

Seaford Neighbourhood Plan Site Notes for Site SS3 Land at corner of Southdown Road/Chyngton Road reviewed Sept 2018

Site Name and address if known	Corner of Southdown Road and Chyngton Road, Seaford BN25
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	Southdown Road – land situated at junction of Southdown Road and Chyngton Road O.S.Grid Ref. TV491986
Gross site area	2.543 Ha.
Current use	Open space, dog walking
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	<p>Outside planning boundary CT1 (Planning Boundary and Key Countryside Policy) SDNPA policies apply SD5 (Landscape Character) SD7 (Safeguarding Views) SD8 (Relative Tranquility) SD9 (Dark Night Skies) Heritage Coast SSSI Impact Risk Zone with respect to all planning applications outside or extending outside existing settlements/urban areas affecting greenspace, farmland, semi natural habitats or landscape features such as trees, hedges, streams, rural buildings/structures</p>

Suitability	<p>Environment Agency's flood risk from rivers or the sea map shows this site carries a very low flood risk (as opposed to none). The EA map of 'Flood risk from surface water has a high risk as this is the lowest point in the valley.</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 land South of Chyngton Road as follows: Landscape Value: Substantial Landscape Sensitivity: High Landscape Capacity: Negligible/Low</p>
Achievability & Availability	<p>Site put forward by owner in response to Call for Sites.</p>
Acceptability	
Site Summary	<p>Distance to amenities: Seaford Station: 1.29 km (on foot), 1.49 km (by car) GP surgery: 1.29 km Post office: 1.13 km Secondary school: 0.8 km Primary school: 1.93 km (on foot), 2.25 km (by car) Shop: 0.97 km (on foot), 1.29 km (by car) Bus stop (119): 0.48 km Source: https://www.google.co.uk/maps</p> <p>Dark Skies E1 (Buffer or Rural Transition Zone)</p> <p>The speed limit on Chyngton Road and Southdown Road is 30mph. Southdown Road becomes single track at the bend. There have been 2 reported traffic accidents at or close to the site</p> <p>The elevation of the site is 3-16m According to the SDNP Viewshed Analysis, the site is visible from 4-5 viewpoints in the National Park</p> <p>Woodland Priority Habitat Network – High and Lower Spatial Priority. Higher Level Stewardship Target Area: South Downs Nitrate Vulnerable Zone 2017 ID: G56 Sussex Chalk 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 Contributions of Land Use Associated Features – Prominent http://www.magic.gov.uk/</p> <p>UK Biodiversity Action Plan species: Corn Bunting, Grey Partridge http://jncc.defra.gov.uk/page-5163 Birds of Conservation Concern Red List: Corn Bunting, Grey Partridge and Amber List: Redshank https://www.rspb.org.uk/Images/birdsofconservationconcern4_tcm9-410743.pdf</p>

	<p>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 – Source: http://www.magic.gov.uk/</p> <p>Site is opposite Area of Established Character.</p> <p>Chyngton Road is on National Cycle Route 2. Footpath Seaford 22a cross through the site.</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"> • SDNPA are very protective of the iconic Heritage Coast • Would not expect any development in the Heritage Coast to be permitted • SDNPA revised policies will have stronger emphasis on landscape – particularly relevant to Seaford are: 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>The ready access to open downland is a major civic amenity; widely used by walkers, dog owners, kite fliers, family picnickers, wellness exercise groups; it is a safe open space for children to play. In winter, the community turns out for sledging, snowballs and other kinds of memorable family fun. Altogether, there is nothing like it anywhere else in town.</p> <p>As this site is within the SDNPA, its special status as an International Dark Skies Reserve also has an impact on this site.</p>
<p>STC comments</p>	<p>STC ref: LO29 No LR No. record</p> <p>Within the Heritage coast area of SDNP highly unlikely planning permission for housing would be granted</p> <p>Open/green space. No paperwork</p>

