


Seaford Neighbourhood Plan Site Notes for Site NP1 High & Over car park, Seaford (reviewed Sept.2018)

Site Name and address if known	High & Over car park, Seaford BN25 3AB
Name of site owner Details of any consultation held	Seaford Town Council Contact: James Corrigan, Town Clerk, Seaford Town Council 37 Church Street, Seaford, BN25 1HG Tel: 01323 894870 James.Corrigan@seafordtowncouncil.gov.uk
Photo	
Site Location	High and Over, Alfriston Road O.S Grid Ref. TQ509010
Gross site area	0.25 acre
Current use	Car park
Previous use (if known)	
Type (greenfield, brownfield or both)	Brownfield
SHELAA reference and comments (if any)	NA
Planning Policies covered by Lewes Local Plan for the site	<p>Outside planning boundary CT1 (Planning Boundary and Key Countryside Policy) SDNPA policies apply SD5 (Landscape Character) SD7 (Safeguarding Views) SD8 (Relative Tranquility) SD9 (Dark Night Skies) SDNPA planning website lists the following constraints: South Downs National Character Area Ouse to Eastbourne Open Downs</p>

	Historic Landscape Character Environmentally Sensitive Area Grade 4 Agricultural Land Classification
Suitability	Landscape Capacity Study by Lewes District Council and South Downs National Park Authority September 2012 http://www.lewes.gov.uk/Files/plan_LCS_2012.pdf Concludes the area North of Seaford as follows: Landscape Value: Very High Landscape Sensitivity: High Landscape Capacity: None
Achievability & Availability	Site put forward by owner in response to Call for Sites.
Acceptability	
Site Summary	Site is 0.6 miles outside the planning boundary. Development would impact on several SDNPA policies, especially SD5, SD7 and SD9. Dark Skies E0 (Core Zone) Distance to amenities: Seaford Station: 3.54km GP surgery: 3.7 km Post office: 2.09 km Secondary school: 3.22 km Primary school: 1.77 km Shop: 2.25 km Bus stop (119 & 126): 0 km Source: https://www.google.co.uk/maps SSSI Impact Risk Zone – The LPA should consult Natural England on likely risks from the following: All planning applications - except householder applications. Nitrate Vulnerable Zone 2017 ID: G56 Sussex Chalk Higher Level Stewardship Target Area: South Downs Woodland Priority Habitat Network: High Spatial Priority Woodland Improvement: High Spatial Priority Priority Habitat Inventory: Deciduous Woodland National Forest Inventory: Broadleaved Woodland Farm Wildlife Package Area: South Downs Flood Risk Management Priorities: High Environmentally Sensitive Area: South Downs National Character Area Level Landscape Features: Hedgerow Priority - High Bankside Tree Priority - High Field Margins and Buffers Priority - High Winter Stubble Priority - High Permanent Grassland Priority - High Landscape Risk Value – High Priority for Countryside Stewardship - Medium http://www.magic.gov.uk/ UK Biodiversity Action Plan species: Corn Bunting, Lapwing, Turtle Dove

	<p>http://jncc.defra.gov.uk/page-5163 Birds of Conservation Concern Red List: Corn Bunting, Lapwing, Turtle Dove and Amber List: Redshank https://www.rspb.org.uk/Images/birdsofconservationconcern4_tcm9-410743.pdf Species “of principal importance for the purpose of conserving biodiversity” covered under section 41 (England) of the NERC Act (2006) and therefore need to be taken into consideration by a public body when performing any of its functions with a view to conserving biodiversity. Corn Bunting, Lapwing, Turtle Dove – source http://www.magic.gov.uk/ http://publications.naturalengland.org.uk/publication/4958719460769792</p> <p>According to the SDNP Viewshed Analysis, the site is visible from 2-3 viewpoints in the National Park</p> <p>The speed limit on Alfriston Road is 60mph There have been 5 report traffic accidents at or close to the site</p> <p>The elevation of the site is 97m</p> <p>Site is starting point of the National Trust walking trail: Over Hill & Under Dale.</p>
Further Comment from statutory bodies	<p>Met with Sarah Nelson, Strategic Planning Lead, SDNPA on 26.1.17. She confirmed that:</p> <ul style="list-style-type: none"> • All other opportunities must be explored before SDNPA will consider development within the Park • SDNPA revised policies will have stronger emphasis on landscape – particularly relevant to this site is: Landscape Character (SD5), Safeguarding Views (SD7), Relative Tranquillity (SD8) and Dark Night Skies (SD9).
Summary views from residents (would they support this site?)	
STC comments	<p>STC ref: LO14 (DP8). Car Park belongs to Seaford Town Council, the recreation space by the National Trust. Car Park is subject to provisions of The East Sussex (Lewes District) (Off Street Parking Places) Order 2004. 1.35 hectares - No paperwork including Conveyance 1957 all missing Detached from all other housing therefore not within current planning policy as a potential house building site</p>

