


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 known	Clementine Avenue/Katherine Way/Princess Drive Amenity 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)	NA
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 £1 under the s52(now known since 1990 as s106) agreements mentioned above.

Acceptability	
Site Summary	<p>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</p> <p>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</p> <p>The elevation of the site is 24-41m</p> <p>Bridleway Seaford 8b crosses the site.</p> <p>UK Biodiversity Action Plan species: Corn Bunting, Turtle Dove, Yellow Wagtail http://jncc.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/</p>
Further Comment from statutory bodies	
Summary views from residents (would they support this site?)	
STC comments	<p>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</p>



SWA

ADDRESS: Land South side of Clementine Avenue, Seaford		PAGE: S11B	
DEED PACKET NO: 953		REGISTERED TITLE NO: ESX 205 961	
CURRENT USE: Open Space/Recreation			
PLANNING POLICY/PROPOSALS: Policies 428, 4.29 and 5.95 - Seaford Local Plan adopted 1990 and LDLP Deposit Draft - Informal open space.			
O S SHEET NO: 4700 SE		SITE AREA: 0.08098 ha/809.75 m ²	
DATE ACQUIRED: 2.3.1995		PRICE PAID: £ 1	
HOLDING COMMITTEE: Leisure & Community Services			
HOLDING POWER: Local Government Act 1972			
LEASES/LICENCES:			
<u>Plot</u>	<u>Commencement</u>	<u>Term (years)</u>	<u>Review Period</u>

EASEMENTS:

RESTRICTIVE COVENANTS:

NOTES: 1. Purchased together with D.P. 954 being land north of Princess drive
 2. Section 52 Agreement and maintenance payment

Revised: 11/96	Plan on reverse side	ECONOMIC DEVELOPMENT & ESTATES
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