


Seaford Neighbourhood Plan Site Notes for Site SW12

Land adj. 47 Surrey Road Private Open Space reviewed Sept 2018

Site Name and address if known	Land north of railway track adj. To 47 Surrey Road, Seaford
Name of site owner Details of any consultation held	<p>John Rigden, RIGDEN GROUP, North Quay Road, Newhaven BN9 0AB Tel 01273/514809, Mob 07976 919117 rigdendc@aol.com Emails: 23.11.16, 12.12.16</p> <p>Reply 14.12.16 We would propose either 50 x 1/2 bedroom flats or 24 houses which could be 2/3 bed. We are flexible on either option and will fit in with what is needed to assist in the neighbour plan. If you would like any more information please don't hesitate to ask by e mail or phone 07976919117</p> <p>When carrying out your assessment of the site can you please note that it is an Old Brick Quarry that still has the old steps in the banks and as such should be designated as a brownfield site and it is also within the development boundary. I can also confirm that we have carried out wildlife surveys and the only thing they found was slow worms.</p>
Photo	
Site Location	O.S. Grid Ref.TV472997
Gross site area	1.2 hectares Proposed site yield 20 - 50 units
Current use	Greenfield
Previous use (if known)	Owner says it was an old brick quarry
Type (greenfield, brownfield or both)	Greenfield
SHELAA reference and comments (if any)	<p>11SF (AUG 2017) Site yield 10 units</p> <p>Not Deliverable or Developable - Not Suitable. Overriding concern of this site is the townscape sensitively. Site is part of a strategic gap between Seaford and Bishopstone supported by previous appeal decisions stating "that unacceptable harm would be caused to the nature and function of the land within the urban fabric of both this part of Seaford and of Bishopstone as a presently visually separate entity." It is also considered an important green open space and that conspicuous development would erode the unspoilt natural qualities of the site, and</p>

	diminish the integrity and value of an important buffer." Boundary amended to reflect recent resubmission by proponent.
Planning Policies covered by Lewes Local Plan for the site	<p>CP8 (Green Infrastructure)</p> <p>CP10 (Natural Environment and Landscape Character)</p> <p>S/72/1349 Outline application for 4 blocks of flats (Hawth Valley, Selmeston, Litlington & Offham Court), Permission to develop subject to conditions including provision of local amenity land. Since 1992 there have been a number of applications for residential development, all unsuccessful. The latest application LW/09/0392 was refused and went to appeal, where it was dismissed. Referring to the application S/72/1349 The inspector stated "Condition 17 of that permission stated that 'No buildings or structures shall be erected on the land hatched green on the deposited plan without the approval of the Local Planning Authority which land shall be retained as open space and maintained to the satisfaction of the Local Planning Authority'. The reason given was 'in the interests of amenity'. The green hatched land is the present appeal site and the area to the west around the pond."</p> <p>The Inspector continues "the land does perform what I consider to be a number of useful functions. It continues an identifiable valley land form from the north towards the sea. It has a visual link with the accessible open land of the brickfield, with the break for the railway and an ecological link through the culvert under the railway. It does appear to support wildlife, whether protected species or more common species but still of value within this urban area. It has an unspoilt, natural character and appearance which I find attractive in an area of mostly managed land; seafront, downland or development. Lastly, and to my mind most importantly, it provides a visual, undeveloped break or buffer between two areas of residential development, that extending from Seaford and that around Bishopstone Station.</p> <p>The Inspector concluded "unacceptable harm would be caused to the nature and function of the land within the urban fabric of both this part of Seaford and of Bishopstone as a presently visually separate entity."</p> <p>In 1978, at appeal, the Inspector stated that the land should be left in its natural state for the use of residents, and to avoid linking development to the east and west.</p> <p>In 2002, at appeal, the Inspector stated that the gap was important in retaining the separate identities of development to the east and west, and that buildings would erode the actual and perceived gap.</p> <p>In 2006, at appeal, the Inspector referred to this being an important green open space and that conspicuous development would erode the unspoilt natural qualities of the site, and diminish the integrity and value of an important buffer.</p> <p>LW/92/1464 Outline application for residential development- refused</p> <p>LW/00/1005 Outline application for 8 dwellings with landscaping- withdrawn</p> <p>LW/08/0029- 0031 Erection of 3 blocks of 7 flats 4 garage blocks with flats over & associated works- refused</p> <p>LW/08/0684 Erection of 4 x2b and 8x3b earth sheltered eco-homes- resubmission of LW/08/0030) refused</p> <p>LW/08/1321 construction of 7x2b & 7x3b earth sheltered eco homes & associated works , windmill, & sustainable urban drainage system – refused</p>

	LW/09/0392 erection of 10x earth sheltered eco-homes & associated works to increase biodiversity & sustainable urban drainage system-refused.																																				
Suitability	<p>The Environment Agency's 'Flood risk from rivers or from the sea' map shows the area around the pond is at very low risk of flooding (as opposed to none). The EA map for 'Flood risk from surface water however, shows a high risk around the pond affecting half the site.</p> <p>Land abuts railway line so any development could impact on any future plans to dual the line.</p>																																				
Achievability & Availability	Site put forward by owner in response to Call for Sites.																																				
Acceptability																																					
Site Summary	<p>Priority Habitat - The northern and eastern sides of the site are Good Quality Semi-improved Grassland (Non Priority); the southern and western sides are Deciduous Woodland and Broadleaved Woodland National Forest Inventory. Woodland Improvement High Spatial Priority.</p> <p>National Character Area Level Landscape Features:</p> <p>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 http://www.magic.gov.uk/</p> <p>UK Biodiversity Action Plan species: Corn Bunting, Yellow Wagtail http://jncc.defra.gov.uk/page-5163</p> <p>Birds of Conservation Concern Red List: Corn Bunting, Yellow Wagtail and Amber List: Redshank 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, Yellow Wagtail – Source: http://www.magic.gov.uk/</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>Protected Species</p> <table border="0"> <tr> <td>Amphibians</td> <td>Rana temporaria</td> <td>Common Frog</td> </tr> <tr> <td>Amphibians</td> <td>Bufo bufo</td> <td>Common Toad</td> </tr> <tr> <td>Higher Plants - Flowering Plants</td> <td>Cichorium intybus</td> <td>Chicory</td> </tr> <tr> <td>Higher Plants - Flowering Plants</td> <td>Euphrasia nemorosa</td> <td>Eyebright</td> </tr> <tr> <td>Higher Plants - Flowering Plants</td> <td>Mentha arvensis</td> <td>Corn Mint</td> </tr> <tr> <td>Higher Plants - Flowering Plants</td> <td>Polypogon monspeliensis</td> <td>Annual Beard-grass</td> </tr> <tr> <td>Higher Plants - Flowering Plants</td> <td>Trifolium fragiferum</td> <td>Strawberry Clover</td> </tr> <tr> <td>Higher Plants - Flowering Plants</td> <td>Parapholis incurva</td> <td>Curved Hard-grass</td> </tr> <tr> <td>Higher Plants - Flowering Plants</td> <td>Frankenia laevis</td> <td>Sea-heath</td> </tr> <tr> <td>Invertebrates - Beetles</td> <td>Anotylus insectatus</td> <td>A Beetle</td> </tr> <tr> <td>Invertebrates - Beetles</td> <td>Bembidion (Philochthus) iricolor</td> <td>A Beetle</td> </tr> <tr> <td>Invertebrates - Beetles</td> <td>Acupalpus exiguus</td> <td>A Beetle</td> </tr> </table>	Amphibians	Rana temporaria	Common Frog	Amphibians	Bufo bufo	Common Toad	Higher Plants - Flowering Plants	Cichorium intybus	Chicory	Higher Plants - Flowering Plants	Euphrasia nemorosa	Eyebright	Higher Plants - Flowering Plants	Mentha arvensis	Corn Mint	Higher Plants - Flowering Plants	Polypogon monspeliensis	Annual Beard-grass	Higher Plants - Flowering Plants	Trifolium fragiferum	Strawberry Clover	Higher Plants - Flowering Plants	Parapholis incurva	Curved Hard-grass	Higher Plants - Flowering Plants	Frankenia laevis	Sea-heath	Invertebrates - Beetles	Anotylus insectatus	A Beetle	Invertebrates - Beetles	Bembidion (Philochthus) iricolor	A Beetle	Invertebrates - Beetles	Acupalpus exiguus	A Beetle
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Invertebrates - Beetles	Lixus (Eulixus) scabricollis	A Beetle
Invertebrates - Beetles	Longitarsus ballotae	A Beetle
Invertebrates - Beetles	Longitarsus parvulus	Flax Flea Beetle
Invertebrates - Beetles	Bembidion (Philochthus) iricolor	A Beetle
Invertebrates - Beetles	Bledius (Bledius) tricornis	A Beetle
Invertebrates - Beetles	Trichosirocalus dawsoni	A Beetle
Invertebrates - Beetles	Orthochaetes setiger	A Beetle
Invertebrates - Beetles	Astenus (Astenus) immaculatus	A Beetle
Invertebrates - Beetles	Ceutorhynchus rapae	A Beetle
Invertebrates - Beetles	Podagrica fuscipes	Mallow Flea Beetle
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Invertebrates - Butterflies	Coenonympha pamphilus	Small Heath
Invertebrates - Butterflies	Lasiommata megera	Wall
Invertebrates - Moths	Diarsia rubi	Small Square-spot
Invertebrates - Moths	Hoplodrina blanda	Rustic
Invertebrates - Moths	Acronicta rumicis	Knot Grass
Invertebrates - Moths	Crambus pratella	Scarce Grass-veneer
Invertebrates - Moths	Epirrhoe galiata	Galium Carpet
Invertebrates - Moths	Eudonia lineola	White-line Grey
Invertebrates - Moths	Hoplodrina blanda	Rustic
Invertebrates - Moths	Luquetia lobella	Sloe Flat-body
Invertebrates - Moths	Malacosoma neustria	Lackey
Invertebrates - Moths	Meganola albula	Kent Black Arches
Invertebrates - Moths	Mythimna l-album	L-album Wainscot
Invertebrates - Moths	Scotopteryx chenopodiata	Shaded Broad-bar
Invertebrates - Moths	Spilosoma lubricipeda	White Ermine
Invertebrates - Moths	Spilosoma lutea	Buff Ermine
Invertebrates - Moths	Synaphe punctalis	Long-legged Tabby
Invertebrates - Moths	Tyria jacobaeae	Cinnabar

Notable Birds

Birds	Anas penelope	Wigeon
Birds	Larus argentatus	Herring Gull
	Chroicocephalus	
Birds	ridibundus	Black-headed Gull
Birds	Prunella modularis	Dunnock
Birds	Passer domesticus	House Sparrow

Invasive Non-native

Higher Plants - Flowering Plants	Lagarosiphon major	Curly Waterweed
Higher Plants - Flowering Plants	Rosa rugosa	Japanese Rose

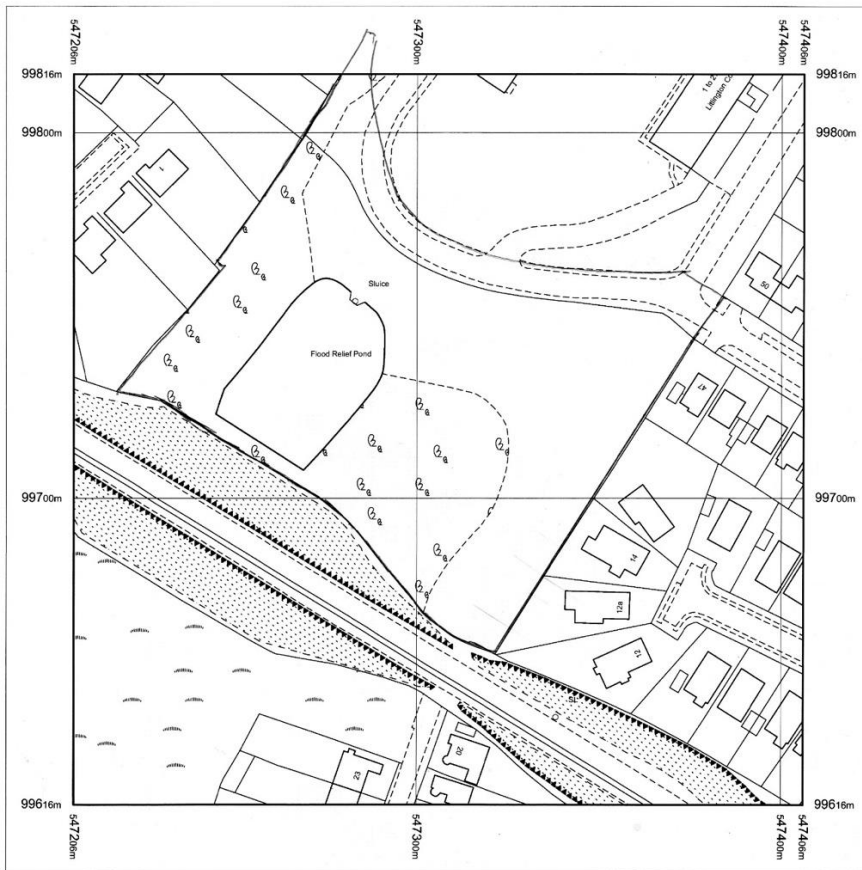
Distance to amenities:
 Seaford Station: 1.13 km
 GP surgery: 1.29 km
 Post office: 1.29 km
 Secondary school: 2.74 km (on foot), 2.9 km (by car)
 Primary school: 1.45 km
 Shop: 0.48 km
 Bus stop (12): 0.48 km
 Source: <https://www.google.co.uk/maps>

The speed limit on Surrey Road is 30mph

	<p>There have been 0 reported traffic accidents at or close to the site</p> <p>The elevation of the site is 2-13m</p>
<p>Further Comment from statutory bodies</p>	<p>Tim Bartlett Specialist Adviser Coastal and Flood Risk Management LDC Reg 14 comment "<i>The Old Brickfields and site adjacent to 47 Surrey Road - Risk of flooding and over topping risk to development in the lower section.</i></p>
<p>Summary views from residents (would they support this site?)</p>	



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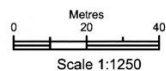
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