


## Seaford Neighbourhood Plan Site Notes for Site SW8 Land North of Crown Hill. Reviewed Sept 2018

<b>Site Name and address if known</b>	Land north of Crown Hill, off Firle Road, Seaford BN25 2XJ
<b>Name of site owner Details of any consultation held</b>	Seaford Golf Club Limited, FAO Lawrence Dennis-Smith, 111 Firle Road, Seaford BN25 2JD <a href="mailto:Secretary@seafordgolfclub.co.uk">Secretary@seafordgolfclub.co.uk</a> , Tel: 01323 892442 Emails 23.11.16, 12.12.16
<b>Photo</b>	
<b>Site Location</b>	Triangular piece of land bordering SDNP next to Seaford Golf Course O.S. Grid Ref. TQ484011
<b>Gross site area</b>	0.3 hectares
<b>Current use</b>	Arable field
<b>Previous use (if known)</b>	Agricultural, used intermittently as turf nursery for golf club
<b>Type (greenfield, brownfield or both)</b>	Greenfield
<b>SHELAA reference and comments (if any)</b>	<b>08SF (AUG 2017) Site yield 7 units</b>  Greenfield site adjacent to planning boundary. Reduced capacity in revised submission. Alternative access from south of site (Crown Hill) suggested by proponent but requires further assessment and discussions between relevant parties as is third party land. Option considered by ESCC highways, widths are tight and dependent on third party land. Not considered a sustainable site due to distance from services. TPO group along eastern site boundary has been recently revoked but should be retained as contains site from wider landscape impacts. Seaford are in the early stages of producing a neighbourhood plan – no preferred housing options have been identified as yet.
<b>Planning Policies covered by Lewes Local Plan for the site</b>	<b>Outside planning boundary</b> <b>CT1</b> (Planning Boundary and Key Countryside Policy) <b>CP8</b> (Green Infrastructure)

	<b>CP10</b> (Natural Environment and Landscape Character) <b>RES6</b> (Residential Development in the Countryside)
<b>Suitability</b>	<p>Landscape Capacity Study by Lewes District Council and South Downs National Park Authority September 2012  <a href="http://www.lewes.gov.uk/Files/plan_LCS_2012.pdf">http://www.lewes.gov.uk/Files/plan_LCS_2012.pdf</a>  Concludes Bishopstone/Norton Valley as follows:  Landscape Value: Very High  Landscape Sensitivity: High  Landscape Capacity: None</p> <p>It concludes Blatchington Golf Club as follows:  Landscape Value: High  Landscape Sensitivity: Substantial  Landscape Capacity: None</p>
<b>Achievability &amp; Availability</b>	<p>Site put forward by owner in response to Call for Sites.  Proposed access is via private land. The layout of the road pattern of this final phase of the Valley Dip development preserved a way through to this site across 28 Crown Hill. Land owned by Mr Morton who is aware of proposal but unable or unwilling to make any firm commitment to selling this ransom strip.</p>
<b>Acceptability</b>	
<b>Site Summary</b>	<p>Distance to amenities:  Seaford Station: 2.41 km  GP surgery: 2.57 km  Post office: 2.57 km  Secondary school: 3.7 km  Primary school: 1.77 km  Shop: 0.8 km  Bus stop (120): 0.64 km  Source: <a href="https://www.google.co.uk/maps">https://www.google.co.uk/maps</a></p> <p>Dark Skies E1 (Buffer or Rural Transition Zone)</p> <p>The speed limit on Crown Hill is 30mph. It's a cul de sac.  There have been 0 reported traffic accidents at or close to the site</p> <p>The elevation of the site is 63m  According to the SDNP Viewshed Analysis, the site is visible from 2-3 viewpoints in the National Park</p> <p>Nitrate Vulnerable Zone 2017 ID: G56 Sussex Chalk  Higher Level Stewardship Target Area: South Downs  Woodland Priority Habitat Network: Low Spatial Priority  Farm Wildlife Package Area: South Downs  High priority for countryside stewardship in relation to Farm Wildlife Package Areas;</p> <p>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  Priority for Countryside Stewardship - Medium  Climate Change Vulnerability Buffers:  Lowland Calcareous Grassland within 1km</p>

	<p>Contributions of Land Use Associated Features - Prominent  <a href="http://www.magic.gov.uk/">http://www.magic.gov.uk/</a></p> <p>UK Biodiversity Action Plan species: Corn Bunting, Grey Partridge, 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, Grey Partridge, 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, Grey Partridge, Turtle Dove, Yellow Wagtail – Source: <a href="http://www.magic.gov.uk/">http://www.magic.gov.uk/</a></p>
<p><b>Further Comment from statutory bodies</b></p>	<p>Met with Sarah Nelson, Strategic Planning Lead, SDNPA on 26.1.17. She confirmed that:</p> <ul style="list-style-type: none"> <li>• potential sites that border the National Park should be considered as if they are <u>in</u> the National Park. "It may sometimes be the case that development outside the boundary may have an impact within it. Local authorities have a duty to have regard to the National Park purposes (as required in Section 62 of the Environment Act 1995)."</li> <li>• All other opportunities must be explored before SDNPA will consider development within the Park</li> <li>• SDNPA revised policies will have stronger emphasis on landscape – particularly relevant to this site is: Landscape Character (SD5), Safeguarding Views (SD7), Relative Tranquillity (SD8) and Dark Night Skies (SD9).</li> </ul>
<p><b>Summary views from residents (would they support this site?)</b></p>	

