
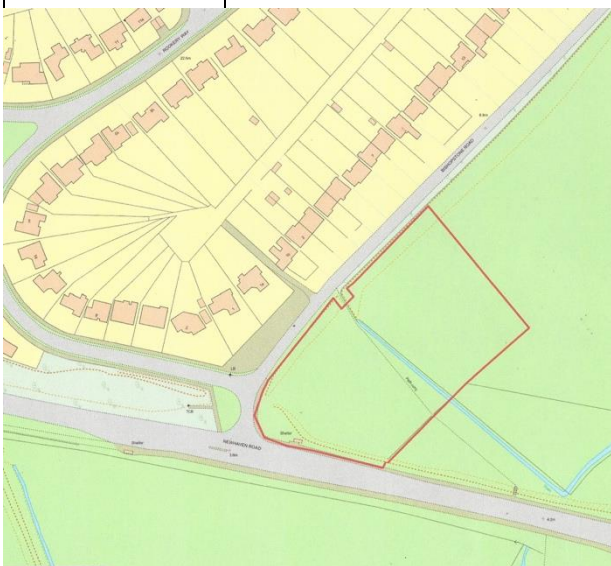


## Seaford Neighbourhood Plan Site Notes for Site NP2 land on Newhaven Road Reviewed Sept 2018

<b>Site Name and address if known</b>	Parcel of land on Newhaven Road near the junction of Bishopstone Road Nearest postcode BN25 2RS
<b>Name of site owner Details of any consultation held</b>	Seaford Town Council Contact: James Corrigan, Town Clerk, Seaford Town Council 37 Church Street, Seaford, BN25 1HG Tel: 01323 894870 <a href="mailto:James.Corrigan@seafordtowncouncil.gov.uk">James.Corrigan@seafordtowncouncil.gov.uk</a>
<b>Photo</b>	
<b>Site Location</b>	O.S Grid Ref. TQ468002
<b>Gross site area</b>	0.877 ha
<b>Current use</b>	Scrubland
<b>Previous use (if known)</b>	
<b>Type (greenfield, brownfield or both)</b>	Green field
<b>SHELAA reference and comments (if any)</b>	NA
<b>Planning Policies covered by Lewes Local Plan for the site</b>	<p><b>Outside planning boundary</b>  <b>CT1</b> (Planning Boundary and Key Countryside Policy)  <b>SDNPA policies apply</b>  <b>SF11</b> (Bishopstone Conservation Area) - Planning permission will not be granted for any development which would detract from the isolated character of Bishopstone village and its downland setting in the Bishopstone valley as shown on Inset Map No 4. No further development will be allowed to intrude into the valley or the ridgelines around the valley.  SD5 (Landscape Character)  SD7 (Safeguarding Views)  SD8 (Relative Tranquility)  SD9 (Dark Night Skies)</p>

	Policy SD5 para 3: "The individual identity of settlements, actual or perceived, will be maintained and the integrity of predominantly open and undeveloped land between settlements will not undermined."
<b>Suitability</b>	<p>Landscape Capacity Study by Lewes District Council and South Downs National Park Authority September 2012  <a href="http://www.lewes.gov.uk/Files/plan_LCS_2012.pdf">http://www.lewes.gov.uk/Files/plan_LCS_2012.pdf</a></p> <p>Concludes the valley floor either side of A259 as follows:  Landscape Value: High  Landscape Sensitivity: High  Landscape Capacity: None</p>
<b>Achievability &amp; Availability</b>	Site put forward by owner in response to Call for Sites.
<b>Acceptability</b>	
<b>Site Summary</b>	<p>Development on this site would impact on policy SF11 and para 3 of SD5.</p> <p>Distance to amenities:  Bishopstone Station: 0.48 km  GP surgery: 2.09 km  Post office: 2.09 km  Secondary school: 3.86 km  Primary school: 3.22 km  Shops: 1.29 km  Bus stop (12): 0.0 km  Source: <a href="https://www.google.co.uk/maps">https://www.google.co.uk/maps</a></p> <p>Dark Skies E1 (Buffer or Rural Transition Zone)</p> <p>The speed limit on Newhaven Road is 50mph  The site is at a notorious traffic blackspot. There have been over 20 report traffic accidents at or close to the site including one fatality</p> <p>The elevation of the site is 3m</p> <p>Nitrate Vulnerable Zone 2017 ID: G56 Sussex Chalk  Higher Level Stewardship Target Area: South Downs  Woodland Priority Habitat Network: Low Spatial Priority  Farm Wildlife Package Area: South Downs  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  <a href="http://www.magic.gov.uk/">http://www.magic.gov.uk/</a></p> <p>UK Biodiversity Action Plan species: Corn Bunting, Lapwing, Grey Partridge, Yellow Wagtail, Turtle Dove  <a href="http://jncc.defra.gov.uk/page-5163">http://jncc.defra.gov.uk/page-5163</a></p>

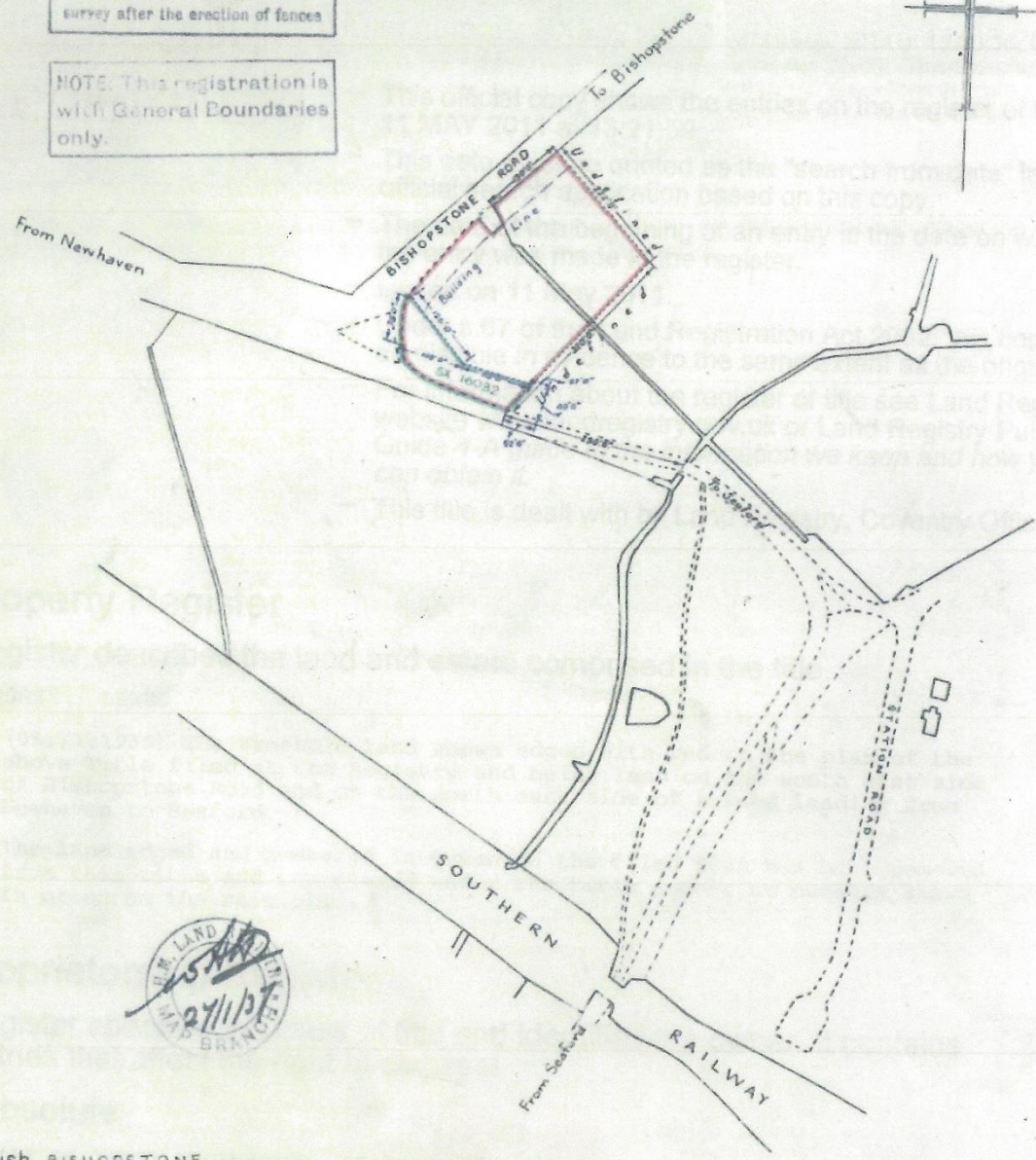
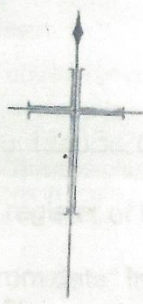
	<p>Birds of Conservation Concern Red List: Corn Bunting, Lapwing, Grey Partridge, Yellow Wagtail, Turtle Dove, and Amber List: Redshank  <a href="https://www.rspb.org.uk/Images/birdsofconservationconcern4_tcm9-410743.pdf">https://www.rspb.org.uk/Images/birdsofconservationconcern4_tcm9-410743.pdf</a>          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, Grey Partridge, Lapwing, Turtle Dove, Yellow Wagtail – Source: <a href="http://www.magic.gov.uk/">http://www.magic.gov.uk/</a></p> <p>A footpath 'Seaford 2b' crosses the site</p>
<p><b>Further Comment from statutory bodies</b></p>	<p>Met with Sarah Nelson, Strategic Planning Lead, SDNPA on 26.1.17. She confirmed that:</p> <ul style="list-style-type: none"> <li>• All other opportunities must be explored before SDNPA will consider development within the Park</li> <li>• 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).</li> </ul>
<p><b>Summary views from residents (would they support this site?)</b></p>	
<p><b>STC comments</b></p>	<p>STC Ref: LO4 Land Registration No SX5528          Difficult to access, rough ground with little use          Public Walks and Pleasure Grounds, Public Open Spaces with the understanding that the Council would want to build or allow to be built a club or clubhouse [???</p> <p>Referred to on Land Registry certificate as Land on the south side of Bishopstone Road and north-east of a road leading from Newhaven to Seaford.</p>



H.M. Land Registry.  
~~Certificate Copy~~  
of the  
**Filed Plan of Title N<sup>o</sup> SX5528**  
Scale 208.33 Feet to One Inch

The undefined boundaries of this land are subject to revision on survey after the erection of fences

NOTE: This registration is with General Boundaries only.



Parish BISHOPSTONE  
O.S. Sheet SUSSEX LXXVIII. 8.

MB 27 Crown Copyright Reserved

L. R. T. No. 1663  
G. M. REF.

This register contains all charges and other matters that affect the land.

1. The land is subject to the provisions of the Land Registration Act, 1925, and the Land Registration Rules, 1925, and to the provisions of the Land Registration Act, 1963, and the Land Registration Rules, 1963.

2. The land is subject to the provisions of the Land Registration Act, 1925, and the Land Registration Rules, 1925, and to the provisions of the Land Registration Act, 1963, and the Land Registration Rules, 1963.

3. The land is subject to the provisions of the Land Registration Act, 1925, and the Land Registration Rules, 1925, and to the provisions of the Land Registration Act, 1963, and the Land Registration Rules, 1963.



## Official copy of register of title

Title number SX5528

Edition date 17.06.2002

- This official copy shows the entries on the register of title on 11 MAY 2011 at 13:21:59.
- This date must be quoted as the "search from date" in any official search application based on this copy.
- The date at the beginning of an entry is the date on which the entry was made in the register.
- Issued on 11 May 2011.
- Under s.67 of the Land Registration Act 2002, this copy is admissible in evidence to the same extent as the original.
- For information about the register of title see Land Registry website [www.landregistry.gov.uk](http://www.landregistry.gov.uk) or Land Registry Public Guide 1-A *guide to the information we keep and how you can obtain it*.
- This title is dealt with by Land Registry, Coventry Office.

### A: Property Register

This register describes the land and estate comprised in the title.

EAST SUSSEX : LEWES

- 1 (05.11.1935) The Freehold land shown edged with red on the plan of the above Title filed at the Registry and being land on the south east side of Bishopstone Road and on the north east side of a road leading from Newhaven to Seaford.
- 2 The land edged and numbered in green on the filed plan has been removed from this title and registered under the title number or numbers shown in green on the said plan.

### B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title absolute

- 1 (17.06.2002) PROPRIETOR: SEAFORD TOWN COUNCIL of Hurdis House, 10 Broad Street, Seaford, E Sussex BN25 1ND.

### C: Charges Register

This register contains any charges and other matters that affect the land.

- 1 A transfer dated 21 January 1937 made between (1) Guildhall Development Company Limited and (2) The Portsmouth and Brighton United Breweries Limited contains restrictive covenants.

NOTE: Copy in Certificate.

- 2 The land is subject to the rights reserved by the Transfer dated 21 January 1937 referred to above.