

Seaford Neighbourhood Plan Site Notes for Site SN4 Chalvington Fields Amenity Open Space reviewed Sept 2018

Site Name and address if known	Chalvington Field, Normansal Park Avenue, Seaford BN25
Name of site owner Details of any consultation held	Lewes District Council purchased on 10 February 1994 for £20,000, specifically as amenity open space for the surrounding housing. It was held by Leisure & Community Services Committee. .
Photo	
Site Location	O.S. Grid Ref. TQ491005
Gross site area	1.896 hectares
Current use	A greenfield site partly within the National Park, currently in use as open space and recreation ground.
Previous use (if known)	Greenfield
Type (greenfield, brownfield or both)	Greenfield
SHELAA reference and comments (if any)	16SF Site Yield 20 units Greenfield site predominantly within South Down National Park. Currently used as open space and recreation ground. Re-provision of recreation space will be need. TPO group runs along western boundary. Within walking distance of a bus stop, but not within reasonable walking distance of train station (approx 1 mile). Reduced site capacity to address concerns raised by ESCC landscape architect and SDNP Authority planning officers. Development in the northern part of the site should be avoided and boundary buffering strengthened as mitigation to landscape concerns.
Planning Policies covered by Lewes Local Plan for the site	Outside planning boundary CT1 (Planning Boundary and Key Countryside Policy) RE1 (Provision of Sport, Recreation and Play) SDNPA policies apply Was SD-DS02 now LE089 SD5 (Landscape Character) SD7 (Safeguarding Views)

	SD8 (Relative Tranquility) SD9 (Dark Night Skies)
Suitability	The LDC noticeboard on this site confirms it was purchased by LDC in 1994 specifically as amenity open space for the surrounding housing. As adjacent developments in Maple Fields and Normansal Park Avenue Phase 2 were not approved at that time, residential development has increased demand and beneficiaries for this facility.
Achievability & Availability	The site has not been put forward by the owner. LDC has no surplus assets. SDNP has confirmed to us that the site is not available.
Acceptability	
Site Summary	<p>Distance to amenities: Seaford Station: 2.25 km (on foot), 2.57 km (by car) GP surgery: 2.74 km Walmer Road Post office: 1.93 km Secondary school: 2.9 km Primary school: 0.64 km Shop: 0.97 km Bus stop (119): 0.32 km Source: https://www.google.co.uk/maps</p> <p>Dark Skies E1 (Buffer or Rural Transition Zone)</p> <p>The speed limit on Maple Fields is 30mph There has been 1 reported traffic accident at or close to the site</p> <p>The elevation of the site is 44-56m According to the SDNP Viewshed Analysis, the site is visible from 2-3 viewpoints in the National Park</p> <p>Many mature trees and 1,000 saplings planted by local community including MP, Town & District councillors</p> <p>Environmental Stewardship Agreement - Entry Level plus Higher Level Stewardship Priority Habitat Inventory – Deciduous Woodland. A small area in the west of the site is Deciduous Woodland and National Forest Inventory Broadleaved Woodland. Woodland Improvement High Spatial Priority. Nitrate Vulnerable Zone 2017 ID: G56 Sussex Chalk Higher Level Stewardship Target Area: South Downs Farm Wildlife Package Area: South Downs High priority for countryside stewardship in relation to Farm Wildlife Package Areas</p> <p>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:</p>

	<p>Lowland Calcareous Grassland within 1km Contributions of Land Use Associated Features - Prominent http://www.magic.gov.uk/</p> <p>UK Biodiversity Action Plan species: Corn Bunting, Lapwing, Turtle Dove http://jncc.defra.gov.uk/page-5163 Birds of Conservation Concern Red List: Corn Bunting, Lapwing, Turtle Dove 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, Lapwing, Turtle Dove – Source: http://www.magic.gov.uk/</p>
<p>Further Comment from statutory bodies</p>	<p>ESCC 28.10.15 "The site sits in an existing residential estate and can accommodate the proposed housing with options to connect to existing highway at points on either Maple Fields or Normansal Park Avenue. The developer should ensure permeability for pedestrians for access to public transport links." Environment Agency 12.10.15 Land at Normansal Park Avenue, Seaford – 20 dwellings This site is in a SPZ3.</p>
<p>Summary views from residents (would they support this site?)</p>	
<p>SDNPA comments</p>	<p>Email from Amy Tyler-Jones, Planning Policy Officer 3.3.17 "In regards to the site at Normansal Park Ave, we heard from Lewes District Council after the publication of the SHLAA that this site was no longer available. So I'm afraid our SHLAA is already out of date!" Met with Sarah Nelson, Strategic Planning Lead, SDNPA on 26.1.17. She confirmed that: Site is being withdrawn from SDNPA's development plan as LDC have said the land is unavailable All other opportunities must be explored before SDNPA will consider development within the Park 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). Following comments from SDNPA Preferred Options March 2016: "Land at Normansal Park Avenue, Seaford as shown on the Policies Map is allocated for the development of approximately 20 dwellings. Detailed proposals that comply with other relevant policies, meet the following site-specific development requirements and with a Design Brief to be approved by the local planning authority in advance of an application will be permitted: Improvement, enhancement or replacement of existing open/recreation space. A Landscape and Visual Impact Assessment will be required and should inform the design and layout of the site proposals. Careful consideration to be given to the boundary treatment of the site. The retention of existing mature trees and appropriate buffering of protected trees.</p>

	<p>Re-provision of existing open space in close proximity to the existing open space and the residents it serves</p> <p>Constraints</p> <p>Tree preservation order area along western boundary.</p> <p>The site is within an SSSI Impact Risk Zone (further advice from Natural England required)"</p>
STC comments	<p>28.10.15</p> <p>Seaford Town Council agrees that site LEO89, Normansal Park Avenue, has full potential for housing across the whole of the site, however, a provision of half an acre of land be allocated for a children's play area and green space. This must be accessible to neighbouring streets and residences. Also that the land to the south of the site is recommended for housing allocation (see red area on attached map)</p>



