


Seaford Neighbourhood Plan Site Notes for Site NP3 Land north of Rookery Hill, reviewed Sept 2018

Site Name and address if known	Land north of Rookery Hill, Seaford Nearest postcode likely to be Stud Farm, Seaford Road, Newhaven BN9 0EF
Name of site owner Details of any consultation held	Unknown, however, James White owns land to the NW and Mary White and the 3 children own land to the NE.
Photo	
Site Location	Exact location uncertain
Gross site area	Exact size unknown
Current use	Farmland
Previous use (if known)	
Type (greenfield, brownfield or both)	Greenfield
SHELAA reference and comments (if any)	02SF Site yield? Filtered at initial stages (Open House site)
Planning Policies covered by Lewes Local Plan for the site	Almost certainly in national park and subject to SDNPA policies Outside planning boundary CT1 (Planning Boundary and Key Countryside Policy) SF11 (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

	<p>on Inset Map No 4. No further development will be allowed to intrude into the valley or the ridgelines around the valley.</p> <p>SD5 (Landscape Character) SD7 (Safeguarding Views) SD8 (Relative Tranquility) SD9 (Dark Night Skies)</p> <p>Rookery Hill is a Site of Nature Conservation Importance https://assets.sussexwildlifetrust.org.uk/Files/lewessnci.pdf 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."</p>
Suitability	<p>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</p> <p>Concludes the area at Rookery Hill as follows: Landscape Value: High Landscape Sensitivity: High Landscape Capacity: None</p> <p>The site would be difficult to access</p>
Achievability & Availability	<p>The site has not been put forward by the owner.</p>
Acceptability	
Site Summary	<p>Distance to amenities basing location close to Stud Farm: Bishopstone Station: 1.77 km GP surgery: 2.74 km Post office: 2.41 km Secondary school: 4.18 km Primary school: 2.09 km Shop: 1.45 km Bus stop (12): 0.32 km Source: https://www.google.co.uk/maps</p> <p>Dark Skies E1 (Buffer or Rural Transition Zone)</p> <p>The speed limit on Newhaven Road is 50mph There have been 13 report traffic accidents at or close to the site including one fatality. Access to the site would be difficult from Newhaven Road.</p> <p>The elevation of the site is 15-46m</p> <p>As the exact size and location of the land is unknown, the following data is taken from a sample of the land north of Rookery Hill. Environmental Stewardship Agreement: Entry Level plus Higher Level Stewardship Higher Level Stewardship Target Area: South Downs Biosphere Reserve: Brighton and Lewes Downs Nitrate Vulnerable Zone 2017 ID: G56 Sussex Chalk Scheduled Monuments: A pair of bowl barrows forming part of a linear round barrow cemetery, and a hlaew on Rookery Hill; Bowl barrow forming part of a</p>

	<p>linear round barrow cemetery on Rookery Hill; Bowl barrow, the north westernmost barrow of a group of six bowl barrows, forming part of a linear round barrow cemetery on Rookery Hill</p> <p>Priority Habitat Inventory: Good quality semi-improved grassland (non-priority), Lowland calcareous grassland (Higher Level Stewardship), Deciduous woodland</p> <p>National Forest Inventory: Broadleaved Woodland</p> <p>Woodland Priority Habitat Network: High Spatial Priority and Lower Spatial Priority</p> <p>Woodland Improvement: High Spatial Priority</p> <p>Farm Wildlife Package Area: South Downs</p> <p>Environmentally Sensitive Area: South Downs</p> <p>National Character Area Level Landscape Features:</p> <p>Hedgerow Priority - High</p> <p>Bankside Tree Priority - High</p> <p>Field Margins and Buffers Priority - High</p> <p>Winter Stubble Priority - High</p> <p>Permanent Grassland Priority - High</p> <p>Landscape Risk Value – High</p> <p>Priority for Countryside Stewardship - Medium</p> <p>http://www.magic.gov.uk/</p> <p>UK Biodiversity Action Plan species: Corn Bunting, Lapwing, Grey Partridge, Yellow Wagtail, Turtle Dove</p> <p>http://jncc.defra.gov.uk/page-5163</p> <p>Birds of Conservation Concern Red List: Corn Bunting, Lapwing, Grey Partridge, Yellow Wagtail, Turtle Dove, and Amber List: Redshank</p> <p>https://www.rspb.org.uk/Images/birdsofconservationconcern4_tcm9-410743.pdf</p> <p>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.</p> <p>Corn Bunting, Grey Partridge, Lapwing, Turtle Dove, Yellow Wagtail – Source: http://www.magic.gov.uk/</p> <p>According to the SDNP Viewshed Analysis, the site is visible from 6-10 viewpoints in the National Park</p> <p>There are several footpaths that cross Rookery Hill – South Heighton 8a, 8b, 9a, 9b, 10a, 10b, 18b, Seaford 5b, 35a,</p>
<p>Further Comment from statutory bodies</p>	<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).
<p>Summary views from residents (would they support this site?)</p>	

