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| Date of Site Visit                                                                                                                                                                                                                                                                                                                                                                                                  | 7 <sup>th</sup> and 21 <sup>st</sup> August 2015                                                                                                                                                                                                               |
| Site ID                                                                                                                                                                                                                                                                                                                                                                                                             | IF1504                                                                                                                                                                                                                                                         |
| Site address and Parish                                                                                                                                                                                                                                                                                                                                                                                             | Land north of Little Springfield Farm, Ifold                                                                                                                                                                                                                   |
| Ownership and site availability (discussion with landowner)                                                                                                                                                                                                                                                                                                                                                         | Site promoted through the Neighbourhood Plan, site available immediately                                                                                                                                                                                       |
| Achievability (discussion with landowner and consultees)                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                |
| Site area (hectares) (GIS/Mapping)                                                                                                                                                                                                                                                                                                                                                                                  | 0.4ha                                                                                                                                                                                                                                                          |
| Current use: agricultural/ open countryside/allotments/ scrubland/buildings/ brownfield site (Site visit)                                                                                                                                                                                                                                                                                                           | uncultivated agricultural land                                                                                                                                                                                                                                 |
| Extent of views into site and sense of enclosure (Site visit)                                                                                                                                                                                                                                                                                                                                                       | The site is enclosed with brief views from the main road and entrance to the east.                                                                                                                                                                             |
| Site description:<br>Vacant or derelict buildings<br>Adjacent to settlement boundary<br>Location i.e. Semi-rural<br>Noise<br>Surrounding development and neighbours<br>Height<br>Setting<br>Open space (loss)<br>Historic Environment<br>Agricultural land classification<br>Boundaries<br><br>Physical:<br>Cables, pylons, oil lines<br>Rights of way.<br>Streams/pond/coast<br>Topography<br>(Site visit and GIS) | The site adjoins the main road and is separated from the main settlement of Ifold by the main road. It is bounded on the western, northern and southern edge by mature trees/hedges with the access to Little Springfield Farm running along the eastern edge. |
| Existing and potential means of access – any problems? (GIS/Site visit)                                                                                                                                                                                                                                                                                                                                             | Access from the existing access to Little Springfield Farm                                                                                                                                                                                                     |
| Boundary treatments<br>Hedgerow/ Hedge height/ wall/ extent of Woodland<br>(Site visit)                                                                                                                                                                                                                                                                                                                             | Would suggest a boundary treatment along the access to Little Springfield Farm to reduce the impact in the landscape.                                                                                                                                          |
| Distance to AONB and/or SDNP (GIS)                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                |
| Contamination (GIS)                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                |
| Environmental Designations (GIS)                                                                                                                                                                                                                                                                                                                                                                                    | None                                                                                                                                                                                                                                                           |

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| 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 southern boundary of the site                                                                                                                                                                                                                                                                       |
| 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                                                                                                                                                                                                                                                                                                                                        |
| 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 located in close proximity to 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> |