the Bentworth Conservation Area to the south.</p> <p>The site adjoins a Historic Park and Garden to the south (Bentworth Rectory) and to the east (Summerley Lodge).</p> <p>There are a number of listed buildings within close proximity of the site.</p> <p>There are several trees along the southern and western boundaries and hedgerow along the western and eastern boundaries.</p> <p>Environmental/amenity impacts</p> <p>Electricity pylons / telegraph lines run across the site and along the eastern boundary.</p> <p>Other</p>

	A Public Right of Way runs along the southern boundary of the site.	
Recommendations for overcoming constraints	<p>The design of any residential development would need to minimise impacts on the adjacent Conservation Area, Historic Parks and Gardens and nearby listed buildings.</p> <p>Electric pylons / telegraph lines will need to be retained or diverted.</p> <p>The Public Right of Way will need to be retained or diverted.</p>	
Planning History	N/A	
Availability	Land Ownership: It has been confirmed that the land is available for development (March 2017).	
Achievability	No significant market, cost or delivery factors have been identified, development at this site is considered to be economically viable, therefore site considered to be achievable.	
Deliverability:	Years	
	0-5	
	6-10	
	11-15	

DRAFT