



IFOLD SITE:	BARN WOOD, HOGWOOD ROAD, IFOLD
Site Reference - NP Number:	i5
Size (Hectares) and Existing Land Use:	1.95 Hectare; Ancient Woodland.
Proposed Type of Development:	Residential, 10 units. Mixed house type.
Site Owner/Agent:	Not Known.
Site Availability:	Not Applicable
Site Achievable in Plan Period:	Not Applicable
Planning History:	Designated ancient woodland. This site is identified in the Chichester District Council <i>Site Allocation Development Plan Document</i> - SHLAA Reference: IF08371 'Assessed and discounted. The site is ancient woodland and there is restricted access.'
Access: Describe access to road. Is the access safe? Can the access be made adequate for the development?	Access to the site is via a narrow, private road (owned by Ifold Estates Limited)
Access to Local Services and Facilities: Could residents walk safely to village centre? Are there pavements to walk on?	Reasonable access to limited local village services and facilities. No pavement.
Village / Landscape Impact: What is the landscape character of the site? Will development of the site be harmful to the village character? Does the proposal cause harm to trees and hedges? Can the potential harm/ landscape/ heritage impact of the development be satisfactorily mitigated?	Private woodland designated Ancient woodland. Outside of the Ifold Settlement Boundary. The site adjoins a village residential area. Public Footpaths through the site.
Additional Benefit: Would this development bring any additional benefit to the village /Parish?	No
Existing Use of Site: Describe current/previous use. Are any parts of the site brownfield land? Is there history or potential for contamination?	Private woodland designated Ancient woodland.
Landscape & Heritage & Biodiversity: Will development adversely affect the amenity of nearby properties? Will site preserve existing views? Will site affect any listed buildings/heritage assets? Will any green space be gained? Is there any impact to footpaths? Is there any impact on protected species or other biodiversity impacts?	Considerable impact on designated Ancient woodland.
Flooding, Drainage & Water Sources: Is the site within Flood Zone 2 or 3? Will development of the site increase flood risk? Can the existing sewerage system cope with this?	Not in a flood zone. The sewerage system in Ifold is at capacity. There appears to be a culvert or well on the site, possibly dating from or before the 1930s.

Assessment: The site is unsuitable for development due to its designation as ancient woodland. Therefore, the Steering Group has not further considered this site.

Capacity: Capacity of a maximum of 10 dwellings.

Design Requirements: site unsuitable for development due to designation as ancient woodland. The Steering Group has not considered this site further.