Context						
Current use	Site already allocated in EHDC Local Plan: Housing and Employment Allocations document, April 2016	Agricultural field	Paddock	Agricultural field	Paddock	Agricultural field
Surrounding land uses. Would the proposed development be compatible with the adjacent uses? Would development be likely to affect the amenity of neighbouring properties	Site is immediately adjacent to residential properties on its south eastern boundary. Residential properties to the east of the site have open views of the site due to the lack of screening vegetation. This will affect its outlook but planting on this boundary could mitigate the impact.	Site is immediately adjacent to a property on its northern boundary which have open views of the site due to the lack of screening vegetation. This will affect its outlook but planting on this boundary could mitigate the impact.	No properties immediately adjacent to the site boundary. There is a single property on the west side of Station Road to the south west of the site which, due to a lack of screening vegetation, will have its outlook affected. Planting on this part of the boundary would mitigate the impact (unless vehicle access was provided at this point).	There are a number of properties adjacent to the south-eastern boundary of the site which have open views of the site due to the lack of screening vegetation. This will affect their outlook. Planting on this part of the boundary could mitigate the impact.	There are two properties, one on the northern boundary and one on the southern boundary, that will, due to a lack of screening vegetation, have their outlook affected. Planting on these parts of the boundary could mitigate the impact to some degree.	There are two properties to the north of the site and one to south. To the east is open countryside. To the west is also open countryside, although this is reasonably well screened by trees along the lane. Planting could mitigate some impacts althoug the site would still be visible from the east.
General character - open countryside/rural/urban	Open pastoral field bounded to the north, east and west by mature trees and maintained hedgerows. South east of the site has exposed boundaries towards residential properties.	Enclosed pastoral field bounded to the south and west by some mature trees although they only provide limited screening. On the eastern boundary are maintained hedgerows. The northern boundary is exposed to residential properties.	Paddock bounded to the south and east by dense, mature trees. The northern boundary has some trees and some low hedgerows. The western boundary lacks vegetation but a hard boundary is provided by Station Road.	Open pastoral field bounded to the south and east by dense, mature trees. Drury Lane forms part of the southern boundary. The eastern boundary is also provided by Station Road. On the south-eastern boundary the site is open to residential properties. The western and northern edges of the site are open, with open pastoral fields beyond them.	Open paddock area with dense mature trees on the western boundary. The south eastern boundary is open, with further paddock land beyond. The eastern boundary is open but there is only a short distance to a rural service road.	Open to east
Topography - flat/sloping or undulating/steep gradient	Site is relatively flat. There is insufficient height change across the site to either limit development or create particularly prominent points where development is highly visible.	Site is relatively flat. There is insufficient height change across the site to either limit development or create particularly prominent points where development is highly visible.	Site is relatively flat. There is insufficient height change across the site to either limit development or create particularly prominent points where development is highly visible.	The site slopes gently down from north to south. This height changes is insufficient to limit development and even development on the highest points of the site is unlikely to be significantly prominent.	Site is relatively flat. There is insufficient height change across the site to either limit development or create particularly prominent points where development is highly visible.	Site is relatively flat.
Agricultural land classification - is land classified as 'best and most versatile agricultural land' (Class 1, 2 or 3a)	Grade 3, so may be best and most versatile agricultural land	Grade 3, so may be best and most versatile agricultural land	Grade 3, so may be best and most versatile agricultural land	Grade 3, so may be best and most versatile agricultural land	Grade 3, so may be best and most versatile agricultural land	Grade 3, so may be best and most versatile agricultural land
Relationship to settlement policy boundary (SPB)	Site is within the existing settlement boundary.	The northern end of the site is directly adjacent to the southern boundary of the settlement area that runs along Ashley Road.	South-western edge of the site is adjacent to the north-eastern boundary of the settlement area that runs along Ashley Road. The site would extend this settlement area quite significantly to the north west.	South-eastern edge of the site is adjacent to the north-western boundary of the settlement area that runs along Ashley Road. The site would extend this settlement area quite significantly to the west.	Site is distant from existing SPB and would not connect it up or form a logical extension to it. Site is therefore considered to be in open countryside.	Site is distant from existing SPB and would not connect it up or form a logical extension to it. Site is therefore considered to be in open countryside.
Housing						
How many dwellings could the site potentially accommodate? The majority of properties in Bentworth have been built on large plots with significant gardens. Development should therefore be in keeping with this density unless there are clear reasons why it should not. A density of 10-12 dwellings per hectare is considered to be in keeping with the existing village.	Already allocated for 12 dwellings. Development should be limited to broadly this scale in order to be in keeping with the local character, typified by houses with relatively large rear gardens.	The presence of power lines running from south-east to north-west across the site means that development will be restricted along this line. However, an estate road could be designed to predominantly follow this route, thereby reducing the loss of developable area. It is therefore considered that the site could accommodate approximately 5-6 dwellings.	The only restriction which would limit the amount of dwellings that could be delivered on the site (apart from ensuring densities are in keeping with the existing village) is the presence of a sewage treatment works on the Hams Lane side of the site which would require a cordon sanitaire where no residnetial development could occur. It is therefore considered that the site could potentially accommodate approximately 22-26 dwellings.	The presence of power lines running from north to south, effectively cutting the site in two, means that development will be restricted along this line. Also, development on the eastern side of the power line will be limited by the narrow shape of the site at this end and by the presence of existing properties on the south-eastern boundary which means development should respect the amenity of these existing residents by keeping sight lines as open as possible. A further restriction is the existing right of way which cuts through the site from north to south. Assuming this is not diverted to run along the boundary of the site, then this will reduce the developable area. It is therefore considered that the site could potentially accommodate approximately 13-16 dwellings.	The site has no fundamental restrictions which would limit the amount of dwellings that could be delivered on the site (apart from ensuring densities are in keeping with the existing village). The presence of the property on the northern boundary which means development should respect the amenity of these existing residents by keeping sight lines as open as possible may possibly serve to reduce the yield by a single property. It is therefore considered that the site could accommodate approximately 4-5 dwellings.	The location of the site away from any settlement and the narrow roadways limiting the number of cars that can use it mean that the number of dwellings that can sustainably be accommodated will be limited. It is considered that the site could accommodate approximately 5-7 dwellings.
Able to accommodate affordable housing *(40% on sites of 5 dwellings or more. National planning policy - sites of less than 10 dwellings do not have to provide affordable housing)* Able to provide a range of housing types and sizes	The site could provide a limited range of dwelling sizes and affordable housing.	National planning policy means that sites of less than 10 dwellings do not have to provide affordable housing, so this site is unlikely to provide any affordable housing. The scale of the site and the restrictions on development created by the presence of power lines across the site means it is very limited in its ability to provide a range of dwelling sizes.	The site could provide a good range of dwelling sizes and a significant amonut of affordable housing which could address local needs.	The site could provide a range of dwelling sizes and affordable housing. However, the restrictions on development created by the presence of power lines across the site mean that this will be limited.	National planning policy means that sites of less than 10 dwellings do not have to provide affordable housing, so this site is unlikely to provide any affordable housing. The scale of the site means it is very limited in its ability to provide a range of dwelling sizes.	The site could provide a range of dwelling sizes and affordable housing. However, the location of the site away from any settlement and the narrow roadways limiting the number of cars that can use it mean that this will be limited.
Community Facilities and Access to Services						
Distance to primary school/village hall/church *Desirable - 500m Acceptable - 1,000m Preferred maximum - 2,000m*	100m via roadway	350m via a public right of way	550m via roadway and public right of way	430m via roadway and public right of way	700m via roadway	2,900m via roadway
Distance to village green *Desirable - 400m Acceptable - 800m Preferred maximum - 1,200m*	250m via roadway	420m via roadway and public right of way	670m via roadway and public right of way	550m via roadway and public right of way	535m via roadway	2,730m via roadway
Opportunity to provide open space/ recreation/ community facilities	If the site provides around 12 dwellings, then there is the potential to provide open space or space for community/recreational purposes. However, this scale of development would provide minimal developer contributions and therefore any provision would need to be funded by alternative sources.	The size of the site means that there is no potential to provide open space or space for community/recreational purposes.	The site is large enough to provide an opportunity for open space which can be used by the community. Alternatively, space could be provided for recreational activities, e.g. a small play area or a community facility. In providing, in particular, any form of built facility, this would serve to reduce the number of dwellings on the site. Also, the site is not well located for access on foot by other residents in the village, being on the far north-eastern edge of the settlement.	The site is large enough to provide a limited amount of green open space although this is unlikely to be of a scale to support any informal activities, i.e. such that would occur in a park for example. The site and its layout means that provision of recreational or community facilities are unlikely.	The size of the site means that there is no potential to provide open space or space for community/recreational purposes.	The size of the site means that there is no potential to provide open space or space for community/recreational purposes.
Biodiversity						
European designation. Is the site on or adjacent to an SAC/SPA/Ramsar site	No	No	No	No	No	No
National designation. Is the site on or adjacent to a Special Scientific Interest (SSSI)	No	No	No	No	No	No
Local designation. Is the site on or adjacent to an SNCI/LNR	No	No	No	No	No	No
Is the site on or adjacent to ancient woodland	No	No	No	No	No	No
Are there any Tree Preservation Orders on trees within or on the site boundary	No	No	No	No	There is a blanket TPO covering the whole site due to its proximity to Bentworth Hall. However, the trees on the site are only located on its boundary so development would be unlikely to affect them if a courtyard-style development was proposed, i.e. development did not face the frontage of Holt End Lane.	No
Would any important hedgerows require removal	Development fronting the road may require the removal of some hedgerows.	There are no hedgerows running through the site. Vehicular access could be provided without resulting in any significant loss of hedgerows or	There are no hedgerows running through the site. Vehicular access could be provided without resulting in any loss of hedgerows or trees.	Vehicular access to the site would result in the loss of some hedgerows and trees.	Vehicular access to the site would result in the loss of some hedgerows and trees.	There are no hedgerows running through the site. Vehicular access could be provided without resulting in any loss of hedgerows or trees.
Record of protected species/habitats	The site is a Biodiversity Opportunity Area. Although this would not preclude development, this would result in the potential loss of biodiversity assets.	The site is a Biodiversity Opportunity Area. Although this would not preclude development, this would result in the potential loss of biodiversity assets.	The site is a Biodiversity Opportunity Area. Although this would not preclude development, this would result in the potential loss of biodiversity assets.	The site is a Biodiversity Opportunity Area. Although this would not preclude development, this would result in the potential loss of biodiversity assets.	The site is a Biodiversity Opportunity Area. Although this would not preclude development, this would result in the potential loss of biodiversity assets.	The site is a Biodiversity Opportunity Area. Although this would not preclude development, this would result in the potential loss of biodiversity assets.
Opportunity to enhance biodiversity and green infrastructure	The site is large enough to create the potential to enhance biodiversity and green infrastructure. A green corridor could be created through the site or a meadow area or a pond.	The size of the site means that there is no potential to enhance biodiversity and green infrastructure through specific provision of ponds, meadows or green corridors.	The site is large enough to create the potential to enhance biodiversity and green infrastructure. A green corridor could be created through the site or a meadow area or a pond.	The site has some potential enhance biodiversity and green infrastructure. A green corridor could follow the area which will have to remain open for the power lines and public right of way. Also, a small meadow area or pond could be created.	The size of the site means that there is no potential to enhance biodiversity and green infrastructure through specific provision of ponds, meadows or green corridors.	The size of the site means that there is no potential to enhance biodiversity and green infrastructure through specific provision of ponds, meadows or green corridors.
Landscape and views						
Views into site (wide/framed/screened/long/short)	The site can be seen over a long distance from the west. This would need to be mitigated with screening. There are also some short distance views into the site from the south.	The site is reasonably well enclosed therefore views into it are slightly restricted. This is exacerbated by the presence of built development immediately to the north and more generally to the east and south. The limited screening created by mature trees on the west side of the site does allow some views in.	The site can be seen over a long distance from the east, although the presence of woodland adjacent to the A339 does restrict this to a degree. There are also views into the site from the north although the presence of farmland and a lack of other public access to land to the north means the impact is restricted. There are also short distance views into the site from the south, with the site being visible from the properties on the eastern side of Station Road.	The site can be seen over a long distance from the north although the presence of farmland and a lack of other public access to land to the north means the impact is restricted. There are long distance views of the site from the east although the shape of the site will limit this to a degree. There are also some more limited long distance views from the east from Lasham. There are also short distance views into the site from the north and short distance views into the site from the south, although these are limited by a mature hedge line.	Views into the site are very limited. There are some medium-to-long distance views in from the south although these are limited by belts of mature trees and woodland. There are also some longer distance views to the east There are also views into the site from the north although the presence of farmland and a lack of other public access to land to the east means the impact is restricted.	There are some medium distance views into the site from the east.
Views out of the site (wide/framed/screened/long/short)	There are long distance views out from the site to the west.	The site is reasonably well enclosed therefore views out of it are restricted. This is exacerbated by the presence of built development immediately to the north and more generally to the east and south. Views from the public right of way which runs along the southern boundary of the site would be affected for a short section.	There are long distance views out from the site to the east and north. There are also views to the south but these are shorter. Views from the byway which runs along the southern boundary of the site would be affected for a short section.	There are long distance out from the site views to the east and to the north. There are also views to the south but these are shorter, being into Bentworth village. Views from the public right of way which runs through the middle of the site would be affected for a short section but this could be resolved if the public right of way was diverted.	There are long distance views out from the site to the east and some shorter distance views to the south.	There are some medium distance views out from the site to the east.
Heritage						
Presence of listed buildings	The site is not near any listed buildings.	There are four Grade II listed properties close to the site. Three of them are on the other side of Station Road. The other one - Mulberry House - is rto the south-west. Given the enclosed nature of the site, it is unlikely that development would detrimentally affect the setting of any of these listed buildings.	There is one Grade II listed property close to the site, all on the other side of Station Road. Given the location of the listed building adjacent to other properties and well screened by trees, it is unlikely that development would detrimentally affect its setting .	There is one Grade II listed property close to the site, in a cluster of buildings on the south-east cortner of the site. Given the location of the listed building screened by other properties and some trees, it is unlikely that development would detrimentally affect its setting .	The site is not near any listed buildings.	The site is not near any listed buildings.
Conservation Area - within or nearby	The site is adjacent to Conservation Area so development would have to be carefully designed to preserve its setting.	The site is adjacent to Conservation Area so development would have to be carefully designed to preserve its setting.	The site is well away from Conservation Area and development would not affect its setting	The site is well away from Conservation Area and development would not affect its setting	The site is well away from Conservation Area and development would not affect its setting	The site is well away from Conservation Area and development would not affect its setting
Transport						
Distance to bus stop *Desirable - 200m Acceptable - 400m Preferred maximum - 800m*	250m via roadway	50m via roadway	180m via roadway	300m via roadway	430m via roadway	950m via roadway
Access to highway	Access could be provided at various points onto Ashley Road or Church Street, with sufficient space to provide the necessary visibility splays. Visibility is good along Ashley Road or Church Street so there are unlikely to be any issues with safety. Access is from Ashley Road is up a steep gradient onto the site. This could be addressed by the design.	Access could be provided at various points onto Station Road, with sufficient space to provide the necessary visibility splays. Visibility is good along Station Road so there are unlikely to be any issues with safety.	Access could be provided at various points onto Station Road, with sufficient space to provide the necessary visibility splays. Visibility is good along Station Road so there are unlikely to be any issues with safety.	Access could be provided at various points onto either Drury Lane or Station Road, with sufficient space to provide the necessary visibility splays. Visibility is good along Drury Lane and Station Road so there are unlikely to be any issues with safety.	Access could be provided at various points onto Holt End Lane, with sufficient space to provide the necessary visibility splays. Visibility is good along Holt End Lane so there are unlikely to be any issues with safety.	Access would be along a narrow single track roadway from Jennie Green Lane which itself is only wide enough for a single vehicle. Given the length of single track roadway, this would represent an issue for access for all but the smallest development.
Potential impact of additional traffic created by development	The site is of a limited scale so would not create any issues	The site is of a limited scale so would not create any issues	The site could be of a scale that would create a signficiant level of car movements, particularly during peak periods. However, the location of the site on the north-eastern edge of the village would mean that the majority of traffic would travel away from the village to access the A339 to Alton and other destinations. Traffic travelling through the village would be limited.	The site is of a relatively limited scale so would be highly unlikely to create any issues	The site is of a limited scale so would not create any issues	The site is of a limited scale so would not create any issues
Pedestrian access to the primary school/village hall	Pedestrians can access the primary school and village hall direct from the site via a very short walk along the roadway.	Pedestrians can access the primary school and village hall direct from the site via a public right of way, therefore not having to walk any part of the journey on the roadway.	Pedestrians can access the primary school and village hall via a short walk along Drury Lane, with the majority of the journey off road via a public right of way.	Pedestrians can access the primary school and village hall via a short walk along Drury Lane, with the majority of the journey off road via a public right of way.	Pedestrians can only access the primary school and village hall by walking along the Holt End Lane roadway. This is narrow and not a safe route for pedestrians, being the vehicle route to and from Medstead.	The site is a long way from the primary school which would involve walking in the roadway along narrow lanes. This is not a safe route for pedestrians.
Public rights of way - would development detrimentally impact on an existing public right of way	There is a public right of way which cuts through the middle of the site from north to south. Development could be designed to protect this or it could be diverted around the western and northern edge of the site.	There is a public right of way running along the southern boundary of the site. However, development would not affect this, with vehicular access being provided off Station Road.	There is a byway running along the southern boundary of the site. However, development would not affect this, with vehicular access being provided off Station Road.	There is a public right of way which cuts through the middle of the site from north to south. Development could be designed to protect this or it could be diverted around the western and northern edge of the site.	There are no public rights of way near the site.	There is a public right of way which runs along the western boundary of the site. Development would eliminate the view of open countryside to the east. There is also a public right of way to the east of the site. This would harm the view to the west, albeit to a lesser extent.
Flooding/utilities						
Is the site at high risk of flooding *Flood zone 1 (low risk); 2 (medium risk); 3 (highest risk/flood plain)*	Low risk (flood zone 1)	Low risk (flood zone 1)	Low risk (flood zone 1)	Low risk (flood zone 1)	Low risk (flood zone 1)	Low risk (flood zone 1)
Risk of surface water flooding *High, medium, low, very low*	Very low	Very low	Very low	Very low	Very low	Very low
Are there any overhead power/telephone lines that cross the site	The presence of power lines running from north to south, effectively cutting the site in two, means that development will be restricted along this line without these powerlines being placed underground, which is costly.	The presence of power lines running from south-east to north-west across the site means that development will be restricted along this line without these powerlines being placed underground, which is costly.	No	The presence of power lines running from north to south, effectively cutting the site in two, means that development will be restricted along this line without these powerlines being placed underground, which is costly.	There is a power line which runs along the western boundary of the site but this will not impact on the potential to develop the site.	There is a power line which runs along the western boundary of the site but this will not impact on the potential to develop the site.
SUMMARY	**Already allocated for 12 dwellings. The site has good potential to deliver a small number of dwellings. Effective screening on the west of the site will be important.**	**The site has good potential to support some development, although insufficient to deliver affordable housing or a full mix of dwelling sizes.**	**The site has good potential to support a significant quantum development - however, such a scale may be unsustainable in such a small settlement.**	**The site has good potential to support some development and provide a range of dwelling sizes and affordable housing.**	**The site has significant issues, mainly due to its poor location with respect to the centre of the village. The site is not considered to represent a sustainable option for allocation.**	**The site has significant issues, mainly due to its poor location with respect to the centre of the village. The site is not considered to represent a sustainable option for allocation.**

Assessment scale

Dark red	Highly significant impact
Light red	
Amber	Possible detrimental impact but capable of being mitigated
White	Neutral/no impact
Light green	Possible positive impact
Not relevant	Highly significant positive impact