

Site Reference	BTW005
Site Name	The Park Lodge
Site Address	The Park Lodge, Holt End Lane, Bentworth, GU34 5JX
Parish	Bentworth
Site Size (ha)	0.42
Estimate of potential housing capacity	5 – 10
Current Land Uses	Paddock
Suitability	<p>Physical</p> <p>The site is relatively isolated from the established settlement boundary of Bentworth; however, there are some dwellings adjacent to the south and on the opposite side of the road to the west.</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 Holt End Lane (heavily treed) or via access road to Bentworth Hall.</p> <p>Landscape, nature and heritage</p> <p>The entire site lies within a Historic Park and Garden (Bentworth Hall).</p> <p>The entire site is covered by an area Tree Preservation Order (TPO), however, there are only trees along the site's west boundary.</p> <p>Environmental/amenity impacts</p> <p>Electricity pylons / telegraph lines run along the western boundary.</p> <p>Other</p> <p>N/A</p>
Recommendations for overcoming constraints	<p>Appropriate access to the site would need to be determined.</p> <p>The design of any residential development would need to minimise impacts</p>

	<p>on the historic park and garden.</p> <p>The design of any new development should not adversely affect the nearby TPOs.</p> <p>Electric pylons / telegraph lines 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 (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:	<table border="1"> <thead> <tr> <th>Years</th> <th></th> </tr> </thead> <tbody> <tr> <td>0-5</td> <td style="background-color: black;"></td> </tr> <tr> <td>6-10</td> <td></td> </tr> <tr> <td>11-15</td> <td></td> </tr> </tbody> </table>	Years		0-5		6-10		11-15	
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