


Seaford Neighbourhood Plan Site Notes for Site SC19 Land at The Covers Amenity Open Space reviewed Sept 2018

Site Name and address if known	Land at The Covers, College Road, Seaford BN25 1DF
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	The Covers, College Road, bordering south side O.S. Grid Ref. TV484986
Gross site area	0.218 ha.
Current use	Open, green space. Flood alleviation zone
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) CP12 (Flood Risk) CP8 (Green Infrastructure)
Suitability	The Environment Agency's map Flood risk from surface water shows a medium and high risk of flooding, and a high risk of flooding from rivers and sea.
Achievability & Availability	Site put forward by owner in response to Call for Sites.
Acceptability	
Site Summary	Distance to amenities: Seaford Station: 0.64 km GP surgery: 0.48 km Post office: 0.48 km Secondary school: 1.49 km Primary school: 1.49 km Shop: 0.32 km Bus stop (119): 0.16 km Source: https://www.google.co.uk/maps

	<p>The speed limit on College Road is 30mph There have been 0 reported traffic accidents at or close to the site</p> <p>The elevation of the site is 2m</p> <p>Priority Habitat Inventory - Coastal and Floodplain Grazing Marsh</p> <p>UK Biodiversity Action Plan species: Corn Bunting http://jncc.defra.gov.uk/page-5163</p> <p>Birds of Conservation Concern Red List: Corn Bunting and Amber List: Redshank 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. Corn Bunting – 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: LO8 (DP24 & DP25) Land Registration No. ESX195027 & ESX195025 Covenant as open space. Two sites on seafront. Registered with Lewes District Council This land is flood alleviation land, designed to absorb flood water in part of town that suffers from flooding</p>

