

Date of Site Visit	7 th August 2015
Site ID	IF08416
Site address and Parish	Land south of Foxbridge Cottage
Ownership and site availability (discussion with landowner)	Site promoted through 2014 SHLAA, site available immediately
Achievability (discussion with landowner and consultees)	
Site area (hectares) (GIS/Mapping)	3.5ha
Current use: agricultural/ open countryside/allotments/ scrubland/buildings/ brownfield site (Site visit)	Open countryside
Extent of views into site and sense of enclosure (Site visit)	The site is enclosed by tall trees and hedges
Site description: Vacant or derelict buildings Adjacent to settlement boundary Location i.e. Semi-rural Noise Surrounding development and neighbours Height Setting Open space (loss) Historic Environment Agricultural land classification Boundaries Physical: Cables, pylons, oil lines Rights of way. Streams/pond/coast Topography (Site visit and GIS)	The site is separated and delineated from the settlement of Ifold by the main road. The site is bounded on all sides by mature trees or hedgerow. The site is contained and is not visible in the landscape. However, it would deliver more than the allocated number from the Chichester Local Plan. There is ancient woodland to the west and south of the site.
Existing and potential means of access – any problems? (GIS/Site visit)	Potential access from Foxbridge Lane or Plaistow Road.
Boundary treatments Hedgerow/ Hedge height/ wall/ extent of Woodland (Site visit)	Mature trees, tall shrubs/hedgerow. Subdivision of the site would be unnatural/artificial to deliver the minimum 10+ dwellings allocated in the Chichester Local Plan
Distance to AONB and/or SDNP (GIS)	
Contamination (GIS)	
Environmental Designations (GIS)	SSSI Impact Risk Zone crosses the site from the north east corner to the south west corner.

Flood Risk (Flood zone 2 or 3 and/or water surface flood risk) (GIS)	None
TPOs (GIS)	None
Relevant planning history (GIS)	None
Infrastructure/Utilities (Site visit and GIS)	Likely to be services available from existing settlement
Surrounding land uses (Site visit – indicate on map)	Residential to the north and rural countryside to the south
Physical action required to enable development (Site visit)	
Access to services – shop, school, GP, public transport (GIS)	Local shop has closed
Potential site density (Mapping and Site visit)	
Summary of Assessment	<p>Site adjoins the nearest settlement</p> <p>Site is strategic in scale and would be appropriate for comprehensive development in due course and piecemeal development would undermine delivery of larger sites</p> <p>There is safe, convenient and direct access onto a main road</p> <p>Site is well contained with a sense of enclosure</p> <p>Site forms a natural buffer to the existing settlement</p>