


## Seaford Neighbourhood Plan Site Notes for Site SN6 Land off Alfriston Road reviewed Sept 2018

<b>Site Name and address if known</b>	Land off Alfriston Road
<b>Name of site owner Details of any consultation held</b>	LDC owns woodland (LE094) Easting: 550156 Northing: 100555 according to LDC Asset Register. Unclear if they also own open land (LE105)
<b>Photo</b>	
<b>Site Location</b>	Land off Alfriston Road O.S Grid Ref. TQ501106
<b>Gross site area</b>	3.499 ha.
<b>Current use</b>	Amenity open space with small recycling station
<b>Previous use (if known)</b>	
<b>Type (greenfield, brownfield or both)</b>	greenfield
<b>SHELAA reference and comments (if any)</b>	<p><b>The site is in 2 parts, the wood (LE094) and the open land (LE105) within the SDNPA.</b></p> <p>SDNP SHLAA 2014: Assessment High Sensitivity. High sensitivity due to the high visibility of the site, its impact on the surrounding downland and the poor relationship with the settlement pattern. Sites rejected in the 2016 SHLAA. Reason for rejection: The site does not relate well to the existing settlement pattern and development on the site would have a potential adverse impact on the character and appearance of the landscape.</p> <p><b>SSSI Impact Risk Zone</b> in respect of residential development of 50 or more units or 10 or more houses outside existing settlements</p>
<b>Planning Policies covered by Lewes Local Plan for the site</b>	<p><b>Outside Planning Boundary</b></p> <p><b>CT1</b> (Planning Boundary and Key Countryside Policy)</p> <p><b>SDNPA policies apply</b></p> <p>SD5 (Landscape Character)</p>

	<p>SD7 (Safeguarding Views)  SD8 (Relative Tranquility)  SD9 (Dark Night Skies)  SF12 Land north of Alfriston Road (1.9 ha) is allocated for outdoor sports facilities. There is a shortfall of outdoor sports and recreation facilities within the town. Therefore, there is a need to allocate additional land in Seaford for outdoor sports and recreation facilities. The land to the north of Alfriston Road is well screened from the road, however, attention will need to be paid to its northern boundary to ensure that there is a gradual transition between the recreation land and the downland. Careful landscaping of the western boundary, with the cemetery, will also be required.</p>
<p><b>Suitability</b></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></p> <p>Concludes the area North of Seaford as follows:  Landscape Value: Very High  Landscape Sensitivity: High  Landscape Capacity: None</p>
<p><b>Achievability &amp; Availability</b></p>	
<p><b>Acceptability</b></p>	
<p><b>Site Summary</b></p>	<p>Distance to amenities:  Seaford Station: 2.41 km (on foot), 2.74 km (car)  GP surgery: 2.58 km (on foot), 2.74 km (car)  Walmer Road Post office: 0.97 km  Secondary school: 2.57 km (on foot), 2.74 km (car)  Primary school: 0.64 km  Shop: 0.97 km  Bus stop (119): 0.32 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 Alfriston Road is 60mph  There have been 3 reported traffic accidents at or close to the site</p> <p>The elevation of the site is 48-63m  According to the SDNP Viewshed Analysis, the site is visible from 2-3 viewpoints in the National Park</p> <p>Bridleway Seaford 18 runs along the northerly edge of the site</p> <p>Environmental Stewardship Agreement - Entry Level plus Higher Level Stewardship  Priority Habitat Inventory – Deciduous Woodland. The north eastern third of the site is Deciduous Woodland and National Forest Inventory Broadleaved Woodland.  Woodland Priority Habitat Network and Woodland Improvement High Spatial Priority.</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  Priority for Countryside Stewardship - Medium  Climate Change Vulnerability Buffers:  Lowland Calcareous Grassland within 1km  Coastal Grazing Marsh 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, Grey Partridge, Lapwing, Turtle Dove <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, Grey Partridge, Lapwing, Turtle Dove 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, Grey Partridge, Lapwing, Turtle Dove – Source:  <a href="http://www.magic.gov.uk/">http://www.magic.gov.uk/</a></p>
<b>Further Comment from statutory bodies</b>	<p>Seaford Town Council would support an additional allocation at Alfriston Road (SHLAA site LE094) if land for future cemetery extension is secured as part of the allocation. (Stated in comments on SD-DSO2 Land at Normansal Park Avenue)</p>
<b>Summary views from residents (would they support this site?)</b>	

