


Seaford Neighbourhood Plan Site Notes for Site SS1 The 6th Hole Seaford Head Golf Course reviewed Sept 2018

Site Name and address if known	Seaford Head Golf Course, Seaford BN25 The 6 th Hole
Name of site owner Details of any consultation held	Seaford Town Council Contact: James Corrigan, Town Clerk, STC 37 Church Street, Seaford Tel: 01323 894870 James.Corrigan@seafordtowncouncil.gov.uk
Photo	
Site Location	Opposite 17- 33 cons Chyngton Road. O.S. Grid Ref. TV496986
Gross site area	2.276 Ha.
Current use	Part of an 18 hole golf course, charging green fees and memberships. Clubhouse
Previous use (if known)	Greenfield
Type (greenfield, brownfield or both)	Greenfield
SHELAA reference and comments (if any)	NA
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) Heritage Coast SSSI Impact Risk Zone with respect to all planning applications outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures
Suitability	Roman Burial Ground in dense thicket to SE of 6 th hole. Excavated by Augustus Pitt-Rivers in 1868 as part of the hill fort archaeological exploration. 2 burial urns found. The Environment Agency's map of 'Flood risk from surface water has this land as a high risk of flooding as it is the valley bottom. 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 land South of Chyngton Road as follows:

	<p>Landscape Value: Substantial</p> <p>Landscape Sensitivity: High</p> <p>Landscape Capacity: Negligible/Low</p> <p>Development would have a negative impact on tourism</p>
Achievability & Availability	Site put forward by owner in response to Call for Sites.
Acceptability	
Site Summary	<p>Distance to amenities:</p> <p>Seaford Station: 1.61 km</p> <p>GP surgery: 1.45 km (on foot), 1.61 km (car)</p> <p>Walmer Road Post office: 1.45 km</p> <p>Secondary school: 0.8 km</p> <p>Primary school: 1.77 km</p> <p>Shop: 1.13 km</p> <p>Bus stop (119): 0.48 km</p> <p>Source: https://www.google.co.uk/maps</p> <p>Dark Skies E1 (Buffer or Rural Transition Zone)</p> <p>The speed limit on Southdown Road and Chyngton Road is 30mph</p> <p>There have been 2 reported traffic accidents at or close to the site</p> <p>The elevation of the site is 7-13m</p> <p>According to the SDNP Viewshed Analysis, the site is visible from 4-5 viewpoints in the National Park</p> <p>Footpath Seaford 22a crosses the golf course</p> <p>Woodland Priority Habitat Network – High and Lower Spatial Priority.</p> <p>Woodland Improvement High Spatial Priority.</p> <p>Higher Level Stewardship Target Area: South Downs</p> <p>Nitrate Vulnerable Zone 2017 ID: G56 Sussex Chalk</p> <p>Priority Habitat Inventory – Deciduous Woodland. Parts of the 6th hole are Deciduous Woodland and National Forest Inventory Broadleaved Woodland.</p> <p>Farm Wildlife Package Area: South Downs</p> <p>High priority for countryside stewardship in relation to Farm Wildlife Package Areas</p> <p>Environmentally Sensitive Area: South Downs</p> <p>National Character Area Level Landscape Features:</p> <p>Hedgerow Priority - High</p> <p>Bankside Tree Priority - High</p> <p>Field Margins and Buffers Priority - High</p> <p>Winter Stubble Priority - High</p> <p>Permanent Grassland Priority - High</p> <p>Landscape Risk Value – High</p> <p>Priority for Countryside Stewardship - Medium</p> <p>Climate Change Vulnerability Buffers:</p> <p>Maritime Cliff and Slope within 1km</p> <p>Contributions of Land Use Associated Features – Prominent</p> <p>http://www.magic.gov.uk/</p> <p>UK Biodiversity Action Plan species: Corn Bunting, Grey Partridge, Lapwing</p> <p>http://jncc.defra.gov.uk/page-5163</p> <p>Birds of Conservation Concern Red List: Corn Bunting, Grey Partridge, Lapwing and Amber List: Redshank</p> <p>https://www.rspb.org.uk/Images/birdsofconservationconcern4_tcm9-410743.pdf</p>

	<p>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 – Source: http://www.magic.gov.uk/</p> <p>Site is on National Cycle Route 2 and is opposite an Area of Established Character</p>
<p>Further Comment from statutory bodies</p>	<p>Met with Sarah Nelson, Strategic Planning Lead, SDNPA on 26.1.17. She confirmed that:</p> <ul style="list-style-type: none"> • SDNPA are very protective of the iconic Heritage Coast • Would not expect any development in the Heritage Coast to be permitted • 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).
<p>Summary views from residents (would they support this site?)</p>	
<p>STC comments</p>	<p>STC ref: LO11 No LR No. Only paperwork is included with that on file for Seaford Head Estate The complete or significant development of the golf course would be impractical as the course is entirely within the National Park, such a size of development would not be permitted. Within the Heritage coast area of SDNP highly unlikely planning permission for housing would be granted STC on 20 October 2016 proposed considering whether the strip of land could be released from the Golf Club to create a development opportunity.</p>

