


Seaford Neighbourhood Plan Site Notes for Site SC23 The Salts reviewed Sept 2018

Site Name and address if known	The Salts, Seaford BN25 2DY
Name of site owner Details of any consultation held	Seaford Town Council Contact: James Corrigan, Town Clerk, STC 37 Church Street, Seaford, BN25 1HG Tel: 01323 894870 James.Corrigan@seafordtowncouncil.gov.uk
Photo	
Site Location	off Marine Parade, bordering Richmond Road and Park Road to the east and west and the railway line and the sea to the north and south O.S Grid Ref. TV478991
Gross site area	8.813 ha.
Current use	Recreation space, rugby clubhouse (let to Seaford Rugby club), Cricket Pavilion/clubhouse (let to Seaford Cricket Club), Scouts HQ (let to 6th Seaford Scout Group), Toilet block (operated under licence by Lewes District Council), tennis Courts, play area and pitch and putt (operated under licence by concessionaire), a Drop In Centre (let casually by Seaford Town Council) and planted areas.
Previous use (if known)	Saltmarsh
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)
Suitability	The Environment Agency's 'Flood risk from rivers or from the sea' map, shows this as a high risk of flooding on the ESE side of the grounds and half the site across a

	<p>SW/NE diagonal across half the grounds has lesser (as opposed to no) risk of flooding. The EA's map of 'Flooding from surface water' shows a similar risk over all but the western part of the site.</p> <p>The site is used for community events. The Seaford TC on 14 November 2014 approved v3 of The Salts Development Plan which proposed a variety of recreational uses, but no housing element. The site is therefore not considered suitable for housing purposes.</p>
Achievability & Availability	Site put forward by owner in response to Call for Sites.
Acceptability	
Site Summary	<p>Distance to amenities: Seaford Station: 0.48 km GP surgery: 0.32 km Post office: 0.48 km Secondary school: 1.93 km Primary school: 1.61 km Shop: 0.32 km Bus stop (12): 0.64 km Source: https://www.google.co.uk/maps</p> <p>The speed limit on Marine Parade is 30mph There have been 2 reported traffic accidents at or close to the site</p> <p>The elevation of the site is 2-13m</p> <p>UK Biodiversity Action Plan species: Corn Bunting, Yellow Wagtail http://jncc.defra.gov.uk/page-5163 Birds of Conservation Concern Red List: Corn Bunting, Yellow Wagtail 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, 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: LO25 Land Registry No. ESX290306 Title deeds place limitations on use to recreation</p>



B: Proprietorship Register

This register specifies the class of title and identifies the owner. It contains any entries that affect the right of disposal.

Title Absolute

1. (04.01.2006) **PROPRIETOR:** SEAFORD TOWN COUNCIL of Hurdis House, 10 Broad Street, Seaford, E Sussex BN25 1ND.
2. (04.01.2006) **RESTRICTION:** No disposition of the registered estate by the proprietor of the registered estate or by the proprietor of any registered charge is to be registered without a written consent signed by the Chief Executive or solicitor of Lewes District Council of Lewes House, High Street, Lewes, E Sussex BN7 2LX.

C: Charges Register

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

1. (20.08.2003) A Conveyance of the land in this title and other land dated 29 July 1892 made between (1) Robert Lambe and (2) George John Allen contains covenants.

NOTE 1: No copy of the covenant to observe the said covenants or the plan referred to therein was supplied on first registration.

NOTE: -Copy of covenants file under ESX269961.
2. (20.08.2003) A Conveyance of the land in this title and other land dated 22 August 1892 made between (1) Robert Lambe and (2) Benjamin Colley contains covenants.

NOTE 1: No copy of the covenant to observe the said covenants or the plan referred to therein was supplied on first registration.

NOTE: -Copy of covenants filed under ESX269961.
3. (20.08.2003) A Conveyance of the land tinted pink on the title plan and other land dated 11 April 1921 made between (1) The Seaford West Company Limited (2) The Lond County Westminster And Paris Bank Limited and (3) Urban District Council Of Seaford contains restrictive covenants.

NOTE: Copy filed under ESX269961.
4. (20.08.2003) A Conveyance of the land yellow on the title plan and other land dated 19 November 1923 made between (1) The Seaford West Company Limited (2) Thomas Lambe And Others and (3) The Urban District Council Of Seaford contains the following covenants:-

"The Council for itself and its assigns hereby covenants with the Company and its assigns Not to use the said hereditaments for any other purpose than as ornamental waters gardens and pleasure grounds for the resort and recreation of the public or for such other purposes as are permitted Local Authorities for public use under the Public Health Acts or other Public acts for the time being in force".
5. (20.08.2003) A Conveyance of the land blue on the title plan and other land dated 28 July 1961 made between (1) British Transport