

Date of Site Visit	7 th August 2015
Site ID	IF1501
Site address and Parish	Land at Little Springfield Farm, Ifold
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)	0.5ha
Current use: agricultural/ open countryside/allotments/ scrubland/buildings/ brownfield site (Site visit)	Formerly commercial, now unoccupied
Extent of views into site and sense of enclosure (Site visit)	The site is enclosed and set back from the main road.
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 set back from the main road and removed from the main settlement of Ifold. It is bounded on the eastern edge by ancient woodland and tall mature trees around the northern boundary. The southern boundary is open to a field and the further ancient woodland.
Existing and potential means of access – any problems? (GIS/Site visit)	Driveway from Plaistow Road (which already serves two private residences)
Boundary treatments Hedgerow/ Hedge height/ wall/ extent of Woodland (Site visit)	The southern edge of the site would need boundary treatment
Distance to AONB and/or SDNP (GIS)	
Contamination (GIS)	

Environmental Designations (GIS)	Ancient woodland abuts the eastern edge of the site
Flood Risk (Flood zone 2 or 3 and/or water surface flood risk) (GIS)	Flood zones 2 and 3 run from east to west across the northern boundary of the site, effectively cutting the site from Plaistow Road
TPOs (GIS)	None
Relevant planning history (GIS)	<p>PS/02/03398/ELD – certificate of lawfulness confirming that the use of the land and buildings for industrial purposes falling primarily within class B2 with ancillary storage connected with that use.</p> <p>14/04100/FUL – refusal of full planning permission on 24th June 2015 for the demolition of existing industrial buildings and erection of three detached dwelling houses with associated landscaping, surfacing, car parking provision and access works. An appeal was lodged on 8th July 2015</p>
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 appropriate in scale and would contribute towards the Parish Allocation</p> <p>There is safe and convenient access onto a residential road</p> <p>Site is contained with some views available into the site and additional planting would not appear out of character</p> <p>Site has an element of built form but does not relate well to the existing settlement</p>