

## Seaford Neighbourhood Plan Site Notes for Site SC18

### Land adj. Sunken Garden reviewed Sept 2018

<b>Site Name and address if known</b>	Land adjacent to Sunken Gardens, Seaford BN25 1EG
<b>Name of site owner Details of any consultation held</b>	Seaford Town Council Contact: James Corrigan, Town Clerk, Seaford Town Council 37 Church Street, Seaford, BN25 1HG Tel: 01323 894870 <a href="mailto:James.Corrigan@seafordtowncouncil.gov.uk">James.Corrigan@seafordtowncouncil.gov.uk</a>
<b>Photo</b>	
<b>Site Location</b>	Hardwicke House, space between Esplanade and Green Lane O.S Grid Ref TV481988
<b>Gross site area</b>	0.303 ha.
<b>Current use</b>	Open green space, pedestrian access and recreation.
<b>Previous use (if known)</b>	
<b>Type (greenfield, brownfield or both)</b>	Greenfield
<b>SHELAA reference and comments (if any)</b>	NA
<b>Planning Policies covered by Lewes Local Plan for the site</b>	<b>RE1</b> (Provision of Sport, Recreation and Play) <b>CP8</b> (Green Infrastructure)
<b>Suitability</b>	The Environment Agency's 'Flood Risk from rivers or from the sea' map shows the Steyne Road end of Green Lane footpath as at low risk of flooding (as opposed to none). The bottom of Green Lane is at high risk of flooding from surface water up to a level of below 300mm.
<b>Achievability &amp; Availability</b>	Site put forward by owner in response to Call for Sites. This land is part of a larger title between The Esplanade and Green Lane (see details below) which is affected by a Transfer dated 2 November 1966 between Timberline Ltd and SUDC, where, in the Second Schedule, clause 2 requires SUDC "to maintain and keep the same in a tidy condition as a permanent open space". Clause 3 further states, "no buildings whatsoever shall be erected or placed upon the land hereby transferred other than small buildings for the

	purposes of lavatory accommodation or shelters built completely or partly below ground levels"....
<b>Acceptability</b>	
<b>Site Summary</b>	<p>Distance to amenities:  Seaford Station: 0.32 km  GP surgery: 0.32 km  Post office: 0.32 km  Secondary school: 1.61 km  Primary school: 1.49 km  Shop: 0.16 km  Bus stop (126): 0.16 km  Source: <a href="https://www.google.co.uk/maps">https://www.google.co.uk/maps</a></p> <p>UK Biodiversity Action Plan species: Corn Bunting  <a href="http://jncc.defra.gov.uk/page-5163">http://jncc.defra.gov.uk/page-5163</a>  Birds of Conservation Concern Red List: Corn Bunting and Amber List: Redshank  <a href="https://www.rspb.org.uk/Images/birdsofconservationconcern4_tcm9-410743.pdf">https://www.rspb.org.uk/Images/birdsofconservationconcern4_tcm9-410743.pdf</a>  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 – Source: <a href="http://www.magic.gov.uk/">http://www.magic.gov.uk/</a></p> <p>The speed limit on Green Lane, which is a no through road, is 30mph  There have been 0 reported traffic accidents at or close to the site</p> <p>The elevation of the site is 6-8m</p>
<b>Further Comment from statutory bodies</b>	
<b>Summary views from residents (would they support this site?)</b>	
<b>STC comments</b>	<p>STC ref: LO13 Land Registration No. ESX259587 &amp; SX5527  No buildings to be erected for any obnoxious purpose - covenant in conveyance dated 8.12.1886.  Recent addition following Community Partnership consultation on seafront  Not used for any purpose other than a cut through, occasional dog walker</p>

