

Site Reference	BTW003
Site Name	Land at Bentworth, Village Street
Site Address	Land at Bentworth, Village Street
Parish	Bentworth
Site Size (ha)	2.2
Estimate of potential housing capacity	20 - 40
Current Land Uses	Grazing (equestrian)
Suitability	<p>Physical</p> <p>The site does not lie adjacent but on opposite side of road 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 Station Road.</p> <p>Landscape, nature and heritage</p> <p>There are several trees on the northern, eastern, and southern boundaries, with hedgerow forming the western boundary.</p> <p>A listed building in close proximity to the west.</p> <p>Environmental/amenity impacts</p> <p>N/A</p> <p>Other</p> <p>A Public Right of Way runs along the southern boundary of the site.</p>
Recommendations for overcoming constraints	<p>The design of any residential development would need to minimise impacts on the nearby listed building.</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 (April 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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