


## Seaford Neighbourhood Plan Site Notes for Site SW11 Princess Drive Amenity Open Space reviewed Sept 2018

<b>Site Name and address if known</b>	Land at Princess Drive, Seaford BN25 2QY
<b>Name of site owner Details of any consultation held</b>	Seaford Town Council Contact: James Corrigan, Town Clerk, Seaford Town Council 37 Church Street, Seaford, BN25 1HG Tel: 01323 894870 <a href="mailto:James.Corrigan@seafordtowncouncil.gov.uk">James.Corrigan@seafordtowncouncil.gov.uk</a>
<b>Photo</b>	
<b>Site Location</b>	Village Green - land on north west side of Princess Drive O.S Grid Ref. TQ482007
<b>Gross site area</b>	1.293 ha
<b>Current use</b>	Open green space and recreation.
<b>Previous use (if known)</b>	Greenfield land until 1990.
<b>Type (greenfield, brownfield or both)</b>	Greenfield
<b>SHELAA reference and comments (if any)</b>	NA
<b>Planning Policies covered by Lewes Local Plan for the site</b>	<b>RE1</b> (Provision of Sport, Recreation and Play) <b>CP8</b> (Green Infrastructure) Subject to s106 agreement dated 22 December 1988 between Lewes DC and "Development reserving the land" for open space to be enjoyed by residents and others".
<b>Suitability</b>	
<b>Achievability &amp; Availability</b>	Site put forward by owner in response to Call for Sites. By letter dated 12 March 1998 from LDC Solicitor to Laytons of 76 Bridge Road, Hampton Court, the District Solicitor wrote "I confirm that the area to be transferred to the Council is to be used purely for open space and that no

	buildings, either industrial or residential, will be constructed upon the land". This is confirmed by a restrictive covenant on the title.																								
<b>Acceptability</b>																									
<b>Site Summary</b>	<p>Distance to amenities:  Seaford Station: 1.93 (on foot), 2.09 km (by car)  GP surgery: 2.25 km  Post office: 2.25 km  Secondary school: 3.86 km  Primary school: 1.29 km (on foot), 1.77 km (by car)  Shop: 0.32 km  Bus stop (120): 0.16 km  Source: <a href="https://www.google.co.uk/maps">https://www.google.co.uk/maps</a></p> <p>The speed limit on Princess Drive and Grand Avenue is 30mph  There have been 0 reported traffic accidents at or close to the site</p> <p>The elevation of the site is 38-44m</p> <p>Bridleway Seaford 76a goes along the south side of the site.</p> <p>Woodland Priority Habitat Network – Low Spatial Priority  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  <a href="http://www.magic.gov.uk/">http://www.magic.gov.uk/</a></p> <p>UK Biodiversity Action Plan species: Corn Bunting, Turtle Dove, Yellow Wagtail  <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, Turtle Dove, Yellow Wagtail 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, Turtle Dove, Yellow Wagtail – Source: <a href="http://www.magic.gov.uk/">http://www.magic.gov.uk/</a></p> <p>Species data recorded historically within 200 metres of the site provided by the Sussex Biodiversity Record Centre on 31.5.17.</p> <p><b>Protected Species</b></p> <table border="0"> <tr> <td>Invertebrates - Butterflies</td> <td>Erynnis tages</td> <td>Dingy Skipper</td> </tr> <tr> <td></td> <td>Lasiommata</td> <td></td> </tr> <tr> <td>Invertebrates - Butterflies</td> <td>megea</td> <td>Wall</td> </tr> <tr> <td>Mammals - Terrestrial (excl. bats)</td> <td>Erinaceus europaeus</td> <td>West European Hedgehog</td> </tr> <tr> <td>Reptiles</td> <td>Zootoca vivipara</td> <td>Common Lizard</td> </tr> </table> <p><b>Notable birds</b></p> <table border="0"> <tr> <td>Birds</td> <td>Larus argentatus</td> <td>Herring Gull</td> </tr> <tr> <td>Birds</td> <td>Columba oenas</td> <td>Stock Dove</td> </tr> <tr> <td>Birds</td> <td>Apus apus</td> <td>Swift</td> </tr> </table>	Invertebrates - Butterflies	Erynnis tages	Dingy Skipper		Lasiommata		Invertebrates - Butterflies	megea	Wall	Mammals - Terrestrial (excl. bats)	Erinaceus europaeus	West European Hedgehog	Reptiles	Zootoca vivipara	Common Lizard	Birds	Larus argentatus	Herring Gull	Birds	Columba oenas	Stock Dove	Birds	Apus apus	Swift
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	<p>Birds      <i>Picus viridis</i>      Green Woodpecker</p> <p>Birds      <i>Phylloscopus trochilus</i>      Willow Warbler</p> <p>Birds      <i>Alauda arvensis</i>      Skylark</p> <p>Birds      <i>Prunella modularis</i>      Dunnock</p> <p>Birds      <i>Turdus philomelos</i>      Song Thrush</p> <p>Birds      <i>Regulus ignicapilla</i>      Firecrest</p> <p>Birds      <i>Sturnus vulgaris</i>      Starling</p> <p>Birds      <i>Passer domesticus</i>      House Sparrow</p> <p>Birds      <i>Passer montanus</i>      Tree Sparrow</p> <p>Birds      <i>Emberiza cirius</i>      Cirl Bunting</p>
<b>Further Comment from statutory bodies</b>	
<b>Summary views from residents (would they support this site?)</b>	
<b>STC comments</b>	STC ref: LO34 Land Registration No. ESX235651 Would not qualify as S77 land Open/green space – 0.361 hectares



**COPY**

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01273 487153 Minicom  
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Messrs Laytons  
DX 80052 EAST MOLESEY

direct dial 01273 484144  
my ref WH/bs/4708/146  
your ref 2/LG(17)  
date 12 March 1998

Dear Sirs

**Valley Dip, Seaford – Village Green**

Thank you for your letter of 6 March.

I confirm that the area to be transferred to the Council is to be used purely for open space and that no buildings, either industrial or residential, will be constructed upon the land.

Yours faithfully

Catherine Knight  
District Solicitor

DP 964

District Solicitor  
Catherine Knight LLB

# LAYTONS

SOLICITORS

David M Hillyer  
Richard J Kennett  
Anthony Harris  
David C Pollock  
Christopher R B Taylor  
John V Redmond  
Patrick R N Kelly  
Richard G Brown  
John V Gavan

Cameron B Sunter  
David Courtier-Dutton  
Simon C N Day  
David Mears  
Anne E Dixon  
William F R Brydon  
Ann M Newby  
W Nicholas Guppy  
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Eric R Quirk  
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Legal Services  
Lewes District Council  
DX. 3118 LEWES 1



Our Reference:  
2/lg(17)

Your Reference:  
WH/LD/4708/146

Direct Dial:  
0181 481 7002

Date:  
6 March 1998

Dear Sirs

**Re: Valley Dip, Seaford - Village Green**

Further to previous correspondence, we enclose herewith a letter which we have received from Beazer Homes Limited, the successors in title to John Mowlem Homes Limited, confirming that the intention of the covenant contained in the Transfer of the 4th January 1989 was intended to restrict the development to private dwelling houses rather than retail purposes (apart from the land which was specified to be used for retail purposes).

We would be grateful if you would kindly confirm that the area to be transferred to the Council is to be used purely for open space and that no dwellings either industrial or residential will be constructed upon the land.

Yours faithfully

  
LAYTONS

Enc.

Regulated by the Law Society in the conduct of investment business

LONDON: Carmelite 50 Victoria Embankment Blackfriars London EC4Y 0LS Telephone 0171-842 8000 Fax 0171-842 8080 DX 253 Chancery Lane  
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