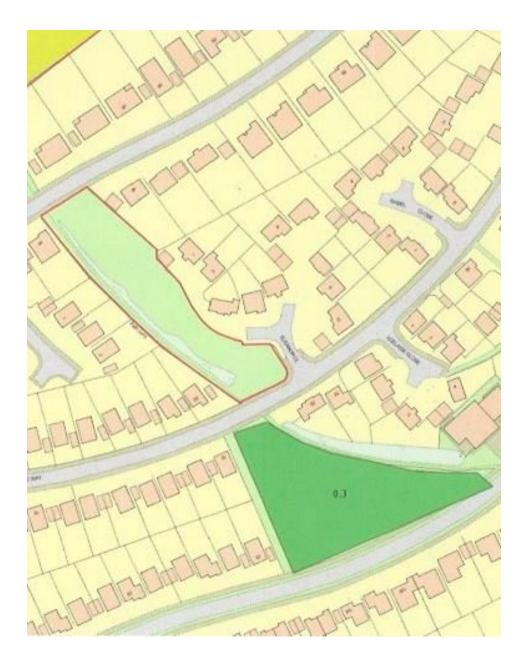


## Seaford Neighbourhood Plan Site Notes for Site SW4 Clementine Avenue /Katherine Way/Princess Drive Amenity Open Space reviewed Sept 2018

Site Name and address if		Clementine Avenue/Katherine Way/Princess Drive Amenity		
known		Open Space		
Name of site owner Details of any consultation held		Lewes District Council		
Photo				
Site Location		Village Green - land between Clementine Avenue & Princess Drive O.S.Grid Ref. TQ479003 & TQ478004		
Gross site area		0.632 ha. (both sites)		
Current use		Open green space and recreation, children's play area.		
Previous use (if known)		Greenfield site		
Type (greenfield, brownfield or both)		Green field		
SHELAA reference and comments (if any)		ΝΑ		
Planning Policies covered by Lewes Local Plan for the site		RE1 (Provision of Sport, Recreation and Play) CP8 (Green Infrastructure) Both sites are subject to s106 agreements, TQ479003 between Lewes DC and South Bank (Homes) Ltd dated 5 October 1987, & TQ478004 between Lewes DC and Bryant Homes dated 2 September 1988		
Suitability				
Achievability & Availability	The site has not been put forward by the owner. The open space was secured as a fulfilment of planning agreements dating back to 1964, and these 2 sites were secured on 2 March 1995 at a cost of $\pounds$ 1 under the s52(now known since 1990 as s106) agreements mentioned above.			

Acceptability	
Site Summary	Distance to amenities: Bishopstone Station: 1.45 km GP surgery: 2.57 km Post office: 2.57 km Secondary school: 3.86 km Primary school: 1.13 km (on foot), 1.77 km (by car) Shop: 0.16 km Bus stop (120): 0.16 km Source: https://www.google.co.uk/maps The speed limit on Clementine Avenue, Katherine Way and Princess Drive is 30mph. There has been 1 reported traffic accident at or close to the site The elevation of the site is 24-41m Bridleway Seaford 8b crosses the site. UK Biodiversity Action Plan species: Corn Bunting, Turtle Dove, Yellow Wagtail http://incc.defra.gov.uk/page-5163 Birds of Conservation Concern Red List: Corn Bunting, Turtle Dove, Yellow Wagtail 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, Turtle Dove, Yellow Wagtail – Source: http://www.magic.gov.uk/
Further Comment from statutory bodies	
Summary views from residents (would they support this site?)	
STC comments	STC ref: LO34 No LR No. Would not qualify as S77 land Open/green space – 0.361 hectares Site looked at as two parcels one as open space other as housing with the housing on the part of site where topography prevents its use for ball games and other play activities





## LEWES DISTRICT COUNCIL

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## LAND CATALOGUE

24

ADDRESS: Land South si	de of Clementine Avenue, Se	aford	PAGE: S11B
DEED PACKET NO: 953		REGISTERED TITLE NO: ESX 205	961 .
CURRENT USE: Open Space	e/Recreation		Ban officer way on the organization of the system of the s
PLANNING POLICY/PROPOSAL	S: Policies 428, 4.29 and Deposit Draft - Informa	5.95 - Seaford Local Plan adopted l open space.	1990 and LDLP
O S SHEET NO: 4700 SE	• • •	SITE AREA: 0.08098 ha/809.75	m <sup>2</sup>
DATE ACQUIRED: 2.3.199	5	PRICE PAID: £ 1	
HOLDING COMMITTEE: Lei	sure & Community Services	· ·	
HOLDING POWER: Local G	overnment Act 1972		
LEASES/LICENCES:		Annya ana ana ana ana ana ana ana ana ana	
Plot	Commencement	Term (years)	view Period
~			
*			
	2 <sup>1</sup>		
ASEMENTS:			
ESTRICTIVE COVENANTS:			
	ether with D.P. 954 being la reement and maintenance paym		
$\Phi$	· · ·		L ECONOMIC
evised: 11/96		Plan on reverse side	ECONOMIC DEVELOPMENT & ESTATES