

## Seaford Neighbourhood Plan Site Notes for Site SE2 Land North of South Hill Barn (Chyngton Field) Private Open Space reviewed Sept 2018

<b>Site Name and address if known</b>	Land north of South Hill Barn, Seaford BN25
<b>Name of site owner</b> <b>Details of any consultation held</b>	<b>Chyngton Land Ltd</b> [REDACTED]
<b>Photo</b>	
<b>Site Location</b>	Eastern end of Chyngton Way, adjacent to National Park and Heritage Coast O.S. Grid Ref. TV503985
<b>Gross site area</b>	2.75 hectares
<b>Current use</b>	Open Space & Grazing
<b>Previous use (if known)</b>	Grade 3a Agricultural Land
<b>Type (greenfield, brownfield or both)</b>	Greenfield
<b>SHELAA reference and comments (if any)</b>	<p><b>01SF (Aug 2017 SHELAA)</b> <b>Site yield 40 units</b></p> <p>Greenfield site adjacent to planning boundary and within walking distance of a local shop. However, site is not within walking distance of town centre and other key services/facilities. ESCC highways state that access does not raise any concerns. Potential landscape impact but mitigation considered achievable. LCS indicates that the site is within a landscape character area of negligible/low capacity for change, albeit there may be opportunity to improve the current urban edge. ESCC landscape architect states that the site is sensitive and numbers high (50) to achieve satisfactory buffer. Capacity is reduced from initial suggest 83 units to reflect landscape concerns. Site is covered by two Archaeological Notification Areas, however, this is not considered a showstopper at this stage. Bus stop within walking distance of site. Not within</p>

	<p>walking of town centre, car dependent site. Seaford are in the early stages of producing a neighbourhood plan – no preferred housing options have been identified as yet.</p> <p>The updated SHELAA continues to include factual errors. There is no local shop, the nearest shop is 1.3 miles. Nearest bus stop in Fairways Road serves Cuckmere buses route 40, which operates 2 buses on a Tuesday and Friday only. The nearest bus stop operating a service 5 or more days per week is Brighton &amp; Hove buses route 12, which is 0.6 miles (950 metres). Evidence from 2016 withdrawn planning application is set out below including comments from ESCC highways and English Heritage.</p>
<b>Planning Policies covered by Lewes Local Plan for the site</b>	<p><b>Outside planning boundary</b></p> <p><b>CT1</b> (Planning Boundary and Key Countryside Policy)</p> <p><b>CP8</b> (Green Infrastructure)</p> <p><b>CP10</b> (Natural Environment and Landscape Character)</p> <p><b>H5</b> (Development Within or Affecting Conservation Areas)</p> <p><b>RES6</b> (Residential Development in the Countryside)</p> <p><b>SSSI Impact Risk Zone</b> 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>
<b>Suitability</b>	<p>Landscape Capacity Study by Lewes District Council and South Downs National Park Authority September 2012  <a href="http://www.lewes.gov.uk/Files/plan_LCS_2012.pdf">http://www.lewes.gov.uk/Files/plan_LCS_2012.pdf</a>  Concludes North of South Hill Barn as follows:  Landscape Value: High  Landscape Sensitivity: High  Landscape Capacity: None/Negligible</p>
<b>Achievability &amp; Availability</b>	<p>The site has not been put forward by the owner. However, it is available</p>
<b>Acceptability</b>	<p>LW/16/0460 Planning application withdrawn 19.10.16 following decision by planning officer to refuse application.</p>
<b>Site Summary</b>	<p>Distance to amenities:  Seaford Station: 2.57 km (on foot), 2.74 km (by car)  GP surgery: 2.74 km  Walmer Road Post office: 1.93 km  Secondary school: 1.77 km  Primary school: 1.61 km  Shop: 2.09 km  Bus stop (12): 0.97 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 Chyngton Way is 30mph.  There has been 1 reported traffic accident at the junction with the bridleway (31b), which runs along the eastern edge of the site.</p> <p>The elevation of the site is 25-36m</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;</p>

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:  
Maritime Cliff and Slope within 1km  
Floodplain Grazing Marsh within 1km  
Wood Pasture and Parkland within 1km  
Contributions of Land Use Associated Features - Prominent  
<http://www.magic.gov.uk/>

UK Biodiversity Action Plan species: Corn Bunting, Lapwing, Grey Partridge  
<http://jncc.defra.gov.uk/page-5163>  
Birds of Conservation Concern Red List: Corn Bunting, Lapwing, Grey Partridge  
and Amber List: Redshank  
[https://www.rspb.org.uk/Images/birdsofconservationconcern4\\_tcm9-410743.pdf](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, Grey Partridge, Lapwing  
– 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	Triturus cristatus	Great Crested Newt
Higher Plants - Flowering Plants	Bupleurum tenuissimum	Slender Hare's-ear
Higher Plants - Flowering Plants	Ludwigia palustris	Hampshire-purslane
Higher Plants - Flowering Plants	Marrubium vulgare	White Horehound
Higher Plants - Flowering Plants	Spiranthes spiralis	Autumn Lady's-tresses
Invertebrates - Beetles	Peltodytes caesus	A Beetle
Invertebrates - Butterflies	Polyommatus bellargus	Adonis Blue
Invertebrates - Butterflies	Coenonympha pamphilus	Small Heath
Invertebrates - Butterflies	Lasiommata megera	Wall
Mammals - Terrestrial (excl. bats)	Erinaceus europaeus	West European Hedgehog
Reptiles	Natrix natrix	Grass Snake

**Bats**

Mammals - Terrestrial (bats)	Chiroptera	Bat sp.
Mammals - Terrestrial (bats)	Pipistrellus pipistrellus	Common Pipistrelle

**Notable Birds**

Birds	Perdix perdix	Grey Partridge
Birds	Pandion haliaetus	Osprey
Birds	Falco tinnunculus	Kestrel
Birds	Falco subbuteo	Hobby
Birds	Larus canus	Common Gull
Birds	Columba oenas	Stock Dove
Birds	Streptopelia turtur	Turtle Dove
Birds	Strix aluco	Tawny Owl

Birds	Picus viridis	Green Woodpecker
Birds	Alauda arvensis	Skylark
Birds	Anthus pratensis	Meadow Pipit
Birds	Passer montanus	Tree Sparrow
Birds	Linaria cannabina	Linnet
Birds	Emberiza citrinella	Yellowhammer
Birds	Emberiza calandra	Corn Bunting
Birds	Phoenicurus phoenicurus	Redstart
Birds	Turdus philomelos	Song Thrush
Birds	Passer domesticus	House Sparrow

**Invasive Non-native**

Birds	Branta canadensis	Canada Goose
Birds	Psittacula krameri	Ring-necked Parakeet
Higher Plants - Flowering Plants	Petasites fragrans	Winter Heliotrope
Mammals - Terrestrial (excl. bats)	Sciurus carolinensis	Eastern Grey Squirrel

The site was originally allocated for recreational provision under policy SF11 in this Supplementary Planning Guidance Note:

[http://www.lewes.gov.uk/Files/Outdoor\\_Playing\\_Space\\_updated\\_Jan\\_08.pdf](http://www.lewes.gov.uk/Files/Outdoor_Playing_Space_updated_Jan_08.pdf)

The site is opposite and in sight of Chyngton Lane Conservation Area. The Conservation Area appraisal states: "Panoramic views of the Downs are evident south from Chyngton Lane." Policy ST3(f) applies.

Chyngton Way is in an Area of Established Character. LDC policy SF11 states: The spacious character is accentuated by the proximity of open downland to the south."

The site is at the entrance to the South Downs National Park, which provides vehicular access along bridleway 31b to South Hill Barn car park, the Coastguards Cottages and the world famous view of the Seven Sisters with the cottages in the foreground.

Chyngton Way is very popular with cyclists and walkers. It is on National Cycle Route 2 and South Hill Barn is the starting point for the Seaford Head South Downs walk "Miles without Stiles" - trails suitable for people with impaired mobility, wheelchairs, mobility scooters and push chairs. It is also the starting point for the National Trust walking trail "A Heavenly Haven at Chyngton". The transport statement that accompanied the recent planning application estimated that development at the site would create 271 additional two-way trips by car between the hours of 7am-7pm.

The site is within an Archaeological Notification Area. The Medieval settlement of Poynings Town was located just to the east of Chyngton Way but more recently and significantly the extensive World War I South Camp occupied the entire site and much more. An English Heritage Report by Robert Skinner<sup>1</sup> from 2011 states "The surviving archaeological remains of South Camp are a special heritage asset of local and national importance"<sup>2</sup>. Photos below of South Camp show the impact of development on the landscape and views (SDNPA policies SD5 & SD7).

Paragraph 139 on page 32 of the NPPF states that "Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets."

<sup>1</sup> English Heritage Report Available At:

[http://services.english-heritage.org.uk/ResearchReportsPdfs/027\\_2011WEB.pdf](http://services.english-heritage.org.uk/ResearchReportsPdfs/027_2011WEB.pdf)

<sup>2</sup> Page 35 of the report referenced in footnote 1 above.

<p><b>Further Comment from statutory bodies</b></p>	<p>Met with <b>Sarah Nelson, Strategic Planning Lead, SDNPA</b> on 26.1.17. She confirmed that:</p> <ul style="list-style-type: none"> <li>• potential sites that border the National Park or Heritage Coast should be considered as if they are <u>in</u> the National Park/Heritage Coast. "It may sometimes be the case that development outside the boundary may have an impact within it. Local authorities have a duty to have regard to the National Park purposes (as required in Section 62 of the Environment Act 1995)."</li> <li>• SDNPA are very protective of the iconic Heritage Coast and would not expect any development in the Heritage Coast to be permitted</li> <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 Seaford are: Landscape Character (SD5), Safeguarding Views (SD7), Relative Tranquillity (SD8) and Dark Night Skies (SD9).</li> </ul> <p><b>Lewes District Council Public Realm Framework</b> – Page 48 Para 4.2.14 "For the entries to the South Downs National Park they are particularly important to celebrate the beauty of the setting and to enhance and promote the influence this has on the character of the District."</p> <p><b>Seaford Town Council</b> – this site is outside of the Development Plan boundary, Affecting access to the National Park, potentially detrimental impact on tourism and access to the iconic Seven Sisters view from South Hill Barn, impact on local infrastructure such as the already oversubscribed medical care and school services; loss of strategic views of the National Park;</p> <p><b>SDNP - Link Officer</b> stated in the Consultation Response dated 9 August 2016 "the proposed development does not respond to the landscape in a seamless manner... This proposal would also block the outlook and aspect towards the SDNP, such being a fundamental quality of the surrounding settlement in its context...In summary the SDNPA consider that the proposal does not take account of the site context in relation to the special qualities, landscape and overall setting of the South Downs National Park...the SDNPA object to the proposals on the basis of the design and layout in relation to the setting and special qualities of the South Downs National Park."</p> <p><b>ESCC Highways</b> stated in her letter to the LDC Planning Officer dated 18 August 2016 "The proposed access, visibility splays and proposed footway along Chyngton Way are currently shown to be both outside the red site area and the public highway [adopted and unadopted areas]. Therefore no highway condition or legal agreement can be secured to ensure that an adequate access can actually be provided."</p> <p><b>ESCC Head of Planning and Environment</b> - the land south of Chyngton Way is "at risk of groundwater flooding .....The site is also upstream of an area that is of significant risk of surface water flooding and we would not want to see this risk increased."</p> <p><b>SDNP Zone of Theoretical Visibility Assessment</b> According to paragraph 3.1.4 on page 18 of the 2012 Landscape Capacity Study <sup>3</sup>"The open downland between Seaford and the Cuckmere Valley provides a natural ridge for which development should not breach. Any change in this area would be highly visible and impact on the character of both the immediate and surrounding landscape." The SDNPA Preferred Options Consultation Sept-Oct 2015 published in February 2016 states in Chapter 7 on page 113<sup>4</sup> that "Safeguarding of iconic views of the Seven Sisters coastline, Seaford Head and the Cuckmere Estuary need protection from development outside the National Park."</p>
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<sup>3</sup> See [http://www.lewes.gov.uk/Files/plan\\_LCS\\_2012.pdf](http://www.lewes.gov.uk/Files/plan_LCS_2012.pdf)

<sup>4</sup> See <https://www.southdowns.gov.uk/wp-content/uploads/2016/03/Summary-of-Main-Issues-Full-Report-FINAL.pdf>

The Zone of Theoretical Visibility assessment<sup>5</sup> carried out by the SDNPA demonstrates that development on Chyngton Way would be visible from 6-10 SDNP viewing points within the National Park including High and Over, Seven Sisters Country Park, Firle Beacon, Beachy Head, South Hill at Seaford Head, the Fort at Seaford, Birling Gap and Nore Down above Piddinghoe. It would also be visible from Newhaven Fort and the South Downs Way at the Long Man of Wilmington.

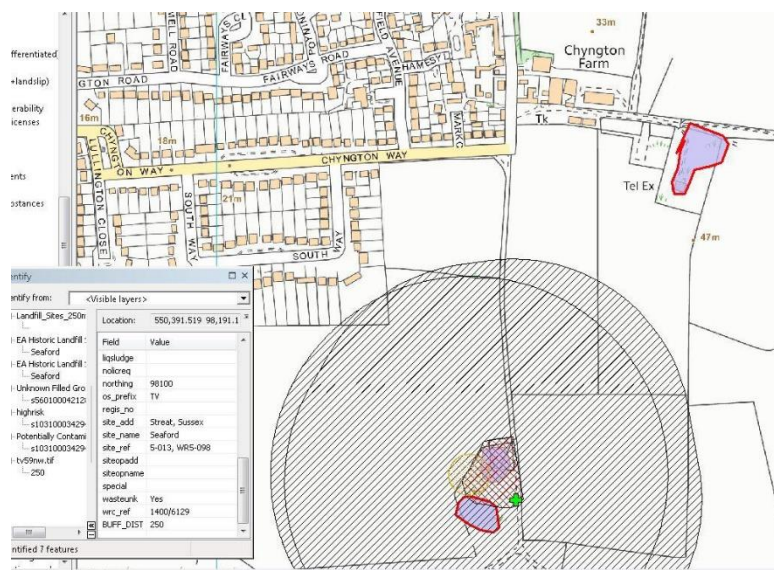
**The South Downs Society** Policy Officer stated in his letter to the LDC Planning Officer dated 22 August 2016, *“Although this site lies adjacent to, rather than within, the national park, it is important in terms of the setting of the park and any planning application must be determined with that in mind. The district council has a duty under section 62 of the Environment Act 1995 to have regard to the designation of the park.”*

**The National Trust Planning Adviser** in her letter of objection to the LDC Planning Officer dated 1 September 2016 added *“The National Trust recognises that this site does not lie within the SDNP itself, but it lies immediately adjacent to it and any development on this land will have a direct impact on the landscape character and visual qualities of the National Park. The Trust considers that such a proposal does not comply with the NPPF as development in this location will not conserve the landscape and scenic beauty of the SDNP at Seaford.”*

**The Sussex Wildlife Trust Conservation Officer** in her letter to the LDC Planning Officer dated 26 August 2016 stated *“Lewes District Council (LDC) has a duty under Section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 to have regard...to the purpose of conserving biodiversity.... This must take into account the proximity of the site to Seaford to Beachy Head SSSI and Seaford Head Local Nature Reserve.”*

**East Sussex Fire And Rescue Services** - Due to the location of this development we would recommend that the properties are fitted with a domestic sprinkler system to control a fire should it occur.

**Environmental Health** - Data held on the potentially contaminated land use database indicates a number of in-filled pits in the surrounding area with an Environment Agency registered landfill site, operational between 1970 and 1974, labelled as 'Streat Landfill' located approximately 225m to the south of the subject site (map attached below).



Due to the size and sensitivity of the proposed development and given the features noted in the surrounding area we recommend that the following conditions relating to contaminated land are attached to any planning

<sup>5</sup> See <https://www.southdowns.gov.uk/planning/planning-policy/national-park-local-plan/evidence-and-supporting-documents/viewshed-analysis/>

	<p>permission: Conditions include: 1. A preliminary risk assessment, 2. A site investigation scheme, 3. An options appraisal and remediation strategy 4. A verification plan. A Verification report prior to occupation, a long-term monitoring and maintenance plan, arrangements for contingency action, and how the developer will deal with any unsuspected contamination.</p>
<p><b>Summary views from residents (would they support this site?)</b></p>	<p>516 objections to planning application from private individuals, 6 in favour</p>

