

Seaford Neighbourhood Plan Site Notes for Site SS8
Land at The Boundary Amenity Open Space reviewed Sept 2018

		undary Amenity Open Space reviewed Sept 2018
Site Name and	address if	Land at The Boundary, College Road, Seaford BN25 1JD
known		
Name of site o	wner	Seaford Town Council
Details of any		Contact: James Corrigan, Town Clerk, STC 37 Church Street,
consultation held		Tel: 01323 894870
		James.Corrigan@seafordtowncouncil.gov.uk
Photo		Santos: Companios Carona (Companios Carona)
Site Location		The Boundary, College Road, bordering north side O.S. Grid Ref. TV484987
Gross site area		0.334 ha.
Current use		Open, green space. Flood alleviation zone
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		RE1 (Provision of Sport, Recreation and Play) CP12 (Flood Risk) CP8 ( Green Infrastructure)
Suitability		nment Agency's map Flood risk from surface water shows a <b>low</b> , <b>nd high risk</b> of flooding, and a <b>medium risk</b> of flooding from rivers and
Achievability & Availability	Site put forward by owner in response to Call for Sites.	
Acceptability		

Site	Distance to amenities:		
Summary	Seaford Station: 0.48 km		
-	GP surgery: 0.32 km		
	Post office: 0.32 km		
	Secondary school: 1.29 km		
	Primary school: 1.45 km		
	Shop: 0.32 km		
	Bus stop (119): 0.08 km		
	Source: https://www.google.co.uk/maps		
	The speed limit on College Road is 30mph		
	There have been 0 reported traffic accidents at or close to the site		
	The elevation of the site is 2m		
	Priority Habitat Inventory - Coastal and Floodplain Grazing Marsh		
	UK Biodiversity Action Plan species: Corn Bunting		
	http://incc.defra.gov.uk/page-5163		
	Birds of Conservation Concern Red List: Corn Bunting 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 – Source: http://www.magic.gov.uk/		
Further			
Comment			
from			
statutory			
bodies			
Summary			
views from			
residents			
(would they			
support this			
site?)			
STC	STC ref: LO8 (DP 24 & DP25) Land Registration No. ESX195027 & ESX195025		
comments	Covenant as open space. Two sites on seafront.		
	Registered with Lewes District Council		
	This land is flood alleviation land, designed to absorb flood water in part of town		
	that suffers from flooding		

