



Site Details							
SHELAA Ref	142	Site Name	Land at Short Lane				
		Settlement	Penton Corner				
Parish/Ward	Penton Mewsey		Site Area	1.73 Ha	Developable Area	1.73 Ha	
Current Land Use	Vacant agricultural land		Character of Surrounding Area	Residential and agriculture			
Brownfield/PDL		Greenfield	<input checked="" type="checkbox"/>	Combined	Brownfield/PDL	Ha	Greenfield
						Ha	
Site Constraints							
Countryside (COM2)	<input checked="" type="checkbox"/>	SINC		Infrastructure/ Utilities		Other (details below)	<input checked="" type="checkbox"/>
Local Gap (E3)	<input checked="" type="checkbox"/>	SSSI		Land Ownership		Flood Alert Areas	
Conservation Area (E9)		SPA/SAC/Ramsar		Covenants/Tenants		Village Design Statement	
Listed Building (E9)		AONB (E2)		Access/Ransom Strips			
Historic Park & Garden (E9)		Ancient Woodland		Contaminated Land			
Public Open Space (LHW1)		TPO		Pollution (E8)			
Employment Land (LE10)		Flood Risk Zone		Mineral Safeguarding			

Proposed Development			
Availability			
Promoted by land owner	<input checked="" type="checkbox"/>		
Site Available Immediately	<input checked="" type="checkbox"/>		
Site Currently Unavailable			
Achievability/Developer Interest			
Promoted by developer			
Developer interest	<input checked="" type="checkbox"/>		
No developer interest			
Deliverability			
Could commence in 5yrs			
Unlikely to commence in 5yrs	<input checked="" type="checkbox"/>		
Possible self build plot provision			
Yes/Element	<input checked="" type="checkbox"/>		
No			
Residential <input type="checkbox"/> Dwellings Employment <input type="checkbox"/> Floor Space (m²) Retail <input type="checkbox"/> Floor Space (m²) Leisure <input type="checkbox"/> Floor Space (m²) Traveller Site <input type="checkbox"/> Pitches Other <input type="checkbox"/> Mixed Use Scheme Residential <input checked="" type="checkbox"/> 50 Dwellings Employment <input type="checkbox"/> Floor Space (m²) Retail <input type="checkbox"/> Floor Space (m²) Leisure <input type="checkbox"/> Floor Space (m²) Other <input checked="" type="checkbox"/> Local Centre			
Phasing if permitted (Dwellings only) Year 1 Year 2 25 Year 3 25 Year 4 Year 5 Years 6-10 Years 11-15 Years 15+ Total 50 Not Known			
This document forms part of the evidence base for the next Local Plan DPD. It provides information on available land, it <u>does not</u> allocate sites.			

Summary	
<p>The site is available and promoted for development by the land owner, with interest from a developer.</p> <p>The site is located outside of the settlement boundary of the TVBC Revised Local Plan DPD. The closest settlement is the village of Penton Corner which is identified as Countryside in the Local Plan Settlement Hierarchy.</p> <p>Development away from the defined settlements is unlikely to meet all the elements of sustainable development considering access to a range of facilities.</p>	<p>Local Ecological Network</p> <p>An ecological network is a group of habitat patches that species can move easily between, maintaining ecological function and conserving biodiversity. This site does not include any of the features identified in the ecological network.</p>