

Seaford Neighbourhood Plan Site Notes for Site NP5

Seaford Head Nature Reserve and South Hill Barn reviewed Sept 2018

Site Name and address if known	Seaford Head Nature Reserve and South Hill Barn, Seaford BN25
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	Seaford Head Estate, land mass between Splashpoint in Seaford and Cuckmere Haven and South Hill Barn O.S Grid Ref. TV504980
Gross site area	150.346 ha
Current use	Public recreation open space, walks and recreation. Nature reserve. Farm (leased). National Park wildlife sanctuary
Previous use (if known)	
Type (greenfield, brownfield or both)	Green field
SHELAA reference and comments (if any)	NA
Planning Policies	Outside planning boundary CT1 (Planning Boundary and Key Countryside Policy)

<p>covered by Lewes Local Plan for the site</p>	<p>SDNPA policies apply SD5 (Landscape Character) SD7 (Safeguarding Views) SD8 (Relative Tranquility) SD9 (Dark Night Skies) Heritage Coast Site is in the Seaford to Beachy Head Site of Special Scientific Interest Site of Nature Conservation Importance https://assets.sussexwildlifetrust.org.uk/Files/lewessnci.pdf</p>
<p>Suitability</p>	<p>Within the Seaford to Beachy Head SSSI: The following birds are UK Biodiversity Action Plan priority species: Tree Pipit, Scaup, Bittern, Stone Curlew, Nightjar, Hawfinch, Cuckoo, Cirl Bunting, Yellowhammer, Reed Bunting, Grasshopper Warbler, Woodlark, Common Scoter, Spotted Flycatcher, Curlew, House Sparrow, Tree Sparrow, Grey Partridge, Wood Warbler, Turtle Dove, Lapwing</p> <p>The following birds are on the Red List: White fronted goose, Tree Pipit, Pochard, Scaup, Ringed Plover, Hawfinch, Cuckoo, Lesser Spotted Woodpecker, Pied Flycatcher, European Herring Gull, Grasshopper Warbler, Nightingale, Velvet Scoter, Common Scoter, Grey Wagtail, House Sparrow, Shag, Black Redstart, Wood Warbler, Red-necked Grebe, Marsh Tit, Kittiwake, Whinchat, Woodcock, Redwing, Fieldfare, Mistle Thrush</p> <p>The following birds are Species "of principal importance for the purpose of conserving biodiversity under Section 41 of the Natural Environment & Rural Communities Act 2006: Skylark, Tree Pipit, Scaup, Bittern, Stone Curlew, Nightjar, Hen Harrier, Hawfinch, Cuckoo, Cirl Bunting, Yellowhammer, Reed Bunting, Grasshopper Warbler, Woodlark, Common Scoter, Spotted Flycatcher, Curlew, House Sparrow, Tree Sparrow, Grey Partridge, Wood Warbler, Turtle Dove, Lapwing</p> <p>The site contains areas of Priority Habitat – Maritime Cliffs and Slopes and Lowland Calcareous Grassland. Woodland Priority Habitat – Deciduous Woodland and Broadleaved National Forest. Woodland Improvement High and Low Spatial Priority. Source: http://www.magic.gov.uk According to the SDNP Viewshed Analysis, the site is visible from 6-10 viewpoints in the National Park</p> <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 Seaford Head as follows: Landscape Value: High/Very High Landscape Sensitivity: High Landscape Capacity: None</p>
<p>Achievability & Availability</p>	<p>Site put forward by owner in response to Call for Sites.</p>

Acceptability	Also noted by Seaford Natural History Society: Potter Flower Bee (<i>Anthophora retusa</i>), a nationally threatened species. Dotted Bee Fly (<i>Bombylius discolor</i>), a nationally scarce species Ornate Shieldbug (<i>Eurydema oleracea</i>), an extremely rare species Moon Carrot (<i>Seseli libanotus</i>), a very rare plant
Site Summary	Distance to amenities (from point closest to the town): Seaford Station: 2.09 km GP surgery: 1.93 km Post office: 1.93 km Secondary school: 1.29 km Primary school: 2.25 km Shop: 1.6 km Bus stop (119): 0.97 km Source: https://www.google.co.uk/maps Dark Skies E0 (Core Zone) The elevation of the site is 23-81m There are several footpaths that cross the site: Seaford 22a, 22b, 22c, 23a, 23b, 23c, 24b, 26a South Hill Barn is the starting point of the National Trust walking trail: A Heavenly Haven at Chyngton. It is also the starting point of the Seaford Head South Downs Walk: Miles without Stiles – trails suitable for people with impaired mobility, wheelchairs, mobility scooters and push chairs.
Further Comment from statutory bodies	Met with Sarah Nelson, Strategic Planning Lead, SDNPA on 26.1.17. She confirmed that: <ul style="list-style-type: none"> • SDNPA are very protective of the iconic Heritage Coast • Would not allow any development on the nature reserve • SDNPA revised policies will have stronger emphasis on landscape – particularly relevant to Seaford are: 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	STC ref: LO27 & LO30 Land Registration No. ESX272527 National Park status. Nature reserve and wildlife sanctuary. Farm rented. Car Park is subject to provisions of The East Sussex (Lewes District) (Off Street Parking Places) Order 2004. No paperwork on South Hill Barn. Impractical as the site is entirely within the National Park, such a size of development would not be permitted by the planning Authority. Within the Heritage coast area of SDNP highly unlikely planning permission for housing would be granted. It is mostly a designated nature reserve and is remote from any existing housing. Planning permission would not therefore be likely to be secured

