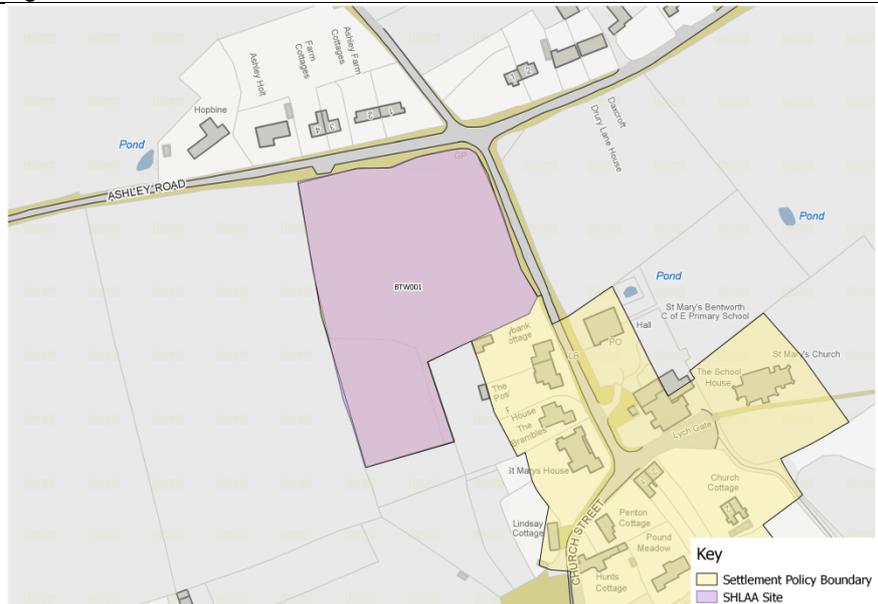


Site Reference	BTW001
Site Name	Land at Ashley Road
Site Address	Land at Ashley Road, Bentworth, GU34 5RD
Parish	Bentworth
Site Size (ha)	1.2
Estimate of potential housing capacity	14 – 29 (allocated for about 12)
Current Land Uses	Agriculture
	 <p>The map shows the site at Ashley Road, Bentworth, highlighted in purple. The site is bounded by Ashley Road to the north and Church Street to the east. The map also shows the Settlement Policy Boundary in yellow, which encompasses the site and surrounding residential areas. Key features include Ashley Road, Church Street, and several buildings and ponds. A key in the bottom right corner identifies the Settlement Policy Boundary (yellow) and the SHLAA Site (purple).</p>
Suitability	<p>Physical</p> <p>The site lies within the settlement boundary of Bentworth and is an allocated site in the East Hampshire District Housing and Employment Allocations Plan.</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 to the site from Church Street or Ashley Road. Land rises slightly from both roads into the site (sunken lane).</p> <p>Landscape, nature and heritage</p> <p>An Archaeological Site of Importance and the Bentworth Conservation Area are in close proximity to the south.</p> <p>There are trees and hedgerow along the western, northern and eastern boundaries.</p> <p>Environmental/amenity impacts</p> <p>Electricity pylons run across the site.</p> <p>Other</p> <p>A Public Right of Way crosses the site from north to south.</p>
Recommendations for overcoming constraints	<p>Appropriate access to the site would need to be determined.</p> <p>The design of any new development should not adversely affect the</p>

	<p>setting of the nearby Conservation Area.</p> <p>Site surveys may be required to determine any potential impact on the archaeological site of importance.</p> <p>Electric pylons will need to be retained or diverted.</p> <p>The Public Right of Way would need to be retained or diverted.</p>								
Planning History	Site allocated in EHDC Local Plan Part 2: Housing and Employment Allocations Plan.								
Availability	Land Ownership: It has been confirmed that the land is available for development (April 2016).								
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></td> </tr> <tr> <td>6-10</td> <td style="background-color: black;"></td> </tr> <tr> <td>11-15</td> <td></td> </tr> </tbody> </table>	Years		0-5		6-10		11-15	
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