


Seaford Neighbourhood Plan Site Notes for Site SC15 Firle Close amenity open space reviewed Sept 2018

Site Name and address if known	Firle Close grassed island, Seaford BN25 2HL
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	Island in centre of residential close, Firle Close O.S. Grid Ref. TQ482000
Gross site area	0.212 ha.
Current use	Green space created in 1960 under SUDC as part of the approved scheme for Firle Close and maintained by local authority ever since.
Previous use (if known)	Greenfield
Type (greenfield, brownfield or both)	Greenfield
SHELAA reference and comments (if any)	NA
Planning Policies covered by Lewes Local Plan for the site	RE1 (Provision of Sport, Recreation and Play) CP8 (Green Infrastructure) H5 (Development within or Affecting Conservation Areas) H12 (Area of Established Character) public open space as part of the planning of Firle Close
Suitability	Firle Close was designed and built in 1960/61 as an integrated close development with individual, bespoke houses, by Bertram Adams and Roy Clare as a fitting neighbour for their work at Alces Place, Rosemary Cottage and Little Glebe, together with The Corner House conversion. It is in an Area of Established Character and it also abuts the East Blatchington Conservation area. Contributes to 7% of Seaford Central's Amenity open space. 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.
Achievability & Availability	Site put forward by owner in response to Call for Sites.
Acceptability	
Site Summary	<p>Distance to amenities: Seaford Station: 1.29 km GP surgery: 1.44 km Post office: 1.44 km Secondary school: 2.57 km Primary school: 0.64 km Shop: 0.48 km Bus stop (120): 0.48 km Source: https://www.google.co.uk/maps</p> <p>The speed limit on Firls Close is 30mph There have been 0 reported traffic accidents at or close to the site</p> <p>The elevation of the site is 39m</p> <p>UK Biodiversity Action Plan species: Corn Bunting, Yellow Wagtail, Turtle Dove http://jncc.defra.gov.uk/page-5163 Birds of Conservation Concern Red List: Corn Bunting, Yellow Wagtail, 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, Yellow Wagtail – Source: http://www.magic.gov.uk/</p>
Further Comment from statutory bodies	
Summary views from residents (would they support this site?)	
STC comments	<p>STC ref: LO10 (DP6) No Land Registry No. The transfer of assets agreement dated 9.10.2001 (vesting date 1.4.2001) includes this site in Schedule 2 as not owned by the District Council so Seaford Town Council will almost certainly not own but have responsibility for maintenance of the land.</p>

