


## Seaford Neighbourhood Plan Site Notes for Site NP4 76 Rookery Way reviewed Sept 2018

<b>Site Name and address if known</b>	76 Rookery Way, Bishopstone, Seaford BN25 2TD
<b>Name of site owner Details of any consultation held</b>	Bruce D Freeman and Marion M Freeman of above address Architect is Michael Greve Tel: 07958 247079 Email: mgreve@g3architecture.co.uk
<b>Photo</b>	
<b>Site Location</b>	House and garden leading from Rookery Way to Bishopstone Road O.S. Grid Ref. TQ469006
<b>Gross site area</b>	1.77 hectares
<b>Current use</b>	Single house and garden
<b>Previous use (if known)</b>	
<b>Type (greenfield, brownfield or both)</b>	Brownfield
<b>SHELAA reference and comments (if any)</b>	<p><b>12SF</b>  <b>Site Yield 24 units</b>          Site resubmitted with reduced capacity. Site is adjacent to planning boundary and within walking distance of bus stop. Has existing access. Relocation of rights of way required. Site is found to be not suitable due to impact of landscape, as evidenced by the Landscape Capacity Study. ESCC Landscape Architect states that it is unacceptable to extend development into South Downs National Park in this location. Views to site would not satisfy NP purpose to enhance or conserve existing landscape.</p>
<b>Planning Policies covered by Lewes Local Plan for the site</b>	<p><b>Current property is inside settlement boundary, however the land is outside planning boundary</b>  <b>Property and land is in National Park. SDNPA policies apply</b>  <b>CT1</b> (Planning Boundary and Key Countryside Policy)  <b>SF11</b> (Bishopstone Conservation Area) - Planning permission will not be granted for any development which would</p>

	<p>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>SD5 (Landscape Character) SD7 (Safeguarding Views) SD8 (Relative Tranquility) SD9 (Dark Night Skies)</p> <p><b>LW/74/1863</b> Planning application made 09.09.1974 for residential development adjacent to the approved area ref. N. S/67/0022(a) at extent of Rookery Way and fronting on to Bishopstone Road, Bishopstone – not proceeded with. No further detail on LDC planning portal. Architect has provided a photo of previous plan for the site – see below.</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 the area at Rookery Hill as follows: Landscape Value: High Landscape Sensitivity: High Landscape Capacity: None</p>
<b>Achievability &amp; Availability</b>	<p>The site has not been put forward by the owner. However, the owners' architect has confirmed site is available.</p>
<b>Acceptability</b>	
<b>Site Summary</b>	<p>Distance to amenities: Bishopstone Station: 1.13 km GP surgery: 2.41 km Post office: 2.41 km Secondary school: 4.34 km Primary school: 3.7 km Shops: 1.93 km Bus stop (12): 0.64 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 Rookery Way and Bishopstone Road is 30mph There have been 3 report traffic accidents at or close to the site</p> <p>The elevation of the site is 15-46m</p> <p>Nitrate Vulnerable Zone 2017 ID: G56 Sussex Chalk Higher Level Stewardship Target Area: South Downs Woodland Priority Habitat Network: High Spatial Priority and Lower Spatial Priority Farm Wildlife Package Area: South Downs High priority for countryside stewardship in relation to Farm Wildlife Package Areas National Character Area Level Landscape Features: Hedgerow Priority - High Bankside Tree Priority - High</p>

	<p>Field Margins and Buffers Priority - High  Winter Stubble Priority - High  Permanent Grassland Priority - High  Landscape Risk Value – High  Priority for Countryside Stewardship – Medium  Contributions of Land Use Associated Features - Prominent  Climate Change Vulnerability Buffers:  Floodplain Grazing Marsh within 1km  Lowland Calcareous Grassland within 1km  Wood Pasture and Parkland within 1km - 1km buffer zone flag</p> <p><a href="http://www.magic.gov.uk/">http://www.magic.gov.uk/</a></p> <p>UK Biodiversity Action Plan species: Corn Bunting, Lapwing, Grey Partridge, Yellow Wagtail, Turtle Dove  <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, Lapwing, Grey Partridge, Yellow Wagtail, Turtle Dove, 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, Grey Partridge, Lapwing, Turtle Dove, Yellow Wagtail – Source: <a href="http://www.magic.gov.uk/">http://www.magic.gov.uk/</a></p> <p>There are 2 footpaths that cross the site: Seaford 35b, 36</p>
<p><b>Further Comment from statutory bodies</b></p>	<p>Met with Sarah Nelson, Strategic Planning Lead, SDNPA on 26.1.17. She confirmed that:</p> <ul style="list-style-type: none"> <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 this site is: Landscape Character (SD5), Safeguarding Views (SD7), Relative Tranquillity (SD8) and Dark Night Skies (SD9).</li> </ul>
<p><b>Summary views from residents (would they support this site?)</b></p>	

