

Site Reference	BTW004
Site Name	Land at Drury Lane
Site Address	Land at Drury Lane, Bentworth
Parish	Bentworth
Site Size (ha)	1.3
Estimate of potential housing capacity	16 - 31
Current Land Uses	Grazing
Suitability	<p>Physical</p> <p>The site lies adjacent to 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 Drury Lane.</p> <p>Landscape, nature and heritage</p> <p>There are several trees on the southern and eastern boundaries, and the remaining boundaries consist of hedgerow.</p> <p>A listed building in close proximity to the south east.</p> <p>Environmental/amenity impacts</p> <p>Electricity pylons / telegraph lines run across the site and along the southern boundary.</p> <p>Other</p> <p>A Public Right of Way crosses the site from south to northeast.</p>
Recommendations for overcoming constraints	<p>The design of any residential development would need to minimise impacts on the nearby listed building.</p> <p>Electric pylons / telegraph lines will need to be retained or diverted.</p>

	The Public Right of Way will need to be retained or diverted.	
Planning History	N/A	
Availability	Land Ownership: It has been confirmed that the land is available for development (May 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	

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