


Seaford Neighbourhood Plan Site Notes for Site SC11

Blatchington Pond Amenity Open Space reviewed Sept 2018

Site Name and address if known	Blatchington Pond, 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	Blatchington Pond, junction of Avondale Road and Sutton Road O.S Grid Ref. TV486995
Gross site area	0.423 ha gross, does not include road or 2 strips on Blatchington Road or Sutton Drove as undevelopable. pond area 0.052 ha
Current use	Pond side of site is pond and green space for social/recreational use, also supporting wildlife. Site on N side of Sutton Drove is scrubland with self-sown trees.
Previous use (if known)	ESCC Archaeological records state a 1624 map shows a pond existing in this location. (ref MES 29487).
Type (greenfield, brownfield or both)	Green field
SHELAA reference and comments (if any)	NA
Planning Policies covered by Lewes Local Plan for the site	RE1 Applying the RE1 policy to the population of Seaford Central produces a requirement of 3.51 Ha against a provision of 2.975Ha. This area therefore has a deficiency already in amenity open space. CP8 (Green Infrastructure) H4 (Conservation Areas) H5 (Development within or Affecting Conservation Areas) The site is within the East Blatchington Conservation Area
Suitability	The Environment Agency's map 'Flood risk from surface water' shows a high risk of flooding across the majority of the site.

Achievability & Availability	Land Registry documents confirm that the whole site is undevelopable for residential because of restrictive covenants dated 13 July 1914 and 21 July 1914 between Seaford West Company & SUDC and its successors. The only permitted use is public pleasure grounds. Site put forward by owner in response to Call for Sites.																								
Acceptability																									
Site Summary	<p>Distance to amenities: Seaford Station: 0.64 km GP surgery: 0.64 km Post office: 0.64 km Secondary school: 1.45 km Primary school: 0.48 km Shop: 0.48 km Bus stop (12): 0.48 km Source: https://www.google.co.uk/maps</p> <p>The speed limit on Avondale Road, Blatchington Road, Blatchington Hill and Sutton Drove is 30mph. The site is at the junction of these four roads and there have been 7 reported traffic accidents at or close to the site The elevation of the site is 5m.</p> <p>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 http://www.magic.gov.uk/</p> <p>UK Biodiversity Action Plan species: Corn Bunting, Turtle Dove http://jncc.defra.gov.uk/page-5163 Birds of Conservation Concern Red List: Corn Bunting, 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, Turtle Dove – Source: http://www.magic.gov.uk/</p> <p>Species data recorded historically within 200 metres of the site provided by the Sussex Biodiversity Record Centre on 31.5.17.</p> <p>Protected species</p> <table><tr><td>Amphibians</td><td>Lissotriton vulgaris</td><td>Smooth Newt</td></tr><tr><td>Amphibians</td><td>Rana temporaria</td><td>Common Frog</td></tr><tr><td>Amphibians</td><td>Bufo bufo</td><td>Common Toad</td></tr><tr><td>Higher Plants - Flowering Plants</td><td>Cyperus longus</td><td>Galingale</td></tr><tr><td>Invertebrates - Ants, Bees, Sawflies & Wasps</td><td>Philanthus triangulum</td><td>Bee Wolf</td></tr><tr><td>Invertebrates - Beetles</td><td>Cetonia aurata</td><td>Rose Chafer</td></tr><tr><td>Invertebrates - Butterflies</td><td>Satyrion w-album</td><td>White-letter Hairstreak</td></tr><tr><td>Invertebrates - Moths</td><td>Hoplodrina blanda</td><td>Rustic</td></tr></table>	Amphibians	Lissotriton vulgaris	Smooth Newt	Amphibians	Rana temporaria	Common Frog	Amphibians	Bufo bufo	Common Toad	Higher Plants - Flowering Plants	Cyperus longus	Galingale	Invertebrates - Ants, Bees, Sawflies & Wasps	Philanthus triangulum	Bee Wolf	Invertebrates - Beetles	Cetonia aurata	Rose Chafer	Invertebrates - Butterflies	Satyrion w-album	White-letter Hairstreak	Invertebrates - Moths	Hoplodrina blanda	Rustic
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Invertebrates - Moths	Malacosoma neustria	Lackey
Invertebrates - Moths	Spilosoma lutea	Buff Ermine
Invertebrates - Moths	Arctia caja	Garden Tiger
Invertebrates - Moths	Dolicharthria punctalis	Long-legged China-mark
Invertebrates - Moths	Euplagia quadripunctaria	Jersey Tiger
Invertebrates - Moths	Melanchra persicariae	Dot Moth
Invertebrates - Moths	Synaphe punctalis	Long-legged Tabby
Invertebrates - Moths	Trisateles emortualis	Olive Crescent
Invertebrates - True Flies	Bombylius discolor	Dotted Bee-fly
Mammals - Terrestrial (excl. bats)	Erinaceus europaeus	West European Hedgehog
Reptiles	Anguis fragilis	Slow-worm
Reptiles	Zootoca vivipara	Common Lizard

Bats

Mammals - Terrestrial (bats)	Chiroptera	Bat sp.
Mammals - Terrestrial (bats)	Eptesicus serotinus	Serotine
Mammals - Terrestrial (bats)	Pipistrellus nathusii	Nathusius's Pipistrelle
Mammals - Terrestrial (bats)	Pipistrellus pipistrellus	Common Pipistrelle

Notable Birds

Birds	Anas platyrhynchos	Mallard
Birds	Coturnix coturnix	Quail
Birds	Milvus milvus	Red Kite
Birds	Falco subbuteo	Hobby
Birds	Recurvirostra avosetta	Avocet
Birds	Larus argentatus	Herring Gull
Birds	Larus marinus	Great Black-backed Gull
Birds	Columba oenas	Stock Dove
Birds	Asio flammeus	Short-eared Owl
Birds	Caprimulgus europaeus	Nightjar
Birds	Apus apus	Swift
Birds	Merops apiaster	Bee-eater
Birds	Locustella naevia	Grasshopper Warbler
Birds	Phylloscopus sibilatrix	Wood Warbler
Birds	Riparia riparia	Sand Martin
Birds	Anthus trivialis	Tree Pipit
Birds	Motacilla flava	Yellow Wagtail
Birds	Prunella modularis	Dunnock
Birds	Phoenicurus phoenicurus	Redstart
Birds	Saxicola rubetra	Whinchat
Birds	Turdus philomelos	Song Thrush
Birds	Muscicapa striata	Spotted Flycatcher
Birds	Ficedula hypoleuca	Pied Flycatcher
Birds	Regulus ignicapilla	Firecrest
Birds	Sturnus vulgaris	Starling
Birds	Passer domesticus	House Sparrow
Birds	Passer montanus	Tree Sparrow

Invasive Non-native

Birds	Psittacula krameri	Ring-necked Parakeet
Higher Plants - Flowering Plants	Cortaderia selloana	Pampas-grass
Invertebrates - Moths	Cameraria ohridella	Horse-Chestnut Leaf-miner

	Mammals - Terrestrial (excl. bats)	Sciurus carolinensis	Eastern Grey Squirrel	
Further Comment from statutory bodies	Tim Bartlett Specialist Adviser Coastal and Flood Risk Management LDC Reg 14 Comment " Blatchington Pond - Should never be development here given its a pond and possibly integral to the management of water in this valley".			
Summary views from residents (would they support this site?)	East Blatchington Pond Conservation Society has 318 members			
STC comments	STC ref: LO5 Land Registration No. ESX264252 & ESX259859 Open space or road widening. Excavations and rights of support on Vale Road north side, Ornamental and pleasure grounds. Mostly water with bank sides that flow into pond performing a very important flood alleviation structure			



SC11



TITLE NUMBER
ESX264252

EAST SUSSEX : LEWES



ANCE SURVEY MAP REFERENCE:

TV4899NE

SCALE 1:1250

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THE LAND TINTED GREEN IS NOT INCLUDED IN THIS TITLE.



C: Charges Register

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

1. (12 December 2002) A Indenture of the land tinted pink, mauve and yellow on the title plan and other land dated 13 July 1914 made between (1) The London and County Westminster Bank Limited (mortgagee) (2) Seaford West Company Limited (Vendor) and (3) Urban District Council Of Seaford (Purchaser) contains the following covenants:-

THE Council for itself and its successors and assigns covenants with the Vendor its successors and assigns that the Council its successors or assigns will not use the said land Firstly hereinbefore described and coloured pink on the said plan for any other purpose than as and for ornamental gardens and pleasure grounds for the resort and recreation of the public or for the constructing widening or improving of public roads and footpaths and not to build thereon any dwellinghouse except a Caretakers or Gardeners Lodge.

And the Council also for itself and its successors and assigns hereby covenant with the Vendor its successors and assigns that the Council its successors or assigns will not use the piece of land secondly hereinbefore described and coloured blue and green on the said plan for any other purpose than for an open space plantation or for the erection of sheltered or other seats for the public use or for widening the highway and for constructing thereon public roads and footpaths to all times permit

NOTE:-Copy plan in Certificate. Copy filed

2. (12 December 2002) The land tinted mauve and yellow on the title plan is subject to the following rights reserved by the Indenture thereof and other land dated 13 July 1914 referred to above:-

...to all times permit the owners or occupiers for the time being of the adjoining land to construct and thereafter maintain over the land coloured blue on the said plan roadways passageways and stairways in any position or positions giving access to the said adjoining land And also to construct and thereafter maintain over the said land coloured green on the said plan roadways and passageways in the positions marked on the said plan by red lines not exceeding in width the dimensions shown on the said plan PROVIDED all such roadways passageways and stairways shall be constructed in such a way as not to form an obstruction in the event of the whole or any part of the said land at any time being made into roadway or footway And to permit full and free right and liberty for the said owners and occupiers of the said adjoining land at all times with or without horses carts and other vehicles to pass and repass over all such roadways and passageways as may be constructed as aforesaid.

3. (12 December 2002) A Indenture of the land tinted blue on the title plan dated 21 July 1914 made between (1) Sutton Park Limited (Company) and (2) The Seaford Urban District Council (Council) contains the following covenants:-

C: Charges Register continued

...the Council hereby for itself and its successors or assigns will for ever hereafter will support maintain and improve the lands and hereditaments hereby conveyed as and for the purpose of public pleasure grounds.....

END OF REGISTER

NOTE A: A date at the beginning of an entry is the date on which the entry was made in the Register.

*NOTE B: This is a copy of the register on **13 January 2003 at 09:39:14.***