

Date of Site Visit	7 th August 2015
Site ID	PL1503
Site address and Parish	Shortlands Copse and Shortlands (Main house)
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)	4ha available for redevelopment
Current use: agricultural/ open countryside/allotments/ scrubland/buildings/ brownfield site (Site visit)	Ancient woodland, residential and equestrian centre
Extent of views into site and sense of enclosure (Site visit)	The site is enclosed by the ancient woodland and screening along the PROW running along the western boundary.
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)	Shortlands Copse Site is covered entirely by ancient woodland. Shortlands (main house) would only deliver 0.7ha removing the on-site pond and ancient woodland. The demolition of the main house would also be needed as part of the redevelopment of the site.
Existing and potential means of access – any problems? (GIS/Site visit)	Potential access from existing track on Dunsfold Road or Durfold Wood.
Boundary treatments Hedgerow/ Hedge height/ wall/ extent of Woodland (Site visit)	Mature ancient trees
Distance to AONB and/or SDNP (GIS)	
Contamination (GIS)	
Environmental Designations (GIS)	SSSI impact risk zone and Ancient Woodland

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 and ancient woodland
Physical action required to enable development (Site visit)	Improved access and clearing ancient woodland.
Access to services – shop, school, GP, public transport (GIS)	
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, convenient and direct access onto a main road and residential road</p> <p>Site is well contained with a sense of enclosure</p> <p>Site has an element of built form but does not relate well to the existing settlement</p>