**List of policies in Plan and Non-Statutory Community Aspirations**

**SEA1 Development within or affecting the South Downs National Park**

**Development within or impacting upon the South Downs National Park should have a landscape led approach to design, having regard to the setting of the National Park in terms of its landscape and visual amenity. Development within or impacting upon the South Downs National Park must respect:**

**a) the landscape setting of Seaford, including meeting the purposes of the South Downs National Park and protecting the character of the Heritage Coast;**

**b) the key views as identified in the Statement on Seaford’s Local Landscape Character and Views and shown on Map 2 (Views from and within Conservation Areas are shown in detail in Appendix D):**

**c) tranquillity and dark night skies;**

**d) the natural, locally distinctive and heritage landscape qualities and characteristics of Seaford including trees and hedgerows, particularly in areas which are currently deficient in such natural assets;**

**e) features of biodiversity, geological and heritage interest (see Paragraph 6.8)**

**SEA2 Design**

**Development in the Neighbourhood Area should demonstrate high design quality. Development should have regard to the General Design Guidelines for Seaford and give consideration to the following criteria:**

1. **the design has regard to the distinctive and attractive characteristics of Seaford and its setting and the key views identified in the Statement on Seaford’s Local Landscape Character and Views and shown on Map 2;**
2. **the site is located and designed to facilitate connectivity between the site and local services by cyclists and pedestrians, having regard to the ESCC Local Cycling and Walking Infrastructure Plan for the area. This will take into account the need to provide routeways with sufficient informal surveillance and lighting so that people feel safe using them;**
3. **the site provides good access to public transport to help reduce car dependency and support public transport use, including where appropriate provision of better connections between bus and rail, and improved passenger information;**
4. **the design makes an efficient use of land and incorporates a high quality layout, building design, energy efficiency and durable and sustainable materials of an appropriate texture, colour, pattern and appearance that will contribute positively to the landscape and townscape character and local distinctiveness of Seaford;**
5. **the design incorporates public and private spaces which are clearly defined and designed to be attractive, well managed and safe. There should be suitable private outdoor amenity space for new dwellings so passers-by respect the boundaries and residents feel their personal space is protected, and adequate, appropriately designed external storage space for bins and recycling facilities as well as for bicycles.**
6. **where appropriate the design is informed by a landscape assessment that has regard to the existing topography and landscape features of the site and the townscape, landscape and seascape of the surrounding area.**
7. **where appropriate the design is informed by an Ecological Impact Assessment (EcIA), in line with BS42020:2013 and CIEEM guidelines, has regard to the mitigation hierarchy in NPPF paragraph 175a, and provides a net gain in biodiversity. Existing individual trees or tree groups that contribute positively to the area will be retained and opportunities taken to provide or improve green and blue infrastructure and habitat connections and linkages to green spaces and/or the countryside;**
8. **where the development could impact on designated or non-designated heritage assets, the design is informed by a heritage assessment using the Historic Environment Record as well as archaeological field work where appropriate and will be accompanied by appropriate levels of archaeological work which are research driven to answer specific questions relevant to the history and archaeology of Seaford and the plan area.**
9. **car parking or other servicing areas will meet ESCC standards and be appropriate to the context and sensitively located and designed so as not to dominate the public realm. Where appropriate electric vehicle charging points will be supported.**
10. **the development will incorporate Sustainable Drainage Systems (SuDS) which involve the integration of objectives to manage flood risks, prevent pollution but also to provide places that are good for people and wildlife and will provide a connection to the nearest point of adequate capacity in the sewerage network, as advised by the service provider. (See Paragraph 6.9)**

**SEA3 Conservation Areas**

**Conservation Areas and their settings must be conserved or enhanced in a manner appropriate to their significance. The enhancement of a Conservation Area or its setting will be supported .(See paragraph 6.12)**

**SEA4 Bishopstone Conservation Area**

**Development affecting Bishopstone Conservation Area or its setting must demonstrate how it respects the isolated character and downland setting – including the valley and ridgelines around the valley – of the village. (See Paragraph 6.15)**

**SEA5 Areas of Established Character**

**Development within Areas of Established Character, as shown on Map 4, must demonstrate how it respects and appears in keeping with the existing character of the Area in terms of spaciousness, building heights, building size and site coverage, building lines, boundary treatments, trees and landscaping. The Areas of Established Character in Seaford are:**

1. **Firle Road area including Firle Close, Firle Grange and Firle Drive**
2. **St Peter’s Road**
3. **Glebe Drive**
4. **Belgrave Road, Westdown Road and Beacon Road**
5. **Corsica Hall**
6. **Chyngton Road and Cuckmere Road**
7. **Chyngton Way area including South Way and Lullington Close**
8. **Blatchington Road/Richmond Terrace and Broad Street, north of the A259**

**(See paragraph 6.25).**

**SEA6 Development on the Seafront**

**Development at Seaford Seafront, as identified on Map 5, should have regard to the General Design Guidelines for Seaford and should respond to the following design principles, as appropriate:**

**a) development should not detract from the natural, open, un-commercialised environment of the Seafront;**

**b) development should be designed to be resilient to impacts from adverse weather conditions (wind damage) and flood risk, and does not prejudice the ability of relevant agencies to manage the coastal flood risk, beach management and sea defence maintenance**

**c) development should be low density and low rise so it does not impact significantly on the spatial or visual openness or attractiveness of the Seafront and its vistas and respects the setting of and views to and from the South Downs National Park, the Heritage Coast, the shoreline and the Seaford Head Gateways;**

**d) development should conserve or enhance the biodiversity of the Seafront (for example, the kittiwake colony at Splash Point and the shingle vegetation at Tide Mills);**

**e) development should conserve and enhance the amenity use of the seafront; and**

**f) development should take opportunities to enhance the public realm and improve walking and cycling facilities.(See paragraph 6.28)**

**SEA7 Recreational Facilities**

**The development of existing open space, sports and recreational buildings and land, including playing fields, will not be supported unless:**

* 1. **an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or**
  2. **the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or**
  3. **the development is for alternative sports and recreational provision, the needs for which clearly outweigh the loss. (See paragraph 6.31)**

**SEA8 Local Green Spaces**

**The Neighbourhood Plan designates the following locations as Local Green Spaces, as shown on Map 7 and the following plans (Maps 7A i – 7A ix):**

**1 Bishopstone Village Green**

**2 Blatchington Pond**

**3 Foster Close Open Space**

**4 Normansal Park/ Chalvington Fields not in the National Park**

**5 Princess Drive Green and old Grand Avenue Bridleway**

**6 The Crouch**

**7 The Old Brickfield and site adjacent to 47 Surrey Road**

**8 The Ridings (Lexden Road)**

**9 Land north of Alfriston Road (4 plots)**

**The management of development within areas of Local Green Space will be consistent with that for development within Green Belts. (See paragraph 6.38)**

**SEA9 Allotments**

**Proposals resulting in the loss of allotments as shown on Map 8 will only be supported if it is demonstrated:**

1. **Alternative allotment provision is made on a site of equivalent visual and horticultural value; or**
2. **there is no need or demand for the allotments and that this is unlikely to change in the foreseeable future; and**
3. **there is no net loss of biodiversity. (See paragraph 6.34)**

**SEA10 New Business Space at Cradle Hill**

**Land at Cradle Hill Industrial Estate, as shown hatched blue on Map 9, is allocated for business development (Use Classes B1, B2 and B8), subject to the following criteria:**

1. **the height of the development shall be no higher than the existing buildings**
2. **the eastern boundary of the Cradle Hill Estate extension shall be clearly demarcated with a substantial landscaped buffer of varying width, but no less than four metres.**
3. **Development should be designed to minimise visual impacts on the South Downs National Park**
4. **Development must not harm highway safety and should provide for safe access.**

**(See paragraph 6.40)**

**SEA11 Visitor Accommodation in Seaford**

**The development of visitor accommodation within Seaford will be supported, subject to it respecting local character, residential amenity and highway safety.(See paragraph 6.41)**

**SEA12 Footpath to Church Lane**

**A pedestrian way linking Broad Street (between Nos 17 and 25 Broad Street) to Church Lane will be protected from development. Development proposals will incorporate such a link (or the relevant parts of such a link) in any proposals for redevelopment of any of the land or premises in the area of the route shown on Map 10 and Map 10A i. (See paragraph 6.45)**

**SEA13 Safeguarding Future Transport Projects**

**The land identified on Map 10 and Map 10A ii is safeguarded from any development that would prevent the re-dualling of the train line. (See paragraph 6.47)**

**SEA14 Site Allocations**

**To contribute to the development of at least 185 dwellings in the Neighbourhood Area during the plan period, the following sites, as defined on Map 11, have been identified as sites where residential development (approximate number of dwellings shown in brackets) will be supported:**

**i. Dane Valley Project Area – (104 dwellings/net addition of 74) and employment space**

**ii. Jermyn Ford, 10 Claremont Road (20 dwellings)**

**iii. 10 Homefield Place (19 dwellings)**

**iv. Brooklyn Hyundai, Claremont Road (13 dwellings)**

**v. \*Holmes Lodge, 72 Claremont Road (12 dwellings)**

**vi. \*Station Approach/Dane Road above existing retail space (12 dwellings)**

**vii. Seven Sisters pub, Alfriston Road (9 dwellings)**

**viii. \*Old House Depository, Claremont Road (35 dwellings)**

**ix. \*Elmcourt, Blatchington Road (9 dwellings)**

**x. Florence House (7 dwellings)**

**\* identified by Lewes District Council in 2015**

**Site viii, the Old House Depository site was delivered during the plan period, prior to the making of the Neighbourhood Plan**

**A total of 210 dwellings against a target of 185 dwellings (See Paragraph 6.56)**

**Occupation of sites (ii) and (viii) to be phased to align with the delivery of sewerage infrastructure, in liaison with the service provider. Layout for site (ii) must be planned to ensure future access to the existing sewerage infrastructure for maintenance and upsizing purposes**

**SEA15 Dane Valley Project**

**The comprehensive masterplan-led development of the Dane Valley Project area, identified on Map 12, for residential and employment use will be supported. Development proposals must demonstrate how they take into account the following: High quality design; flood risk; contaminated land; biodiversity; sustainable patterns of movement; surface and foul drainage; highway safety; phasing.**

**(See paragraph 6.57)**

**SEA16 Florence House**

**Development of the Florence House site will be subject to the following criteria:**

**a) This site is within a high risk archaeological zone and therefore any planning application will need to be accompanied by an archaeological assessment which includes on-site investigation works to demonstrate that the development can be implemented without causing harm to archaeology on the site; and**

**b) This site is adjacent to priority habitat deciduous woodland and the design must avoid harm to this habitat where possible or mitigate any unavoidable harm in accordance with the mitigation hierarchy.(See after paragraph 6.57)**

**SEA17 Brownfield Development**

**The redevelopment of brownfield or previously-developed land will be supported, subject to respecting local character, residential amenity and highway safety.(See paragraph 6.58**

**SEA18 Utility Infrastructure**

**The development of new and improved utility infrastructure that meets the needs of the community will be supported.(See Paragraph 6.59)**

**Non-Statutory Community Aspirations**

**Community Aspiration 1 (Seafront and Tourism)**

**It is recommended that:**

* 1. **Consideration is given to improving signage and access from the A259 to the Town Centre and Seafront and from the Seafront to the Town Centre as well as rationalising signage elsewhere.**
  2. **Enhancing the town centre, such as with new light standards, Victorian shop front scheme, cobbled lanes, etc.**
  3. **Wherever possible, any disturbance to wildlife and natural vegetation should be avoided;**
  4. **There should be better maintenance of the paths and walls along the Seafront, as well as sensitive enhancement of the man-made features, such as benches, toilets, sea defence groynes and shelters;**
  5. **Lighting should be reviewed to ensure it as effective as possible, and at the same time reducing wherever possible any light pollution;**
  6. **The “free parking” policy, for cars and motor cycles, on the Seafront, with a dedicated coach bay (with drop off point in the town centre) should be retained;**
  7. **Seaford Town Council and the South Downs National Park Authority should continue to work closely together to deliver a joint approach to better signage and fencing to the National Park from the Town, particularly within the Heritage Coast, and possibly associated tree planting and landscaping if deemed appropriate;**
  8. **Impact Seaford and Seaford Town Council should take the lead in investigating the level and type of demand for accommodation for visitors to the town and consider the options for sites for such accommodation including:**

1. **The soon to be vacated GP surgeries sites in the town centre**
2. **The site adjacent to the Seaford Head Golf Course which could accommodate chalets and pods for visitors (See paragraph 7.4)**

**Community Aspiration 2 (Heritage Assets)**

**It is recommended that:**

* 1. **Seaford Town Council works with the Seaford Museum and Heritage Society and Historic England to refresh the list of designated heritage assets, including adding Sutton Park Road War Memorial, Steyne Drinking Fountain, and Jubilee Gardens;**
  2. **Seaford Town Council works with the above partners and the local planning authorities to draw up a list of non-designated ‘Locally Listed Buildings’.(See paragraph 7.7)**

**Community Aspiration 3 (Grass Verges)**

**It is recommended that:**

* 1. **Further work be undertaken to understand which verges in Seaford are in the Wildlife Verge Scheme, or should be proposed for addition to the scheme, to ensure they are appropriately enhanced and preserved;**
  2. **Appropriate verges in Seaford should be put forward for consideration of reduced verge cutting to promote biodiversity (such discussions should include assessment of the wider impact (such as, on wildlife, road safety issues and blocking of drains) of reducing the frequency of verge cutting, any pilot scheme should be well publicised; and**
  3. **Utility companies, in locating underground cables be encouraged to consider the impact of works on existing and proposed trees.(See paragraph 7. 9 )**

**Community Aspiration 4 (Climate Change and Flooding)**

**It is recommended that:**

1. **the Flood Action Group and the Beach User Group should continue to meet regularly with the Environment Agency and be consulted on future flood defence strategy as well as on more day to day issues (such as flash flooding).**
2. **When appropriate the South Downs National Park Authority (SDNPA) should be consulted on any future flood defence strategy given the impact this can have on the natural appearance of the Heritage Coast. (See paragraph 7.14)**

**Community Aspiration 5 (Infrastructure)**

**It is recommended that priority must be given to ensuring that any future developments in the Town are accompanied by a commensurate increase in resources for patient care and education; and this should be a core priority of all relevant Authorities. (See paragraph 7.15)**

**Community Aspiration 6 (Services for young people)**

**It is recommended that:**

* 1. **The provision of services (and facilities) for the young receive a high priority to attract young people to the Town;**
  2. **The provision of a café style facility for young people be explored;**
  3. **Existing recreation space be maintained and enhanced with facilities such as a BMX track.**
  4. **Lewes District Council to carry out a playing pitch strategy with a view to working with Seaford Town Council to ensure adequate facilities are provided to all parts of the Town. (See paragraph 7.16)**

**Community Aspiration 7 (Policing)**

**It is recommended that policing in Seaford continues to be monitored closely to ensure that as the population increases the policing of the Town remains adequate. (See paragraph 7.18)**

**Community Aspiration 8 (Recycling)**

**It is recommended that:**

* 1. **LDC investigates the potential for correcting the lack of recycling facilities on the seafront and north of the Town and considers the following locations for recycling points:**
  2. **Princess Drive**
  3. **Area where Blatchington Rd meets Avondale Rd;**
  4. **Walmer Road**
  5. **Micklefield Way**
  6. **Lewes DC considers providing additional facilities for recycling cardboard; and**
  7. **Lewes DC continues to consult with the community on its Waste Strategy.(See paragraph 7.20)**

**Community Aspiration 9 (Transport and air quality)**

1. **It is a community aspiration that East Sussex County Council Highways deal with the severe dangers on the A259 at Bishopstone/ Hill Rise and Hawth Hill** **and implement an appropriate solution using available funding.**
2. **It is recommended that the suggestions in Appendix B are used to inform decisions by the local highway authority and other relevant bodies to improve the sustainable transport network in Seaford.**
3. **Seaford Town Council and East Sussex County Council should work closely with Cycle Seahaven, and other local groups as appropriate, to make improvements to the cycling infrastructure, particularly in the town centre. (See paragraph 7.22)**