


Seaford Neighbourhood Plan Site Notes for Site SS7

Land adj. to Florence House, Southdown Road reviewed Sept 2018

Site Name and address if known	Land adj. to Florence House, Southdown Road 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 adj. to Florence House, Southdown Road. In the SDNP and Heritage Coast OS Grid Ref. TV491983
Gross site area	0.734 ha
Current use	greenfield
Previous use (if known)	greenfield
Type (greenfield, brownfield or both)	greenfield
SHELAA reference and comments (if any)	
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	STC wishes to consider a low density log cabin development to increase the tourist footfall to this important part of the National Park.

Achievability & Availability	The site has not been put forward by the owner.
Acceptability	
Site Summary	<p>Distance to amenities: Seaford Station: 1.45 km (on foot), 1.61 km (by car) GP surgery: 1.45 km Post office: 1.29 km Secondary school: 0.97 km Primary school: 2.25 km (on foot), 2.41 km (by car) Shop: 1.29 km (on foot), 1.45 km (by car) Bus stop (119): 0.64 km 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 is 30mph There have been 0 reported traffic accidents at or close to the site</p> <p>The elevation of the site is 25m According to the SDNP Viewshed Analysis, the site is visible from 6-10 viewpoints in the National Park</p> <p>Higher Level Stewardship Target Area: South Downs Nitrate Vulnerable Zone 2017 ID: G56 Sussex Chalk Priority Habitat Inventory – Deciduous Woodland. National Forest Inventory Broadleaved Woodland. Woodland Priority Habitat Network – High Spatial Priority. Woodland Improvement High Spatial Priority. Farm Wildlife Package Area: South Downs High priority for countryside stewardship in relation to Farm Wildlife Package Areas Environmentally Sensitive Area: South Downs 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 Contributions of Land Use Associated Features - Prominent http://www.magic.gov.uk/</p> <p>UK Biodiversity Action Plan species: Corn Bunting, Grey Partridge http://jncc.defra.gov.uk/page-5163 Birds of Conservation Concern Red List: Corn Bunting, Grey Partridge 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 – Source: http://www.magic.gov.uk/</p>
Further Comment from	

statutory bodies	
Summary views from residents (would they support this site?)	

