


Seaford Neighbourhood Plan Site Notes for Site SW14 Newlands, Bishopstone reviewed Sept 2018

Site Name and address if known	Land known as Newlands, Bishopstone
Name of site owner Details of any consultation held	James White [Redacted] Carol Willey and Anne Kaye [Redacted] [Redacted] Emails: 20.2.17
Photo	
Site Location	Land between the A259, Marine Parade and the railway line in Bishopstone Grid reference: TQ466001
Gross site area	6.7 Ha
Current use	Greenfield
Previous use (if known)	
Type (greenfield, brownfield or both)	Greenfield site which lies outside the South Downs National Park but adjacent to it
SHELAA reference and comments (if any)	
Planning Policies covered by Lewes Local Plan for the site	<p>Outside planning boundary</p> <p>CT1 (Planning Boundary and Key Countryside Policy) CP8 (Green Infrastructure) CP10 (Natural Environment and Landscape Character) CP12 (Flood Risk, Coastal Erosion and Sustainable Drainage) RES6 (Residential Development in the Countryside) SF11 (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.</p>

	<p>Located in a Site of Nature Conservation Importance https://assets.sussexwildlifetrust.org.uk/Files/lewessnci.pdf</p>
Suitability	<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 Valley floor either side of A259 as follows: Landscape Value: High Visual Sensitivity: High Landscape Capacity: None According to the Environment Agency, the site has medium risk of flooding from rivers or the sea and a high risk of flooding from surface water. Flood Zone 3.</p>
Achievability & Availability	<p>The site has not been put forward by the owner, however, the owner has confirmed that the site is available should the plan want it.</p>
Acceptability	
Site Summary	<p>Distance to amenities: Bishopstone Station: 0.48 km GP surgery: 2.09 km Post office: 2.09 km Secondary school: 3.86 km Primary school: 3.22 km Shops: 1.29 km Bus stop (12): 0.0 km Source: https://www.google.co.uk/maps</p> <p>Dark Skies E1 (Buffer or Rural Transition Zone)</p> <p>The speed limit on Newhaven Road/Buckle By Pass is 50mph and on Marine Parade is 30mph There have been 19 reported traffic accidents at or close to the site including one fatality</p> <p>The elevation of the site is 1-4m</p> <p>Footpath Seaford 2a crosses the eastern part of the site</p> <p>Nitrate Vulnerable Zone 2017 ID: G56 Sussex Chalk Higher Level Stewardship Target Area: South Downs Priority Habitat – Coastal and Floodplain Grazing Marsh 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; Flood Risk Management Priority Score - High 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>Floodplain Grazing Marsh within 1km 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, Grey Partridge, Lapwing, Turtle Dove, Yellow Wagtail http://jncc.defra.gov.uk/page-5163</p> <p>Birds of Conservation Concern Red List: Corn Bunting, Grey Partridge, Lapwing, Turtle Dove, Yellow Wagtail 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.</p> <p>Corn Bunting, Grey Partridge, Lapwing, Turtle Dove, Yellow Wagtail – Source: http://www.magic.gov.uk/</p>
<p>Further Comment from statutory bodies</p>	
<p>Summary views from residents (would they support this site?)</p>	

