


## Seaford Neighbourhood Plan Site Notes for Site SN1 Land NE of Firle Road reviewed Sept 2018

<b>Site Name and address if known</b>	Land north east of Firle Road, Seaford BN25 2JD
<b>Name of site owner Details of any consultation held</b>	Seaford Golf Club Limited, FAO Lawrence Dennis-Smith, 111 Firle Road, Seaford BN25 2JD <a href="mailto:Secretary@seafordgolfclub.co.uk">Secretary@seafordgolfclub.co.uk</a> , Tel: 01323 892442 Emails 23.11.16, 12.12.16
<b>Photo</b>	
<b>Site Location</b>	Between Seaford Golf Club house and Abundant Grace nursing home Within SDNP O.S Grid Ref TQ488007
<b>Gross site area</b>	0.6 hectares Proposed site yield 5 – 6 units
<b>Current use</b>	Junior academy practice area with 3 holes and overspill car park.
<b>Previous use (if known)</b>	Greenfield within ownership of golf club.
<b>Type (greenfield, brownfield or both)</b>	Greenfield
<b>SHELAA reference and comments (if any)</b>	<b>LE109 SDNP 2016 SHLAA – site rejected</b> Medium Landscape Sensitivity - Whilst the site is relatively well contained it is sensitive to dense housing development which would appear incongruous and unconnected to the surrounding settlement pattern. High density roof patterns and built form would be visible in wider views from nearby PROW and would appear incongruous with surrounding development at the settlement edge. Development on the site would have a potential adverse impact on the character and appearance of the landscape.
<b>Planning Policies covered by Lewes Local Plan for the site</b>	<b>Outside planning boundary</b> <b>CT1</b> (Planning Boundary and Key Countryside Policy) <b>SDNPA policies apply</b> SD5 (Landscape Character) SD7 (Safeguarding Views)

	SD8 (Relative Tranquility) SD9 (Dark Night Skies)
<b>Suitability</b>	<p>Access to the site is very tight, currently only possible from within the golf club. Firle Road is too narrow to allow turning off into the site unless there is significant loss of mature hedging and a line of trees.</p> <p>The owner envisages a development comprising 5 or 6 one or two storey dwellings on the Firle Road frontage. They believe a frontage development could reasonably be regarded as "infill" between the two substantial sets of buildings fronting that side of Firle Road.</p> <p>Landscape Capacity Study by Lewes District Council and South Downs National Park Authority September 2012  <a href="http://www.lewes.gov.uk/Files/plan_LCS_2012.pdf">http://www.lewes.gov.uk/Files/plan_LCS_2012.pdf</a>  Concludes Blatchington Golf Club as follows:  Landscape Value: High  Landscape Sensitivity: Substantial  Landscape Capacity: None</p>
<b>Achievability &amp; Availability</b>	<p>Site put forward by owner in response to Call for Sites.  The Golf Club wishes to see this developed, if constraints can be overcome.</p>
<b>Acceptability</b>	
<b>Site Summary</b>	<p>Distance to amenities:  Seafood Station: 2.41 km  GP surgery: 2.41 km  Post office: 2,41 km  Secondary school: 2.74 km (on foot), 3.7 km (by car)  Primary school: 0.48 km (on foot) 1.77 km (by car)  Shop: 0.8 km (on foot), 1.29 km (by car)  Bus stop (119): 0.48 km  Source: <a href="https://www.google.co.uk/maps">https://www.google.co.uk/maps</a></p> <p>Dark Skies E1 (Buffer or Rural Transition Zone)</p> <p>The speed limit on Firle Road is 30mph.  The site is located close on a single track, no through road  There have been 0 reported traffic accidents at or close to the site</p> <p>The elevation of the site is 55-60m  According to the SDNP Viewshed Analysis, the site is visible from 2-3 viewpoints in the National Park</p> <p>Nitrate Vulnerable Zone 2017 ID: G56 Sussex Chalk  Higher Level Stewardship Target Area: South Downs  Farm Wildlife Package Area: South Downs  High priority for countryside stewardship in relation to Farm Wildlife Package Areas;  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</p>

	<p>Priority for Countryside Stewardship - Medium  Climate Change Vulnerability Buffers:  Lowland Calcareous Grassland within 1km  Contributions of Land Use Associated Features - Prominent  <a href="http://www.magic.gov.uk/">http://www.magic.gov.uk/</a></p> <p>UK Biodiversity Action Plan species: Corn Bunting, Turtle Dove, Yellow Wagtail  <a href="http://jncc.defra.gov.uk/page-5163">http://jncc.defra.gov.uk/page-5163</a>  Birds of Conservation Concern Red List: Corn Bunting, Turtle Dove, Yellow Wagtail and Amber List: Redshank  <a href="https://www.rspb.org.uk/Images/birdsofconservationconcern4_tcm9-410743.pdf">https://www.rspb.org.uk/Images/birdsofconservationconcern4_tcm9-410743.pdf</a>  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: <a href="http://www.magic.gov.uk/">http://www.magic.gov.uk/</a></p>
<p><b>Further Comment from statutory bodies</b></p>	<p>Met with Sarah Nelson, Strategic Planning Lead, SDNPA on 26.1.17. She confirmed that:</p> <ul style="list-style-type: none"> <li>• All other opportunities must be explored before SDNPA will consider development within the Park</li> <li>• SDNPA revised policies will have stronger emphasis on landscape – particularly relevant to this site is: Landscape Character (SD5), Safeguarding Views (SD7), Relative Tranquillity (SD8) and Dark Night Skies (SD9).</li> </ul>
<p><b>Summary views from residents (would they support this site?)</b></p>	

