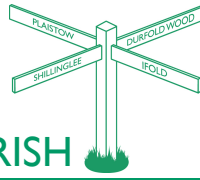


<b>LOCAL GREEN SPACE ASSESSMENT</b>	<b>IFOLD LGS ID: LGSi7</b>
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**Assessment against NPPF tests**

Paragraph 76	consistent with the local planning of sustainable development	✓
Paragraph 77	close proximity to the community it serves	✓
	demonstrably special to a local community and holds a particular local significance, because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife	✓
	local in character and is not an extensive tract of land	✓
Paragraph 78	consistent with policy for Green Belts	

<b>1. Date of Assessment:</b>	28 August 2016
<b>2. Address / location:</b>	Ancient Woodland in the centre of Ifold - adjoining and to the rear of residential properties on the junction of The Ride and Chalk Road; and The Close, Ifold.
<b>3. Gross area (hectare):</b>	0.35 ha
<b>4. Current use: agricultural/open space/allotments/scrubland/buildings</b>	Ancient Woodland in the centre of Ifold - adjoining and/or part of the rear gardens of residential properties on the junction of The Ride and Chalk Road; and The Close, Ifold.
<b>5. Ownership:</b>	Privately owned.
<b>6. Site description:</b>	Ancient & Semi-Natural Woodland. Main Habitat Present - Deciduous woodland. This is a natural habitat for wildlife including rare and declining Turtle Doves.
<b>7. Existing and potential means of access:</b>	Access is from The Ride and Chalk Road through frontages of each property. It also forms part of a wildlife foraging route through the centre of Ifold (badgers, deer, foxes,...).
<b>8. Is the site Previously Developed Land (pdl)? Y/N</b>	No
<b>9. Development History:</b>	Chichester District Council Ref.: <ul style="list-style-type: none"> <li>• High Trees, Chalk Road - 26 planning applications between 1995 and 2017. 15 permitted; 10 refused; 1 pending.</li> <li>• Cir Mhor, The Ride - PS/97/00812/TPO, refuse; 12/00408/TPA, permit.</li> </ul>
<b>10. Contamination (Env Health layers):</b>	None Known
<b>11. Environmental Designation:</b>	<ul style="list-style-type: none"> <li>• Defra Magic Map - Unique Parcel Reference Number (OS Grid Reference of centre point): TQ0241831014</li> <li>• National Forest Inventory 2014</li> </ul>



<p><b>12. Flood Risk</b></p>	<p>None but the area can become waterlogged in winter due to poor drainage of the heavy, compacted clay soil.</p>
<p><b>13. Any Tree Protection Order(s) (TPO)?</b></p>	<ul style="list-style-type: none"> <li>• TPO Area Ref: 95/00801/TPO Group G1             <ul style="list-style-type: none"> <li>○ Individual TPO Ref: 89/00786/TPO (Oak T1)</li> </ul> </li> <li>• TPO Area Ref: 97/00812/TPO Woodland W             <ul style="list-style-type: none"> <li>○ Individual TPO Ref: 89/00786/TPO (Oak T12)</li> <li>○ Individual TPO Ref: 89/00786/TPO (Oak T13)</li> <li>○ Individual TPO Ref: 89/00786/TPO (Oak T14)</li> </ul> </li> </ul>
<p><b>14. Surrounding land uses:</b></p>	<p>Residential properties.</p>
<p><b>15. Overall Conclusion:</b></p> <p>Ancient Woods have been around for many centuries (officially woodland that has existed since 1600 AD) – long enough to develop as ecosystems that are rich, complex, and irreplaceable. This particular Ancient Woodland is noted on a 1910 map of Ifold and links back to a larger area of Ancient Woodland called South Wood, which formed part of the manor, Ifold House.</p> <p>This remaining woodland section contributes greatly to the sylvan character of the Ifold settlement and can be viewed from the historic roads of The Ride and Chalk Road and the private road of The Close.</p> <p>The area provides foraging for protected bat species whose flight lines are over Ifold leading to SAC: The Mens and Ebernoe Common. As noted in Chichester District Council’s Habitat Regulation Assessment (2015): Development does have the potential to impact upon bat (Bechstein and particularly, Barbastelle) flight lines due to the close proximity to the SAC.</p> <p>As a result, development and felling of trees, should be resisted in the Ancient Woodland area and residents in surrounding residential properties are strongly encouraged to mitigate for <i>lighting emissions</i>.</p>	