


## Seaford Neighbourhood Plan Site Notes for Site SW14 Newlands, Bishopstone reviewed Sept 2018

<b>Site Name and address if known</b>	Land known as Newlands, Bishopstone
<b>Name of site owner Details of any consultation held</b>	James White, Carol Willey and Anne Kaye Emails: 20.2.17
<b>Photo</b>	
<b>Site Location</b>	Land between the A259, Marine Parade and the railway line in Bishopstone Grid reference: TQ466001
<b>Gross site area</b>	6.7 Ha
<b>Current use</b>	Greenfield
<b>Previous use (if known)</b>	
<b>Type (greenfield, brownfield or both)</b>	Greenfield site which lies outside the South Downs National Park but adjacent to it
<b>SHELAA reference and comments (if any)</b>	
<b>Planning Policies covered by Lewes Local Plan for the site</b>	<p><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>CP12</b> (Flood Risk, Coastal Erosion and Sustainable Drainage)  <b>RES6</b> (Residential Development in the Countryside)  <b>SF11</b> (Bishopstone Conservation Area) - Planning permission will not be granted for any development which would detract from the isolated character of Bishopstone village and its downland setting in the Bishopstone valley as shown on Inset Map No 4. No further development will be allowed to intrude into the valley or the ridgelines around the valley.          Located in a Site of Nature Conservation Importance  <a href="https://assets.sussexwildlifetrust.org.uk/Files/lewessnci.pdf">https://assets.sussexwildlifetrust.org.uk/Files/lewessnci.pdf</a></p>
<b>Suitability</b>	Landscape Capacity Study by Lewes District Council and South Downs National Park Authority September 2012

	<p><a href="http://www.lewes.gov.uk/Files/plan_LCS_2012.pdf">http://www.lewes.gov.uk/Files/plan_LCS_2012.pdf</a>  Concludes Valley floor either side of A259 as follows:  Landscape Value: High  Visual Sensitivity: High  Landscape Capacity: None  According to the Environment Agency, the site has medium risk of flooding from rivers or the sea and a high risk of flooding from surface water. Flood Zone 3.</p>
<b>Achievability &amp; Availability</b>	The site has not been put forward by the owner, however, the owner has confirmed that the site is available should the plan want it.
<b>Acceptability</b>	
<b>Site Summary</b>	<p>Distance to amenities:  Bishopstone Station: 0.48 km  GP surgery: 2.09 km  Post office: 2.09 km  Secondary school: 3.86 km  Primary school: 3.22 km  Shops: 1.29 km  Bus stop (12): 0.0 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 Newhaven Road/Buckle By Pass is 50mph and on Marine Parade is 30mph  There have been 19 reported traffic accidents at or close to the site including one fatality</p> <p>The elevation of the site is 1-4m</p> <p>Footpath Seaford 2a crosses the eastern part of the site</p> <p>Nitrate Vulnerable Zone 2017 ID: G56 Sussex Chalk  Higher Level Stewardship Target Area: South Downs  Priority Habitat – Coastal and Floodplain Grazing Marsh  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;  Flood Risk Management Priority Score - High  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:  Floodplain Grazing Marsh within 1km  Lowland Calcareous Grassland within 1km  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, Lapwing, 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, Lapwing, 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, Lapwing, 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><b>Summary views from residents (would they support this site?)</b></p>	

