


Seaford Neighbourhood Plan Site Notes for Site SN2 The Ridings Amenity Open Space reviewed Sept 2018

Site Name and address if known	The Ridings, Seaford BN25 3HW
Name of site owner Details of any consultation held	Seaford Town Council Contact: James Corrigan, Town Clerk, STC, 37 Church Street, Tel: 01323 894870 James.Corrigan@seafordtowncouncil.gov.uk
Photo	
Site Location	The Ridings - northern end of Lexden Road at junction with The Ridings and Normansal Park Avenue O.S Grid Ref. TQ489004
Gross site area	0.291 ha.
Current use	Open green space and recreation.
Previous use (if known)	Greenfield
Type (greenfield, brownfield or both)	Greenfield
SHELAA reference and comments (if any)	NA
Planning Policies covered by Lewes Local Plan for the site	RE1 (Provision of Sport, Recreation and Play) CP8 (Green Infrastructure)
Suitability	This land was subject to a s52 T&CP Act agreement and transferred at nil consideration to LDC on 31 August 1994, together with a payment of £6,360 maintenance contribution as informal open space.
Achievability & Availability	Site put forward by owner in response to Call for Sites
Acceptability	A survey was carried out by STC in early 2016 which asked whether residents were in favour of the sale of this site for development. 952 people responded, 481 said yes, 471 said no. STC decided not to go ahead with the sale of the site and, instead, it was submitted to the Neighbourhood Plan.
Site Summary	Distance to amenities: Seaford Station: 1.93 km GP surgery: 1.93 km Post office: 1.93 km

Secondary school: 2.41 km (on foot), 3.22 km (by car)
Primary school: 0.16 km
Shop: 0.48 km
Bus stop (119): 0.09 km
Source: <https://www.google.co.uk/maps>

The speed limit on The Ridings, Lexden Road and Normansal Park Avenue is 30mph. The site is at the junction of these three roads.
There has been 1 reported traffic accident at or close to the site

The elevation of the site is 45-46m

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 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/>

Species data recorded historically within 200 metres of the site provided by the Sussex Biodiversity Record Centre on 31.5.17.

Protected Species

Amphibians	Rana temporaria	Common Frog
Reptiles	Anguis fragilis	Slow-worm

Notable Birds

Birds	Phylloscopus trochilus	Willow Warbler
Birds	Alauda arvensis	Skylark
Birds	Apus apus	Swift
Birds	Tyto alba	Barn Owl
Birds	Cuculus canorus	Cuckoo
Birds	Streptopelia turtur	Turtle Dove
Birds	Columba oenas	Stock Dove
Birds	Larus argentatus	Herring Gull
Birds	Hirundo rustica	Swallow
Birds	Delichon urbicum	House Martin
Birds	Prunella modularis	Dunnock
Birds	Turdus philomelos	Song Thrush
Birds	Sylvia communis	Whitethroat
Birds	Sturnus vulgaris	Starling
Birds	Passer domesticus	House Sparrow
Birds	Linaria cannabina	Linnet
Birds	Pyrrhula pyrrhula	Bullfinch
Birds	Emberiza citrinella	Yellowhammer
Birds	Emberiza calandra	Corn Bunting
Birds	Phoenicurus phoenicurus	Redstart

Invasive Non-native

	Higher Plants - Flowering Plants Higher Plants - Flowering Plants Higher Plants - Flowering Plants Higher Plants - Flowering Plants Higher Plants - Flowering Plants	Cotoneaster horizontalis Fallopia japonica Hyacinthoides non-scripta x hispanica = H. x massartiana Petasites fragrans Quercus ilex	Wall Cotoneaster Japanese Knotweed Hybrid bluebell Winter Heliotrope Evergreen Oak
Further Comment from statutory bodies			
Summary views from residents (would they support this site?)			
STC comments	STC ref: LO24 Land Registration No. ESX202681 Can only build private dwelling house, no hut, caravan etc. No excavations Open/green space -0.27 hectares Would not qualify as S77 land		



ADDRESS: Land at the Ridings, Seaford		PAGE: S22B	
DEED PACKET NO: 952		REGISTERED TITLE NO:	
CURRENT USE: Public Open Space			
PLANNING POLICY/PROPOSALS: Seaford Local Plan Adopted 1990 and LDLP Deposit Draft. To be retained as informal open space			
O S SHEET NO: 4800NE/SE		SITE AREA: 0.27ha	
DATE ACQUIRED: 31.8.94		PRICE PAID: Nil consideration	
HOLDING COMMITTEE: Leisure & Community Services			
HOLDING POWER:			
LEASES/LICENCES:			
<u>Plot</u>	<u>Commencement</u>	<u>Term (years)</u>	<u>Review Period</u>

EASEMENTS:

RESTRICTIVE COVENANTS:

NOTES: 1. The land transferred to the Council under provision of a section 52 agreement T & CP act 71
2. The Council received £ 6,360 maintenance contribution.
3. Transfer excluding the footpath to the east.

Revised: 11/96	Plan on reverse side	ECONOMIC DEVELOPMENT & ESTATES
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SN 2

Title Number : ESX202681

C: Charges Register continued

be covered the surface of the yellow land in such a manner as to render the laying of an electric line thereunder or access to any electric line retained or laid thereunder or access to each end of the ducts impracticable or more difficult than it is at the date hereof PROVIDED ALWAYS and it is hereby agreed and declared that (without prejudice to the proviso to Clause 2 hereof) nothing in this covenant contained shall prevent the laying and/or re-laying (as the case may be) of appropriate surfaces on any part of the yellow land as forms the site of an intended or existing road or footpath or other way after the initial laying of electric lines thereunder pursuant to the rights and liberties hereby granted

(iii) Without prejudice to the generality of the foregoing not to erect or permit or suffer to be erected any building or structure (other than such as are shown on the said plan) nor to plant or permit or suffer to be planted any trees on or within a distance of 1.5 metres of the yellow land."

NOTE :-The land coloured yellow referred to is hatched blue on the filed plan.

10. A Transfer dated 31 August 1994 made between (1) Lewes District Council and (2) South Bank (Homes) Limited contains the following covenants:-

The Council for themselves and their successors in title hereby covenant with the Company not without the prior written approval of the Company to develop the land hereby transferred but to keep the same as a recreational area.

Schedule of Restrictive Covenants

1. The following are details of the covenants contained in the Transfer dated 24 April 1987 referred to in the Charges Register:-

"The Purchaser HEREBY COVENANTS with the vendor and their successors in title for the benefit of the retained land to observe and perform the covenants contained in the Second Schedule hereto but not so as to render the Purchaser liable after it has parted with all interest in the land.

THE SECOND SCHEDULE

1. No building shall be erected on the property other than private dwelling houses with or without private garages and outbuildings appurtenant thereto and no trade or business is to be carried on thereon.
2. No hut caravan house on wheels or any other chattel adapted or intended for use as a sleeping apartment shall be erected made placed or used or be allowed to remain upon the Property or any part thereof except for use as a site office during the period of the development of the