

Seaford Neighbourhood Plan Site Notes for Site SW1

Brickfield Site, Marine Parade Amenity Open Space reviewed Sept 2018

Site Name and address if known	Brickfield Site, Marine Parade Seaford BN25 2QL
Name of site owner Details of any consultation held	Lewes District Council
Photo	
Site Location	Sandwiched between Buckle Drive and Kimberley Road with Marine Parade to the South. OS Grid Ref. TV471995
Gross site area	2.177 ha
Current use	Recreational
Previous use (if known)	Greenfield, former saltmars
Type (greenfield, brownfield or both)	Greenfield
SHELAA reference and comments (if any)	
Planning Policies covered by Lewes Local Plan for the site	RE1 (Provision of Sport, Recreation and Play) CP8 (Green Infrastructure) CP10 (Natural Environment and Landscape Character) Site of Nature Conservation Importance https://assets.sussexwildlifetrust.org.uk/Files/lewessnci.pdf
Suitability	The site contributes toward the green open spaces in Seaford which show a deficit according to policy RE1. It is regularly used for recreational and dog walking purposes. It is low lying and may prove challenging for surface water and foul drainage disposal. The Environment Agency website classifies the site as liable to flooding from both sea and surface water, with extensive parts of the site being 'high risk'.
Achievability & Availability	LDC have confirmed no current surplus assets The site has not been put forward by the owner.
Acceptability	
Site Summary	Distance to amenities: Bishopstone Station: 1.13 km GP surgery: 1.45 km Post office: 1.61 km Secondary school: 3.06 km Primary school: 1.61 km Shops: 0.64 km Bus stop (120): 0.32 km Source: https://www.google.co.uk/maps

	<p>The speed limit on Marine Parade is 30mph There have been 2 reported traffic accidents at or close to the site The elevation of the site is 2-5m Environmental Stewardship Agreements - Higher Level Stewardship 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 http://www.magic.gov.uk/ UK Biodiversity Action Plan species: Corn Bunting, Yellow Wagtail http://jncc.defra.gov.uk/page-5163 Birds of Conservation Concern Red List: Corn Bunting, 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, Yellow Wagtail – Source: http://www.magic.gov.uk/</p>
<p>Further Comment from statutory bodies</p>	<p>Tim Bartlett Specialist Adviser Coastal and Flood Risk Management LDC Reg 14 comment “<i>The Old Brickfields and site adjacent to 47 Surrey Road - Risk of flooding and over topping risk to development in the lower section</i>”.</p>
<p>Summary views from residents (would they support this site?)</p>	

