


## Seaford Neighbourhood Plan Site Notes for Site SW7 Grand Avenue, Seaford Field Number 9264 reviewed Sept 2018

<b>Site Name and address if known</b>	Parcel of land at Grand Avenue, Seaford Field Number 9264
<b>Name of site owner Details of any consultation held</b>	James White <div style="background-color: black; width: 100%; height: 100%; position: relative;"> <div style="position: absolute; top: 0; right: 0; bottom: 0; left: 0; width: 100%; height: 100%;"></div> <div style="position: absolute; top: 20%; left: 60%; width: 30%; text-align: center;">Carol Willey and Anne Kaye</div> </div> 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
<b>Photo</b>	
<b>Site Location</b>	O.S Grid Ref. TQ479006
<b>Gross site area</b>	5.04 hectares (12.5 acres)
<b>Current use</b>	Arable farmland – grade 3
<b>Previous use (if known)</b>	
<b>Type (greenfield, brownfield or both)</b>	Greenfield
<b>SHELAA reference and comments (if any)</b>	<b>NA</b>
<b>Planning Policies covered by Lewes Local Plan for the site</b>	<b>Outside planning boundary</b> <b>CT1</b> (Planning Boundary and Key Countryside Policy) <b>SDNPA policies apply</b> <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.
<b>Suitability</b>	<p>Landscape Capacity Study by Lewes District Council and South Downs National Park Authority September 2012</p> <p><a href="http://www.lewes.gov.uk/Files/plan_LCS_2012.pdf">http://www.lewes.gov.uk/Files/plan_LCS_2012.pdf</a></p> <p>Concludes Bishopstone/Norton Valley as follows:</p> <p>Landscape Value: Very High</p> <p>Landscape Sensitivity: High</p> <p>Landscape Capacity: None</p>
<b>Achievability &amp; Availability</b>	<p>Site put forward by owner in response to Call for Sites.</p> <p>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>
<b>Acceptability</b>	
<b>Site Summary</b>	<p>Of the 3 parcels, this is furthest from amenities. Residential development may break the Bishopstone skyline, and therefore needs careful consideration.</p> <p>Distance to amenities:</p> <p>Bishopstone Station: 1.45 km</p> <p>GP surgery: 2.9 km</p> <p>Post office: 2.9 km</p> <p>Secondary school: 4.67 km</p> <p>Primary school: 2.25 km</p> <p>Shop: 0.48 km</p> <p>Bus stop (120): 0.32 km</p> <p>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 Grand Avenue is 60mph</p> <p>There have been 0 reported traffic accidents at or close to the site</p> <p>The elevation of the site is 44-51m</p> <p>According to the SDNP Viewshed Analysis, the site is visible from 2-3 viewpoints in the National Park</p> <p>Bridleway Seaford 8b borders the south side of the site.</p> <p>Nitrate Vulnerable Zone 2017 ID: G56 Sussex Chalk</p> <p>Higher Level Stewardship Target Area: South Downs</p> <p>Woodland Priority Habitat Network: Low Spatial Priority</p> <p>Farm Wildlife Package Area: South Downs</p> <p>High priority for countryside stewardship in relation to Farm Wildlife Package Areas;</p> <p>Environmentally Sensitive Area: South Downs</p> <p>National Character Area Level Landscape Features:</p> <p>Hedgerow Priority - High</p> <p>Bankside Tree Priority - High</p>

	<p>Field Margins and Buffers Priority - High  Winter Stubble Priority - High  Permanent Grassland Priority - High  Landscape Risk Value – High  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, 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, 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, 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>Met with Sarah Nelson, Strategic Planning Lead, SDNPA on 26.1.17. She confirmed that:</p> <ul style="list-style-type: none"> <li>• All other opportunities must be explored before SDNPA will consider development within the Park</li> <li>• 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).</li> </ul>
<p><b>Summary views from residents (would they support this site?)</b></p>	<p>192 responses from the 11<sup>th</sup> July 2017 drop in event. The majority related to objections about development at Grand Avenue.</p>

