


Seaford Neighbourhood Plan Site Notes for Site SN7 Land East of Barn Close reviewed Sept 2018

Site Name and address if known	Land East of Barn Close, Seaford
Name of site owner Details of any consultation held	Agent representing the landowner is Strutt & Parker, 201 High Street, Lewes BN7 2NR. Paul Carnell, 01273 407062. Paul.carnell@struttandparker.com Trustees for the settlement of Francis Algernon Walton.
Photo	
Site Location	Land east of Barn Close and north east of Coxwell Close O.S. Grid Ref. TQ494060
Gross site area	2.175 Ha.
Current use	Arable farmland
Previous use (if known)	Greenfield
Type (greenfield, brownfield or both)	Greenfield
SHELAA reference and comments (if any)	LE106 Estimated Yield 15 homes within 0-5 years. SDNPA: The site is considered suitable for a modest amount of development, designed sensitively to not appear incongruous within the downland landscape and providing an opportunity to improve the urban edge. Careful attention should be paid to access arrangements. SDNPA: The site is considered to be available and has recently been promoted. There is no reason to indicate why the site is not achievable.
Planning Policies covered by Lewes Local Plan for the site	Outside Planning Boundary CT1 (Planning Boundary and Key Countryside Policy) SDNPA policies apply SD5 (Landscape Character) SD7 (Safeguarding Views) SD8 (Relative Tranquility) SD9 (Dark Night Skies)

	SSSI Impact Risk Zone with respect to residential development of 50 units or more and any residential development of 10 or more houses outside existing settlements
Suitability	SDNPA considers the site to be suitable in their latest SHLAA (2016). Landscape Capacity Study by Lewes District Council and South Downs National Park Authority September 2012 http://www.lewes.gov.uk/Files/plan_LCS_2012.pdf Concludes the land north of Cradle Hill Industrial Estate as follows: Landscape Value: High Visual Sensitivity: High Landscape Capacity: None
Achievability & Availability	The site has not been put forward to the Neighbourhood Plan by the owner.
Acceptability	
Site Summary	<p>There is currently no kerbside access directly on to the land. Distance to amenities (taken from Coxwell Close): Seaford Station: 2.41 km GP surgery: 2.41 km Walmer Road Post office: 1.77 km Secondary school: 2.57 km Primary school: 0.64 km (on foot), 0.97 km (by car) Shop: 1.13 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 Barn Close and Coxwell Close is 30mph There have been 0 reported traffic accidents at or close to the site</p> <p>The elevation of the site is 46-53m According to the SDNP Viewshed Analysis, the site is visible from 2-3 viewpoints in the National Park</p> <p>Bridleway Seaford 17 runs along the western side of the site.</p> <p>Environmental Stewardship Agreement - Entry Level plus Higher Level Stewardship Woodland Priority Habitat Network - Low Spatial Priority. 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</p>


	<p>Contributions of Land Use Associated Features – Prominent Agricultural land classification grade 2, 3a, 3b http://www.magic.gov.uk/</p> <p>UK Biodiversity Action Plan species: Corn Bunting, Grey Partridge, Lapwing, Turtle Dove http://jncc.defra.gov.uk/page-5163 Birds of Conservation Concern Red List: Corn Bunting, Grey Partridge, 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, Grey Partridge, Lapwing, Turtle Dove – Source: http://www.magic.gov.uk/</p>
Further Comment from statutory bodies	<p>SDNPA : Medium sensitivity. The site is visually sensitive owing to its extent and elevation in the landscape. The existing downland character would be lost to development as the scale and pattern of the landscape would be lost. Existing development adjacent to the site and the sloping topography do mean that the site is less sensitive. However, this would only be achieved in practice through appropriate limits to development being established together with appropriate planting and open space provision in accordance with the SDILCA recommendations.</p>
Summary views from residents (would they support this site?)	
STC comments	

Strategic Housing Land Availability Assessment

Site: LE106

Seaford, Land East of Barn Close

2016 Recommendation

 Has Potential

2.776 TQ 494 06

0 0.01 0.02 0.04 Kilometers



Scale at A4 2:200
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