

Date of Site Visit	7 th August 2015
Site ID	IF08416 (south)
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)	1.02ha
Current use: agricultural/ open countryside/allotments/ scrubland/buildings/ brownfield site (Site visit)	Open countryside/uncultivated agricultural land
Extent of views into site and sense of enclosure (Site visit)	The site is enclosed by tall trees and hedges to the west and ancient woodland to the north. The site is open to the east and south.
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 from the settlement of Ifold by the main road. The site is not visible in the landscape but development would be obvious and intrusive the adjoining countryside. It would deliver more than the allocated number from the Chichester Local Plan.
Existing and potential means of access – any problems? (GIS/Site visit)	Potential access from Foxbridge Lane.
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)	

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)	Rural countryside and ancient woodland
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 is isolated from 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 open and additional planting would appear out of character in the landscape</p> <p>Site is greenfield and does not relate well to the existing settlement</p>