

Date of Site Visit	7 <sup>th</sup> August 2015
Site ID	PL1204
Site address and Parish	Land north of Todhurst
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)	1.60ha
Current use: agricultural/ open countryside/allotments/ scrubland/buildings/ brownfield site (Site visit)	Wooded scrubland part used as amenity area
Extent of views into site and sense of enclosure (Site visit)	The site is enclosed
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)	<p>The site is overgrown with mature trees and shrubs. Part of the site is used as informal amenity area and the eastern third of the site is within the conservation area.</p> <p>The properties to the east of the site are listed (Back lane Cottage and Old Red Hatch)</p> <p>A pylons runs from east to west along the northern boundary.</p>
Existing and potential means of access – any problems? (GIS/Site visit)	Potential access from Ashfield or Todhurst Lane (dirt track).
Boundary treatments Hedgerow/ Hedge height/ wall/ extent of Woodland (Site visit)	Mature trees, tall shrubs/overgrowth.
Distance to AONB and/or SDNP (GIS)	
Contamination (GIS)	

Environmental Designations (GIS)	Eastern third of the site is within the Conservation Area. Ancient woodland adjoins the western boundary and there is a SSSI impact risk zone on the western edge of the site
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
Physical action required to enable development (Site visit)	Improved access and clearing site of woodland.
Access to services – shop, school, GP, public transport (GIS)	
Potential site density (Mapping and Site visit)	Low to take account of surrounding character
Summary of Assessment	<p>Site adjoins the nearest settlement (although no settlement boundary exists)</p> <p>Site is appropriate in scale and would contribute towards the Parish Allocation</p> <p>There is safe, convenient and direct access onto a residential road</p> <p>Site is well contained with a sense of enclosure</p> <p>Site forms a natural buffer to the existing settlement</p>