


Seaford Neighbourhood Plan Site Notes for Site SW5 Grand Avenue, Seaford, Field Number 4825 reviewed Sept 2018

Site Name and address if known	Parcel of land at Grand Avenue, Seaford Field Number 4825
Name of site owner Details of any consultation held	James White, Carol Willey and Anne Kaye. Emails 25.11.16, 12.12.16, 7.1.17, 11.1.17, 7.2.17, 9.2.17, 20.2.17 Meeting with Anne Kaye 16.2.17
Photo	
Site Location	O.S.Grid Ref. TQ475002
Gross site area	5.25 hectares (13 acres)
Current use	Arable farmland – Grade 3
Previous use (if known)	Greenfield
Type (greenfield, brownfield or both)	Greenfield
SHELAA reference and comments (if any)	LE108 SDNP 2016 SHLAA – the SHLAA site is the bottom strip of land bordering Princess Drive. The site was rejected due to High Landscape Sensitivity owing to its visual sensitivity in a vulnerable location on the edge of the settlement and the contribution that its undeveloped state makes to the overall character. Development on the site would have a potential adverse impact on the character and appearance of the landscape. There is insufficient evidence of availability.

<p>Planning Policies covered by Lewes Local Plan for the site</p>	<p>Outside planning boundary CT1 (Planning Boundary and Key Countryside Policy) SDNPA policies apply SF11 (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. Residential development on this site if kept to 2 storeys, will not impact upon this policy as it is on the Seaford side downslope from the Grand Avenue ridge.</p>
<p>Suitability</p>	<p>Landscape Capacity Study by Lewes District Council and South Downs National Park Authority September 2012 http://www.lewes.gov.uk/Files/plan_LCS_2012.pdf Concludes Bishopstone/Norton Valley as follows: Landscape Value: Very High Landscape Sensitivity: High Landscape Capacity: None Due to the ridgeline, this parcel of land is not visible from Bishopstone/Norton Valley and any development can be maintained below the ridgeline.</p>
<p>Achievability & Availability</p>	<p>Site put forward by owner in response to Call for Sites. Email from Anne Kaye 20.2.17 "Following on from our meeting last week, I'd like to confirm that my sister, Carol Willey, my brother, James White and myself are happy to take advice on the possible unit numbers and type of development at the site of Wayfields, Grand Avenue in Seaford. We recognise that there will be a need for a percentage of affordable housing with the majority of units likely to be family housing. If there is anything we can do, at this stage, to further promote the site for development please don't hesitate to contact me."</p>
<p>Acceptability</p>	
<p>Site Summary</p>	<p>Of the 3 parcels, this parcel is closest to the amenities and therefore the most sustainable location. Using adjacent developments to assess potential, up to 80 homes could be built here.</p> <p>Distance to amenities: Bishopstone Station: 0.8 km GP surgery: 2.25 km Post office: 2.25 km Secondary school: 4.02 km Primary school: 2.41 km Shop: 0.8 km Bus stop (120): 0.32 km Source: https://www.google.co.uk/maps</p> <p>Dark Skies E1 (Buffer or Rural Transition Zone)</p> <p>The speed limit on Princess Drive is 30mph and Grand Avenue is 60mph There have been 0 reported traffic accidents at or close to the site</p> <p>The elevation of the site is 23-41m According to the SDNP Viewshed Analysis, the site is visible from 2-3 viewpoints in the National Park</p> <p>Footpath Seaford 10 borders the north side of the site.</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; Environmentally Sensitive Area: South Downs 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 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, Herring Gull http://jncc.defra.gov.uk/page-5163 Birds of Conservation Concern Red List: Corn Bunting, Turtle Dove, Yellow Wagtail, Herring Gull 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, Herring Gull – 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"> • 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 this site is: 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>	<p>192 responses from the 11th July 2017 drop in event. The majority related to objections about development at Grand Avenue.</p>

