

Seaford Neighbourhood Plan Site Notes for Site SN3 Normansal Park Amenity Open Space reviewed Sept 2018

Site Name and address if known	Normansal field excluding tree area, 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	Land located on South & East of Normansal Park Avenue bordering Chalvington Park Field O.S. Grid Ref. TQ490006
Gross site area	1.693 ha
Current use	Open, green space
Previous use (if known)	Agricultural land
Type (greenfield, brownfield or both)	Greenfield
SHELAA reference and comments (if any)	O3SF Filtered at initial stages (Open House site)
Planning Policies covered by Lewes Local Plan for the site	RE1 (Provision of Sport, Recreation and Play) CP8 (Green Infrastructure) CP10 (Natural Environment and Landscape Character)

	<p>Ph 1 created by Planning approval 30/10/1993, LW/91/1634, which produced public amenity land.</p> <p>Ph 2 created by Planning approval 5/3/1995, LW/95/0441 which extended the amenity open space and created the 'greenway'.</p>
Suitability	<p>South Bank Homes Ltd had an earlier application to develop Phase 1 refused on 11 June 1992, and one of the 4 grounds was "the proposals do not make adequate provision for Public Open Space and therefore conflict with the provisions of Policies 4.70 and 4.115 of the Seaford Local Plan". Subsequent applications were approved as this requirement was deemed to have been adequately addressed. The amenity land then passed into maintenance at public expense.</p>
Achievability & Availability	<p>Site put forward by owner in response to Call for Sites.</p> <p>Was part of LDC's New Homes Project, discontinued on 17 February 2016 due to title difficulties.</p> <p>Was acquired at Nil cost by LDC on 27 September 1995, pursuant to a Sec 106 Planning Agreement.</p>
Acceptability	
Site Summary	<p>Distance to amenities: Seaford Station: 2.09 km (on foot), 2.25 km (by car) GP surgery: 2.25 km Post office: 2.25 km Secondary school: 2.57 km (on foot), 2.74 km (by car) Primary school: 0.48 km Shop: 0.8 km Bus stop (119): 0.32 km Source: https://www.google.co.uk/maps</p> <p>Dark Skies E1 (Buffer or Rural Transition Zone)</p> <p>The speed limit on Normansal Park Avenue is 30mph There has been 1 reported traffic accident at or close to the site</p> <p>The elevation of the site is 45-56m According to the SDNP Viewshed Analysis, the site is visible from 2-3 viewpoints in the National Park</p> <p>Priority Habitat Inventory – Deciduous Woodland. The woodland on the southern third of the site is Deciduous Woodland and National Forest Inventory - Broadleaved Woodland. Woodland Improvement High Spatial Priority. 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</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 Priority for Countryside Stewardship - Medium Climate Change Vulnerability Buffers: Lowland Calcareous Grassland within 1km Contributions of Land Use Associated Features - Prominent</p>

<http://www.magic.gov.uk/>

UK Biodiversity Action Plan species: Corn Bunting, Lapwing, Turtle Dove

<http://jncc.defra.gov.uk/page-5163>

Birds of Conservation Concern Red List: Corn Bunting, Lapwing, 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, Lapwing, Turtle Dove – Source: <http://www.magic.gov.uk/>

Species data recorded historically within 200 metres of the site provided by the Sussex Biodiversity Record Centre on 31.5.17.

Protected species

Amphibians	<i>Rana temporaria</i>	Common Frog
Higher Plants - Flowering Plants	<i>Carlina vulgaris</i>	Carlina Thistle
Higher Plants - Flowering Plants	<i>Gentianella amarella</i> subsp. <i>amarella</i>	Autumn Gentian
Higher Plants - Flowering Plants	<i>Hyacinthoides non-scripta</i>	Bluebell
Higher Plants - Flowering Plants	<i>Succisa pratensis</i>	Devil's-bit Scabious
Higher Plants - Flowering Plants	<i>Briza media</i>	Quaking-grass
Higher Plants - Flowering Plants	<i>Knautia arvensis</i>	Field Scabious
Higher Plants - Flowering Plants	<i>Briza media</i>	Quaking-grass
Higher Plants - Flowering Plants	<i>Carlina vulgaris</i>	Carlina Thistle
Higher Plants - Flowering Plants	<i>Fragaria vesca</i>	Wild Strawberry
Higher Plants - Flowering Plants	<i>Potentilla erecta</i>	Tormentil
Higher Plants - Flowering Plants	<i>Arabis hirsuta</i>	Hairy Rock-cress
Higher Plants - Flowering Plants	<i>Cynoglossum officinale</i>	Hound's-tongue
Higher Plants - Flowering Plants	<i>Veronica officinalis</i>	Heath Speedwell
Invertebrates - Beetles	<i>Cetonia aurata</i>	Rose Chafer
Invertebrates - Butterflies	<i>Lasiommata megera</i>	Wall
Invertebrates - Butterflies	<i>Coenonympha pamphilus</i>	Small Heath
Invertebrates - Butterflies	<i>Polyommatus bellargus</i>	Adonis Blue
Mammals - Terrestrial (excl. bats)	<i>Erinaceus europaeus</i>	West European Hedgehog
Reptiles	<i>Anguis fragilis</i>	Slow-worm

Bats

Mammals - Terrestrial (bats)	<i>Pipistrellus nathusii</i>	Nathusius's Pipistrelle
------------------------------	------------------------------	-------------------------

Notable Birds

	Birds	Coturnix coturnix	Quail
	Birds	Milvus milvus	Red Kite
	Birds	Falco subbuteo	Hobby
	Birds	Larus argentatus	Herring Gull
	Birds	Columba oenas	Stock Dove
	Birds	Cuculus canorus	Cuckoo
	Birds	Alauda arvensis	Skylark
	Birds	Phylloscopus trochilus	Willow Warbler
	Birds	Apus apus	Swift
	Birds	Tyto alba	Barn Owl
	Birds	Streptopelia turtur	Turtle Dove
	Birds	Hirundo rustica	Swallow
	Birds	Delichon urbicum	House Martin
	Birds	Prunella modularis	Dunnock
	Birds	Turdus philomelos	Song Thrush
	Birds	Sylvia communis	Whitethroat
	Birds	Sturnus vulgaris	Starling
	Birds	Passer domesticus	House Sparrow
	Birds	Linaria cannabina	Linnet
	Birds	Pyrrhula pyrrhula	Bullfinch
	Birds	Emberiza citrinella	Yellowhammer
	Birds	Emberiza calandra	Corn Bunting
	Birds	Anthus pratensis	Meadow Pipit
	Birds	Turdus philomelos	Song Thrush
	Birds	Phoenicurus phoenicurus	Redstart
	Birds	Emberiza calandra	Corn Bunting
	Invasive Non-native		
	Higher Plants - Flowering Plants	Cotoneaster horizontalis	Wall Cotoneaster
	Higher Plants - Flowering Plants	Fallopia japonica	Japanese Knotweed
	Higher Plants - Flowering Plants	Hyacinthoides non-scripta x hispanica = H. x massartiana	Hybrid bluebell
	Higher Plants - Flowering Plants	Petasites fragrans	Winter Heliotrope
	Higher Plants - Flowering Plants	Quercus ilex	Evergreen Oak
	Invertebrates - Beetles	Harmonia axyridis	Harlequin Ladybird
Further Comment from statutory bodies	<p>Met with Sarah Nelson, Strategic Planning Lead, SDNPA on 26.1.17. She confirmed that:</p> <ul style="list-style-type: none"> potential sites that border the National Park should be considered as if they are <u>in</u> the National Park. "It may sometimes be the case that development outside the boundary may have an impact within it. Local authorities have a duty to have regard to the National Park purposes (as required in Section 62 of the Environment Act 1995)." All other opportunities must be explored before SDNPA will consider development within the Park SDNPA revised policies will have stronger emphasis on landscape – particularly relevant to Seaford are: Landscape Character (SD5), 		

	Safeguarding Views (SD7), Relative Tranquillity (SD8) and Dark Night Skies (SD9).
Summary views from residents (would they support this site?)	451 people signed a 2 nd petition against development of green spaces in Seaford, including Normansal Park Avenue https://you.38degrees.org.uk/petitions/save-seaford-s-green-spaces-1
STC comments	STC ref: LO16 (DP11) Land Registration No. ESX209385 Various covenants covering services, private dwelling houses only Would not qualify as S 77 land. Site has no play provision, ball games are discouraged by residents. Space used by occasional dog walkers. Larger open space available for activities and sport in next door field.



