


Seaford Neighbourhood Plan Site Notes for Site SW9 and adjacent to Hillhead, Firle Road reviewed Sept 2018

Site Name and address if known	Land adjacent to Hillhead, Firle Road, Seaford BN25
Name of site owner Details of any consultation held	Mr Gary Brown, 3 Bowden Rise, Seaford BN25 2HZ c/o Mr David Collins Collins Planning Services Ltd 4 Yeomans, Ringmer, BN8 5EL dcplanningservices@gmail.com
Photo	
Site Location	Adj to 95 Firle Road Seaford OS Grid Ref. TQ485008
Gross site area	0.68 hectares
Current use	Green space
Previous use (if known)	Greenfield, Adjacent to site of old waterworks
Type (greenfield, brownfield or both)	Greenfield
SHELAA reference and comments (if any)	09SF (AUG 2017) Site Yield 10 units Not Deliverable or Developable - Not Suitable. Greenfield site, partially out of planning boundary. Majority of site (all excluding existing dwelling) covered by Group TPO. These would need to be removed to achieve development. Marginal achievability due to required upgrading of track to provide access. ESCC highways consider site to be unsustainable due to distance to services.
Planning Policies covered by Lewes Local Plan for the site	CT1 (Planning Boundary and Key Countryside Policy) CP8 (Green Infrastructure) CP10 (Natural Environment and Landscape Character) RES6 (Residential Development in the Countryside)

H12 (Areas of Established Character)

Part of site outside planning boundary

This site was the subject of a recent planning application **LW/16/0965** which was refused by LDC on 20 January 2017, on the following grounds (appeal lodged 3/2/17, appeal dismissed 8/8/17):

1. The proposal would constitute a significant built development into an 'Amenity Strip', which is protected by a legal agreement dated 29 April 1989 between the Council and Berkeley Homes (and successors in title). This 'Amenity Strip' makes a valuable contribution to the character and appearance of the local area. The proposed development would occupy a significant part of the 'Amenity Strip' and would have a detrimental affect on the 'Amenity Strip', and the character and appearance of the local area. The proposed development would thereby be in conflict with the intentions of the legal agreement and Retained Policy ST3 of the Lewes District Local Plan (as included in the Joint Core Strategy) and Policy CP11 of the Joint Core Strategy.
2. The proposal would constitute a significant built development into an area of woodland which is covered by Tree Preservation Order (No. 2) 2010, with associated removal of trees and site clearance. This will erode the visual amenity function of the woodland and would have a detrimental visual impact on the established character of the area and its enjoyment by the wider public. The proposed development would thereby be in conflict with the intentions of the Tree Preservation Order, Retained Policy ST3 of the Lewes District Local Plan (as included in the Joint Core Strategy) and Policy CP11 of the Joint Core Strategy.
3. The site forms part of a designated Area of Established Character, as identified in the Lewes District Local Plan. The proposal would constitute built development, encroaching into a wooded area which positively contributes to the Area of Established Character. The removal of trees and site clearance, together with the dwelling itself, would erode the visual amenity function of the wooded area and would have a detrimental visual impact on the locality, in conflict with the intentions of the Area of Established Character designation and Retained Policy H12 of the Lewes District Local Plan, as included in the Joint Core Strategy.
4. The trees which are indicated to be retained would directly conflict with the reasonable use and enjoyment of the dwelling and its garden by future residents of the property, for reasons including shading and fears of windthrow and branch shedding. The proposal would therefore be likely to result in pressure on the Council for works to reduce or remove the trees which, if the dwelling were built and occupied, may be difficult to resist by the Council. The proposal may therefore cause more widespread harm to the area, contrary to Retained Policy ST3 of the Lewes District Local Plan (as included in the Joint Core Strategy) and Policy CP11 of the Joint Core Strategy.

Suitability

See note 1. of recent planning decision above

Achievability & Availability	The site has not been put forward by the owner.
Acceptability	
Site Summary	<p>Distance to amenities: Seaford Station: 2.09 km GP surgery: 2.09 km Post office: 2.25 km Secondary school: 3.22 km Primary school: 1.45 km Shop: 0.8 km Bus stop (120): 0.61 km Source: https://www.google.co.uk/maps</p> <p>Dark Skies E1 (Buffer or Rural Transition Zone)</p> <p>The speed limit on Firle Road is 30mph, the speed limit reduces to 10mph on the bend on which this site lies. There have been 0 reported traffic accidents at or close to the site</p> <p>The elevation of the site is 52-56m. According to the SDNP Viewshed Analysis, the site is visible from 2-3 viewpoints in the National Park</p> <p>Bridleway Seaford 14a passes through the site.</p> <p>Nitrate Vulnerable Zone 2017 ID: G56 Sussex Chalk Higher Level Stewardship Target Area: South Downs National Forest Inventory Conifer Woodland Woodland Priority Habitat Network: High Spatial Priority Farm Wildlife Package Area: South Downs High priority for countryside stewardship in relation to Farm Wildlife Package Areas; 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 Contributions of Land Use Associated Features - Prominent http://www.magic.gov.uk/</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</p>

	<p>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>
<p>Further Comment from statutory bodies</p>	<p>Met with Sarah Nelson, Strategic Planning Lead, SDNPA on 26.1.17. She confirmed that:</p> <ul style="list-style-type: none"> • 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)." • All other opportunities must be explored before SDNPA will consider development within the Park • SDNPA revised policies will have stronger emphasis on landscape – particularly relevant to Seaford are: Landscape Character (SD5), Safeguarding Views (SD7), Relative Tranquillity (SD8) and Dark Night Skies (SD9).
<p>Summary views from residents (would they support this site?)</p>	

