


## Seaford Neighbourhood Plan Site Notes for Site SS12 Seaford Head Golf Course reviewed Sept 2018

<b>Site Name and address if known</b>	Seaford Head Golf Course, Seaford BN25
<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>	O.S Grid Ref. TV494982
<b>Gross site area</b>	40 acres
<b>Current use</b>	18 hole golf course, charging green fees and memberships. Clubhouse
<b>Previous use (if known)</b>	Greenfield
<b>Type (greenfield, brownfield or both)</b>	Green field
<b>SHELAA reference and comments (if any)</b>	NA
<b>Planning Policies covered by Lewes Local Plan for the site</b>	Outside planning boundary <b>CT1</b> (Planning Boundary and Key Countryside Policy) SDNPA policies apply SD5 (Landscape Character) SD7 (Safeguarding Views) SD8 (Relative Tranquility) SD9 (Dark Night Skies)

	Heritage Coast <b>SSSI Impact Risk Zone</b> with respect to all planning applications.
<b>Suitability</b>	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 land South of Chyngton Road as follows: Landscape Value: Substantial Landscape Sensitivity: High Landscape Capacity: Negligible/Low And Seaford Head as follows: Landscape Value: High/Very High Visual Sensitivity: High Landscape Capacity: None Development would have a negative impact on tourism
<b>Achievability &amp; Availability</b>	Site put forward by owner in response to Call for Sites.
<b>Acceptability</b>	
<b>Site Summary</b>	Distance to amenities: Seaford Station: 1.61 km (on foot), 1.1 miles (by car) GP surgery: 1.61 km Post office: 1.49 km Secondary school: 1.13 km Primary school: 2.25 km (on foot), 2.57 km (by car) Shop: 1.29 km (on foot), 1.61 km (by car) Bus stop (119): 0.8 km Source: <a href="https://www.google.co.uk/maps">https://www.google.co.uk/maps</a>  Dark Skies E1 (Buffer or Rural Transition Zone)  The speed limit on Southdown Road and Chyngton Road is 30mph There have been 2 reported traffic accidents at or close to the site  The elevation of the site is 6-81m According to the SDNP Viewshed Analysis, the site is visible from 6-10 viewpoints in the National Park  Footpath Seaford 22a crosses the golf course and 23a runs along the edge of the golf course  Woodland Priority Habitat Network – High and Lower Spatial Priority. Woodland Improvement High Spatial Priority. Higher Level Stewardship Target Area: South Downs Nitrate Vulnerable Zone 2017 ID: G56 Sussex Chalk Scheduled Monuments - Hillfort and a bowl barrow on Seaford Head Priority Habitat Inventory - Lowland Calcareous Grassland and Deciduous Woodland and National Forest Inventory – Broadleaved Woodland. Farm Wildlife Package Area: South Downs High priority for countryside stewardship in relation to Farm Wildlife Package Areas Environmentally Sensitive Area: South Downs National Character Area Level Landscape Features: Hedgerow Priority - High Bankside Tree Priority - High

	<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  <a href="http://www.magic.gov.uk/">http://www.magic.gov.uk/</a></p> <p>UK Biodiversity Action Plan species: Corn Bunting, Grey Partridge, Lapwing  <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, Grey Partridge, Lapwing 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></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, Grey Partridge, Lapwing – Source: <a href="http://www.magic.gov.uk/">http://www.magic.gov.uk/</a></p> <p>According to Seaford Natural History Society:  Green-winged Orchid (<i>Anacamptis morio</i>), in serious decline  Waxcap Fungi (various species), 9 species found, therefore site is of regional importance (Waxcap Grasslands – An Assessment of English Sites, English Nature, Report No 555)</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>• SDNPA are very protective of the iconic Heritage Coast</li> <li>• Would not expect any development in the Heritage Coast to be permitted</li> <li>• SDNPA revised policies will have stronger emphasis on landscape – particularly relevant to Seaford are: 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>	<p>The ready access to open downland is a major civic amenity; widely used by walkers, dog owners, kite fliers, family picnickers, wellness exercise groups; it is a safe open space for children to play. In winter, the community turns out for sledging, snowballs and other kinds of memorable family fun. Altogether, there is nothing like it anywhere else in town.  As this site is within the SDNPA, it's special status as an International Dark Skies Reserve also has an impact on this site.</p>
<p><b>STC comments</b></p>	<p>STC ref: LO11 No LR No.  Only paperwork is included with that on file for Seaford Head Estate  The complete or significant development of the golf course would be impractical as the course is entirely within the National Park, such a size of development would not be permitted. Within the Heritage coast area of SDNP highly unlikely planning permission for housing would be granted</p>

