



# **SEAFORD NEIGHBOURHOOD PLAN**

**Seaford Town Council**

## **PRE-SUBMISSION SUSTAINABILITY APPRAISAL (INCLUDING STRATEGIC ENVIRONMENTAL ASSESSMENT)**

**October 2017**

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## **1.0 INTRODUCTION**

- 1.1 This report forms the Pre-Submission Sustainability Appraisal (SA) of the Pre-Submission Seaford Neighbourhood Plan. A Neighbourhood Plan, once adopted, becomes a formal part of the planning system and will be a Local Development Plan document. The Seaford Neighbourhood Plan (SNP) is an important planning tool for shaping the development and growth of the town and wider parish.

### **What is a Sustainability Appraisal?**

- 1.2 A Strategic Environmental Assessment is a requirement of the EC Directive 2001/42/EC (the 'Directive') on the assessment of the effects of certain plans and programmes on the environment. This is enshrined in UK law through the Environmental Assessment of Plans and Programmes Regulations 2004, which introduced environmental assessment as a requirement for most planning documents in the UK. A sustainability appraisal is more comprehensive than strategic environmental assessment since it covers the effects of plans on the economy and society, as well as the environment. By undertaking a sustainability appraisal of the NP, the requirements of the SEA Directive are fulfilled.
- 1.3 A Sustainability Appraisal (SA) is conducted in conformity with the SEA Directive. However, while an SEA is concerned with environmental effects, the SA is an iterative process that considers the environmental, social and economic consequences of a plan and its policies, and seeks to identify ways of achieving a proper balance between these three considerations. For simplification, this report is referred to as the Sustainability Appraisal throughout.
- 1.4 An SA is a systematic process to promote sustainable development by assessing the extent to which a neighbourhood development plan, when judged against reasonable alternatives, will help to achieve relevant environmental, economic and social objectives. It is also a means of identifying and mitigating any potential adverse impacts that the neighbourhood development plan might have. This can ensure that the policies in the plan are the most appropriate, given the reasonable alternatives.
- 1.5 The Joint Core Strategy 2016, prepared by Lewes District Council (LDC) and the South Downs National Park Authority (SDNPA), carried out a full SA (incorporating a SEA) on

the contents of their local plan. However, to date LDC has not prepared a SA incorporating an SEA on the site allocations part of the local plan<sup>1</sup>.

- 1.6 The first stage of the process is a Screening Opinion. This is to determine if a neighbourhood plan is to have significant environmental effects. A Screening Opinion dated 15th February 2017 was sent by Lewes District Council. Following consultation with the statutory environmental bodies (English Heritage, Natural England and Environment Agency) it was concluded that the SNP would have significant environmental effects and that a full SEA will need to be prepared.
- 1.7 This Report appraises the options (or reasonable alternatives) considered through the preparation of the Seaford Neighbourhood Plan, and subsequently the policies contained within the Draft Neighbourhood Plan, against the sustainability framework developed through the Scoping Report (as amended July 2017). This will help to gauge the extent to which the neighbourhood plan contributes towards sustainable development.
- 1.8 A copy of the Scoping Report is available from Seaford Town Council<sup>2</sup>.

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<sup>1</sup> Lewes District Local Plan Part 2 will allocate sites for specific land uses, such as housing, employment and recreation, and set out detailed development management policies. The South Downs Local Plan sets the policies against which planning applications will be considered and allocates land for a variety of uses. This will be submitted to Government in Spring 2018.

<sup>2</sup> <http://www.seafordtowncouncil.gov.uk/default.aspx>

## 2.0 BACKGROUND

### What is Sustainable Development?

- 2.1 Sustainable development is defined as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”. It is about ensuring a better quality of life for everyone, now and for generations to come. In doing so, social, environmental and economic issues and challenges should be considered in an integrated and balanced way.
- 2.2 The NPPF states the Government’s intentions with regards to sustainable development<sup>3</sup>, in particular the need for the planning system to perform a number of roles:

**ECONOMIC ROLE** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land and the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure

**SOCIAL ROLE** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of the present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being

**ENVIRONMENTAL ROLE** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

### Consultation and Implementation

- 2.3 An important part of the SA process is consultation with statutory environmental bodies, wider statutory consultees and members of the community. The SA will be subject to consultation arrangements alongside the Neighbourhood Plan. Consultation responses received in relation to the Scoping Report (March 2017 and amended in July 2017) are set out in **Appendix A**.

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<sup>3</sup> Paragraph 7 [https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/6077/2116950.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf)

### 3.0 APPRAISAL METHODOLOGY

#### Introduction

3.1 The appraisal methodology has been prepared taking into account the processes set out in the relevant guidance<sup>4</sup>.

3.2 The diagram below describes the different stages in the SA process and how they relate to the stages of Plan production. The steps in stage A relate to the SA Scoping Report which has been consulted on. This report forms stages B and C and is known as the SA Report. This is set out in more detail after the table.

STAGE	TASKS	COMPLETED?
<b>A</b>	<b>Setting the context and objectives, establishing the baseline and deciding on the scope</b> <ul style="list-style-type: none"> <li>• Identifying other relevant plans and programmes</li> <li>• Collecting baseline information</li> <li>• Identifying problems</li> <li>• Developing objectives and the Sustainability Framework</li> </ul>	Sustainability Framework determined and set out in the Scoping Report. Baseline and Framework updated following feedback and comments.
<b>B</b>	<b>Developing the alternatives and assessing effects</b> <ul style="list-style-type: none"> <li>• Testing the plan objectives against SA/SEA objectives</li> <li>• Developing alternatives</li> <li>• Testing policy options against the SA/SEA objectives</li> <li>• Considering mitigation</li> <li>• Proposing measures to monitor effects</li> </ul>	Plan objectives, strategy and policies, plus all reasonable alternatives at this stage are set out and appraised within this SA.
<b>C</b>	<b>Prepare the Sustainability Appraisal Report</b>	This document forms the first stage of Stage C
<b>D</b>	<b>Consult on the SA Report</b>	To be completed
<b>E</b>	<b>Monitor implementation of the plan</b>	To be completed

<sup>4</sup> Sustainability Appraisal guidance within the DCLG Plan making Manual/SEA guidance from ODPM A Practical Guide to the Strategic Environmental Assessment Directive 2005

## **STAGE A: Setting the context and objectives, establishing the baseline and deciding on the scope**

### **Sustainability Appraisal of the Seaford Neighbourhood Plan – Scoping Report (July 2017)**

3.3 Many of the tasks outlined in Stage A were undertaken during the Scoping report stage. This included collecting the baseline information for Seaford and developing the Sustainability Appraisal framework. These areas of work have been updated to take into account the responses received during the consultation period on the Scoping Report.

## **STAGE B: Developing the alternatives and assessing effects**

### **Predicting Sustainability Effects of the Draft Neighbourhood Plan**

3.4 Stage B is the main focus of this Report. This stage uses the Framework set out in the Scoping Report to appraise the planning policy options/reasonable alternatives considered as a part of developing the Neighbourhood Plan.

3.5 The process of appraising the options/reasonable alternatives will highlight which option is the most sustainable and also how, if necessary, it can be improved. Symbols are used to record the performance of each option/alternative against each objective in the sustainability framework.

3.6 The assessment and predictions of the effect of policy options on the sustainability objectives is set out within the SA. These predictions and judgements have been made based on the background baseline information and the comments/feedback provided by the Town Council through their discussions with the residents and local community.

## **STAGE C Prepare the Sustainability Appraisal Report**

3.7 This stage is similar to Stage B, it appraises the preferred planning policy and will state if the policy could be improved to be more sustainable. This is set out in this SA Report.

## **STAGE D Consulting on the plan and the SA Report**

3.8 At this stage, the Town Council will consult on the SA.



## **STAGE E    Monitoring the implementation of the plan**

- 3.9    It is important for planning policies to be monitored, to make sure they are sustainable and to check if there are any unforeseen negative impacts., that these are addressed.

## 4.0 SCOPING REPORT CONSULTATION

### Background

4.1 The Scoping Report identified a number of social, environmental and economic sustainability issues facing the neighbourhood plan area. It is considered that these issues have not changed since the Scoping Report was consulted upon. The Scoping Report is available from the Town Council. A number of sections from the Report are included within this SA and therefore to save repetition – the Scoping Report is not attached as an appendix.

### Consultation Responses

4.2 The Scoping Report was consulted on for a period of 6 weeks from 30th March 2017. This included consulting with statutory bodies with environmental responsibilities – The Environment Agency, Heritage England and Natural England. It was also placed on the Town Council's website<sup>5</sup>.

4.3 All the responses have been collated and those that are of relevance to the SA have been considered and incorporated within this document. A summary of the comments made and responses are set out in the table attached as **Appendix A**.

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<sup>5</sup> <http://www.seafordnp.uk>

## 5.0 PARISH PORTRAIT

5.1 Lewes District Council and the South Downs National Park have designated Seaford Parish as a neighbourhood area in order to allow the Town Council the opportunity to produce a Neighbourhood Development Plan. Map 1 shows the Neighbourhood Plan boundary. Within this report – the word town is used rather than parish.

5.2 This section considers the key headline information relating to Seaford Parish<sup>6</sup>.



Map 1 - Neighbourhood Plan boundary.

5.3 The following statistics and evidence are primarily drawn from the 2011 Census. These are used to provide an overview of the current status of the community. Other sources of data or information are acknowledged where applicable. In some instances, other areas have been included for comparison and earlier statistics have been utilised so that trends can be identified.

<sup>6</sup>The baseline information provided within this section has been taken from the Scoping Report July 2017. Not all sections have been included although the vast majority have. Please refer to the Scoping Report.

- 5.4 In order to be able to identify the impact the Neighbourhood Plan will have on sustainable development, it is important to have an understanding of the baseline conditions that exist within the Parish and the trends that may continue if there were no Neighbourhood Plan prepared.
- 5.5 Baseline data has been obtained from a variety of sources, including Census data, environmental designations and an analysis of the evidence base that has been prepared and collated to support the development of the Neighbourhood Plan.
- 5.6 The information has been structured using a series of topics, which are predominantly influenced and derived from those set out in the SEA Regulations 2004, in particular Schedule 2. The Scoping Report summarises the current state of the environment and also identifies key trends and pressures for the future. The information is categorised under topics, although it must be recognised that many of the topics are interlinked and/or combined in the section after the table.

Topic	Relevance to the Seaford Neighbourhood Plan
Nature Conservation	Potential for new site allocations to impact on the habitats of species within areas of nature conservation value
Landscape	Potential for new site allocations to impact on the landscape value of the South Downs National Park
Water	Risk of flooding impacts on where people live and can impact on the economic prosperity of an area. The way in which water is drained off of land, including road and other hard surfaces, can be important to the level of flood risk experienced in an area.
Soil	Potential for site allocations and development to impact on best agricultural soils or important geological sites.
Heritage	Historic environment features can be vulnerable to damage and other impacts from neglect, decay or development pressures.
Air and Climate	Potential for new site allocations to create pollution through additional congestion.
Roads and transport	Development could impact on congestion on the road network and impact on road safety through increased car movements
Housing/Health/Community	The type of existing housing and housing needs and community requirements
Economic characteristics	Development could impact on the ability of communities to function effectively (in their interaction with services) and on the economic prosperity of an area.

## Location and General Characteristics

- 5.7 The SNP area comprises the large coastal town of Seaford (including Bishopstone) under the authority of Seaford Town Council and is located in the southern portion of the Lewes District in East Sussex between the English Channel and South Downs. It is located approximately 4 miles to the east of the port and town of Newhaven, 13 miles to the east of the coastal City of Brighton & Hove and 10 miles to the west of the coastal resort of Eastbourne. Lewes, the administrative centre of the Lewes District and the County Town of East Sussex, is located approximately 11 miles to north, further along the Ouse Valley.
- 5.8 Overall the SNP Area has a high level of development in proportion to its land area, with approximately 60% of the land area being built-up. This is concentrated in the settlement of the town of Seaford itself, with the area to its north, east and south east being in the South Downs National Park. The primary settlement in the neighbourhood plan area is the town of Seaford which is located in its centre, with an additional concentration of development located around Bishopstone and its adjacent railway station in the west of the town.

## Demographics<sup>7</sup>

- 5.9 The usual resident population of the Parish as at 2011 is 23,571 people (11,266 male, 12,305 female). Of these:
- 3,370 people aged 15 and under (14.3% of Parish population compared to 17.4% across the Lewes District and 19% across England).
  - 13,047 people aged 16 to 64 (55.4% of Parish population compared to 59.9% across the Lewes District and 65% across England).
  - 7,154 people aged 65 and over (30.4% of Parish population compared to 22.7% across the Lewes District and 16% across England).
  - When compared with the National statistics (for 2011), Seaford has a relatively low proportion aged 15 years and under, with a relatively high proportion aged 65 and over.

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<https://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11128269&c=seaford&d=16&e=62&g=6421312&i=1001x1003x1032x1004&m=0&r=1&s=1460968436141&enc=1&dsFamilyId=2474>

Age Structure	Parish/NP Area (2011)		Parish/NP Area (2001)		District/Local Authority Area	
	Number	%	Number	%	Number	%
Aged 0 to 4	995	4.22	980	4.29	5,052	5.18
Aged 5 to 7	588	2.49	678	2.97	3,158	3.24
Aged 8 to 9	399	1.69	490	2.15	2,071	2.12
Aged 10 to 14	1,145	4.86	1,351	5.92	5,551	5.69
Aged 15	243	1.03	237	1.04	1,136	1.17
Aged 16 to 17	519	2.20	504	2.21	2,366	2.43
Aged 18 to 19	455	1.93	400	1.75	2,077	2.13
Aged 20 to 24	1,056	4.48	775	3.40	4,679	4.80
Aged 25 to 29	980	4.16	802	3.51	4,596	4.71
Aged 30 to 44	3,370	14.30	3,739	16.38	16,907	17.34
Aged 45 to 59	4,690	19.90	4,350	19.06	20,541	21.07
Aged 60 to 64	1,977	8.39	1,374	6.02	7,214	7.40
Aged 65 to 74	3,271	13.88	3,192	13.98	10,889	11.17
Aged 75 to 84	2,568	10.89	2,824	12.37	7,731	7.93
Aged 85 to 89	843	3.58	750	3.29	2,232	2.29
Aged 90 & over	472	2.00	380	1.66	1,302	1.34
<b>TOTAL</b>	<b>23,571</b>	<b>100.0</b>	<b>22,826</b>	<b>100.0</b>	<b>97,502</b>	<b>100.0</b>

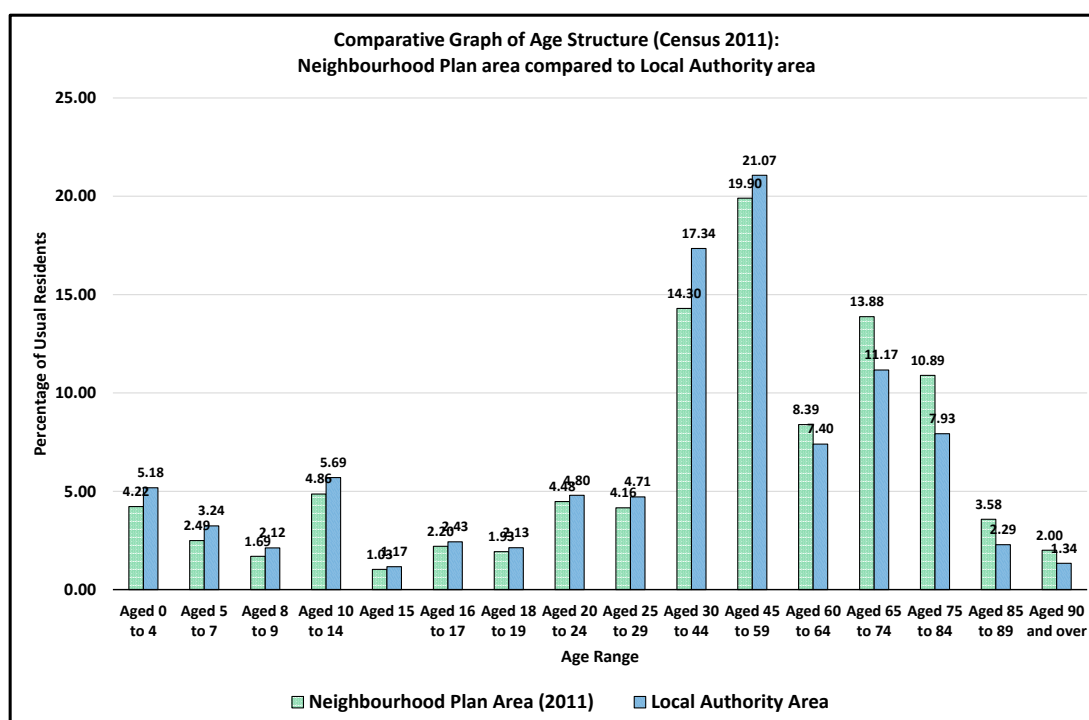


Figure 1a - Graph comparing Age Structure of Neighbourhood Plan Area 2011 with Local Authority Area 2011

5.10 According to East Sussex County Council published figures, the following table shows the 2011 Census population data for Seaford, Lewes District, East Sussex, the South East and England with the percentage of the population aged 65 and over. The Office for

National Statistics (ONS) population estimates for 2015 show that while Seaford's population grew by 3.25% between 2011 and 2015, the percentage of the population aged 65 and over grew by 13%. It is important, therefore, that housing suitable for the needs of this demographic is addressed by the SNP.

	<b>2011</b>	<b>2015</b>
Seaford Total Population	23,571	24,338
Seaford population 65 and over	7,154	8,086
% aged 65 and over - Seaford	30.4%	33.2%
% aged 65 and over - Lewes District	22.7%	24.8%
% aged 65 and over - East Sussex	22.7%	24.9%
% aged 65 and over - South East	17.2%	18.8%
% aged 65 and over - England	16.4%	17.7%

- 5.11 East Sussex County Council has produced population projections from 2014 to 2027 based on population estimates, births, deaths and migration released by ONS but constrained to reflect the number of extra dwellings being planned. The total population for Lewes District in 2027 is projected to increase from 100,229 in 2014 to 106,997 in 2027, an increase of 6.75%. The number of people aged 65 and over in the District is projected to increase from 24,452 in 2014 to 31,127, an increase of 27.3%. From these figures, we can extrapolate a projected population for Seaford in 2027 of approximately 25,861 with an increasingly significant proportion aged 65 and over.

## **Nature Conservation**

- 5.12 Map 2 below illustrates some of the environmental designations. The Parish contains 1 Local Nature Reserve – Seaford Head Local Nature Reserve. The following Sites of Special Scientific Interest (SSSI) exist (wholly or partially) within the Parish:

- Seaford to Beachy Head SSSI



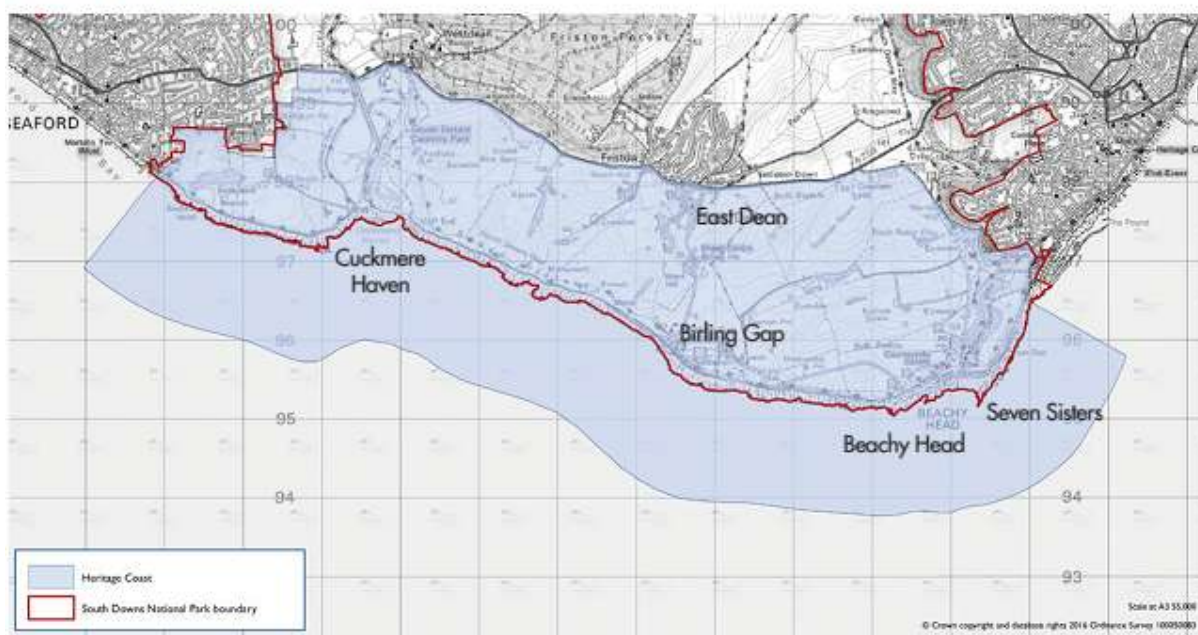


Map 2 Environmental Designations

5.13 The land section of the Sussex Heritage Coast sits entirely in the SDNP, and parts of the parish are situated in this boundary. The defined Heritage Coast stretches along the Iconic Chalk Cliff of Beachy Head, past the Cuckmere Estuary and Seaford Head to Splash Point at Seaford. The Inland boundary is technically the A259.



## SUSSEX HERITAGE COAST



Map 3 Sussex Heritage Coast<sup>8</sup>

5.14 The Parish contains areas identified by Natural England as Priority Habitats and are subject to Habitat Action Plans:

### Coastal

5.15 Coastal Vegetated Shingle Priority Habitat – 3 areas:

- areas (1.59 Hectares & 11.7 Hectares) located to the south of Tide Mills in the south west corner of the Parish;
- 1 area (0.44 Hectares) located to the east of the 'Cable House' in the south west corner of the Parish.
- Maritime Cliffs and Slopes Priority Habitat – 12 areas located in the south-east corner of the Parish between Seaford Head and Cuckmere Haven.

5.16 Coastal Saltmarsh Priority Habitat – 4 areas:

- 1 area (0.75 Hectares) located alongside to the River Cuckmere in the north east of the Parish adjacent to the 'High and Over';
- 1 area (0.07 Hectares) located just north of the Cuckmere Inn public house;

<sup>8</sup> Sussex Heritage Coast – a Strategy and Action Plan 2016-2020 South Downs National Park

- 1 area (0.64 Hectares) located just south of the Cuckmere Inn public house adjacent to the Exceat Saltings;
- 1 area (2.1 Hectares) located directly east of 'Walls Brow' adjacent to the River Cuckmere.

5.17 Mudflats Priority Habitat – 1 area (0.68 Hectares) located directly east of 'Walls Brow' adjacent to the River Cuckmere.

### *Grassland*

5.18 Coastal Floodplain & Grazing Marsh Priority Habitat – 5 main areas [zones]

- 1 area between the Parish's eastern boundary and Walls Brow extending north from the Cable House to the Exceat Saltings;
- 1 area between the Parish's eastern boundary and Litlington White Horse extending north from the Cable House to the Exceat Saltings;
- 1 area at Brock Hole Bottom;
- 1 area [several small zones] located around Ringmer Road in the south of the Parish;
- 1 area covering the land area to the west of Bishopstone Railway Station and to the south of Newhaven Road.

5.19 Good Quality Semi-Improved Grassland Habitat (non-priority) – 4 main areas:

- 1 area in the western part of the Parish adjacent to Rookery Hill;
- 1 area to the south of the A259 adjacent to Surrey Road;
- 1 area in the south east of the Parish covering the area between the Coastguard Cottages, South Hill, the eastern boundary of the Parish and Wall's Brow.
- 1 area located directly south of Litlington White Horse.

5.20 Lowland Calcareous Grassland – 3 main areas:

- area in the western part of the Parish adjacent to Rookery Hill;
- 1 area to the east of the Alfriston Road in the north of the Parish (covering Litlington White Horse);
- 1 zone (made up of multiple small areas) in the south-east corner of the Parish between Seaford Head and Seaford Head Nature Reserve.

## *Woodland*

- 5.21 Deciduous Woodland Priority Habitat – Multiple small areas. Clusters are concentrated around: Rookery Hill and Bishopstone Place in the west of the Parish; at Bullock’s Barn, Seaford Golf Course and Normansal Park Avenue in the north of the Parish; near the cemetery off Alfriston Road and at White Horse in the north east of the Parish, between Surrey Road and the railway line in the south west of the Parish and across portions of the land area of Seaford Head Golf Club, Seaford Head and Seaford Head Nature Reserve.

## *Land-based Schemes*

- 5.22 Entry Level plus High Level Stewardship Schemes – Multiple areas: covering all of the land area east and north east of the beacon at Seaford Head to just short of the A259 road. Also covering the land either side of the Alfriston road in the north of the Parish, extending east to the Parish boundary and west as far as Seaford Golf Club.
- 5.23 Higher Level Stewardship Schemes – 2 areas: 1 located at the Brickfield to the east of Buckle Close in the south west of the Parish (this is also a designated Site of Nature Conservation Importance); 1 area [Seaford Head Nature Reserve] (25.9 Hectares) located in the south-east corner of the Parish.
- 5.24 Information from the Sussex Biodiversity Record Centre<sup>9</sup>, shows that the following appear within the search radius (Seaford Parish):

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<sup>9</sup> Ecological data search for land at Seaford Parish On behalf of Diane Bushell (Seaford Neighbourhood Plan) Report reference SxBRC/17/171 Prepared on 16/06/2017. Note - this report must not be distributed or published for an external or public audience, for example within the appendix of a report. However, data from within this report may be referenced as long as the Sussex Biodiversity Record Centre is acknowledged.

**Statutory site designations**

Site of Special Scientific Interest (SSSI) - Seaford to Beachy Head  
National Park - South Downs  
Local Nature Reserve (LNR) - Seaford Head  
County Park - Seven Sisters

**Non-statutory site designations***Local Wildlife Site (LWS)*

CW29 - Blackstone Down  
L06 - Bishopstone Downs  
L17 - Denton Hill Downs  
L52 - Seaford Green site, Marine Parade  
L60 - Tide Mills  
L72 - Blatchington Reservoir  
L78 - Seaford Head

*Local Geological Site (LGS)*

TV59/10 - Coastal section: Seaford Head  
TV59/10a - Coastal section: Hope Gap Steps-Cuckmere Haven

*Notable Road Verge*

A259 Buckle By-pass  
Bishopstone Road  
Edinburgh Road, Seaford

**Ownership/management**

Environmental Stewardship Agreement  
National Trust  
Sussex Wildlife Trust managed land

**Section 41 habitats & other**

Chalk stream  
Reedbed  
Intertidal mudflat  
Coastal vegetated shingle  
Maritime cliff & slope  
Saline lagoon  
Intertidal chalk  
Coastal saltmarsh  
Lowland calcareous grassland  
Coastal & floodplain grazing marsh  
Deciduous woodland  
Tree Register of British Isles  
Ancient Tree Hunt

- 5.25 Seaford to Beachy Head SSSI is an outstanding site of national importance for its biological and geological features. The diverse range of habitats includes herb-rich chalk grassland, chalk heath (a unique, rare habitat on chalk soils), maritime grassland, foreshore and chalk cliffs, river meanders, and Greensand reef. Together, these habitats support a number of nationally rare, nationally scarce and nationally significant plants, invertebrates and birds. The cliffs and chalk platform beneath, the Greensand reef, and

the chalk escarpment at Cow Gap are identified in the Geological Conservation Review as outstanding for their geological and geomorphological interest.

5.26 The site lies at the eastern end of the South Downs which terminate in the chalk cliffs of the Seven Sisters. The majority of the site, therefore, lies on chalk but the River Cuckmere breaches the cliffs to form a broad alluvial valley. There is also a distinct coastal zone which includes all of the geological interest.

## **Landscape**

5.27 Part of the Parish is located in the South Downs National Park (SDNP) area. This represents approximately 50% of the Parish land area and includes all of the land outside of the settlement boundary of the town of Seaford itself. The town of Seaford (including Bishopstone) is located outside of the SDNP area.

5.28 The Landscape Capacity Study 2012 summarises the quality and characteristics of the landscape character around Seaford. “The town of Seaford is located on a gentle downland dip slope, at the eastern end of an expansive and exposed shingle beach which bridges the gap in the cliff-face between Newhaven and Seaford Head. The seafront is notably under developed” but is included in a Seafront Development Plan which is the subject of an ongoing public consultation by Seaford Town Council. “Isolated from the western edge of Seaford is the Bishopstone estate which is very visible from Newhaven but is contained to the north and north-west by Rookery Hill, a ridgeline that screens the development from the north. The Study notes that in landscape terms there is very little scope for the landscape surrounding Seaford to accommodate change due to the exposed character of the landscape or the topography. Any development should, ideally be limited to areas outside of the designated National Park as landscape impacts from significant development on urban fringes would be difficult to mitigate against “

5.29 The Landscape Capacity Study made the following conclusions with respect to the landscape capacity for Seaford:

- |   |                |
|---|----------------|
| • Area at Rookery Hill                        | None           |
| • Bishopstone/Norton Valley                   | None           |
| • Land north of Cradle Hill Industrial Estate | None           |
| • Valley floor either side of A259            | None           |
| • Blatchington Golf Club                      | Negligible/Low |
| • Area east of Chyngton Lane South            | None           |

- North of South Hill Barn None/Negligible
- Seaford Head None
- South of Chyngton Road Negligible/Low

5.30 “However, it is considered that there are pockets of land on the urban edge, outside of the designation that management could improve, thereby strengthening the character of the landscape. The landscape surrounding Seaford to the north and north east is dominated by the Firle and Bishopstone Downs and is designated National Park. This valued and visually sensitive landscape, due to its openness, is predominately in agricultural use. Formal recreation uses have resulted in some degradation of this identified landscape character and that to the south of Seaford. These uses should be carefully managed to ensure the surrounding landscape character is not further impacted upon. Seaford lies between Cuckmere valley to the east and Ouse valley to the west. The open downland between Seaford and the Cuckmere valley provides a natural ridge which development should not breach. Any change in this area would be highly visible and impact on the character of both the immediate and surrounding landscape. North-west of Seaford another ridge which follows the path of Grand Avenue provides an established and defensible boundary to development”

5.31 Within the South Downs Integrated Landscape Character Assessment (2011), Seaford is identified within the Ouse to Eastbourne Open Downs Character Area and contains some small areas of Cuckmere Valley and Floodplain. Breath-taking views and diverse, inspirational landscapes are one of the seven Special Qualities of the SDNP. The National Park Authority has undertaken research in order to protect and conserve these views and others like them through the Viewshed Study. This takes 120 of the most widely known views and landmarks in the National Park and maps them using computer modelling to a 35 kilometre distance. These plots of views are called Zone of Theoretical Visibility (ZTVs). There are a number of prominent viewpoints near to Seaford which could be sensitive to visible change from development. These include White Horse, Seaford Head and Seven Sisters Country Park. There are likely to be other views in and around Seaford which will be sensitive to change from development. These will be taken into account in the Sustainability Appraisal (SA).

### **Water/flooding**

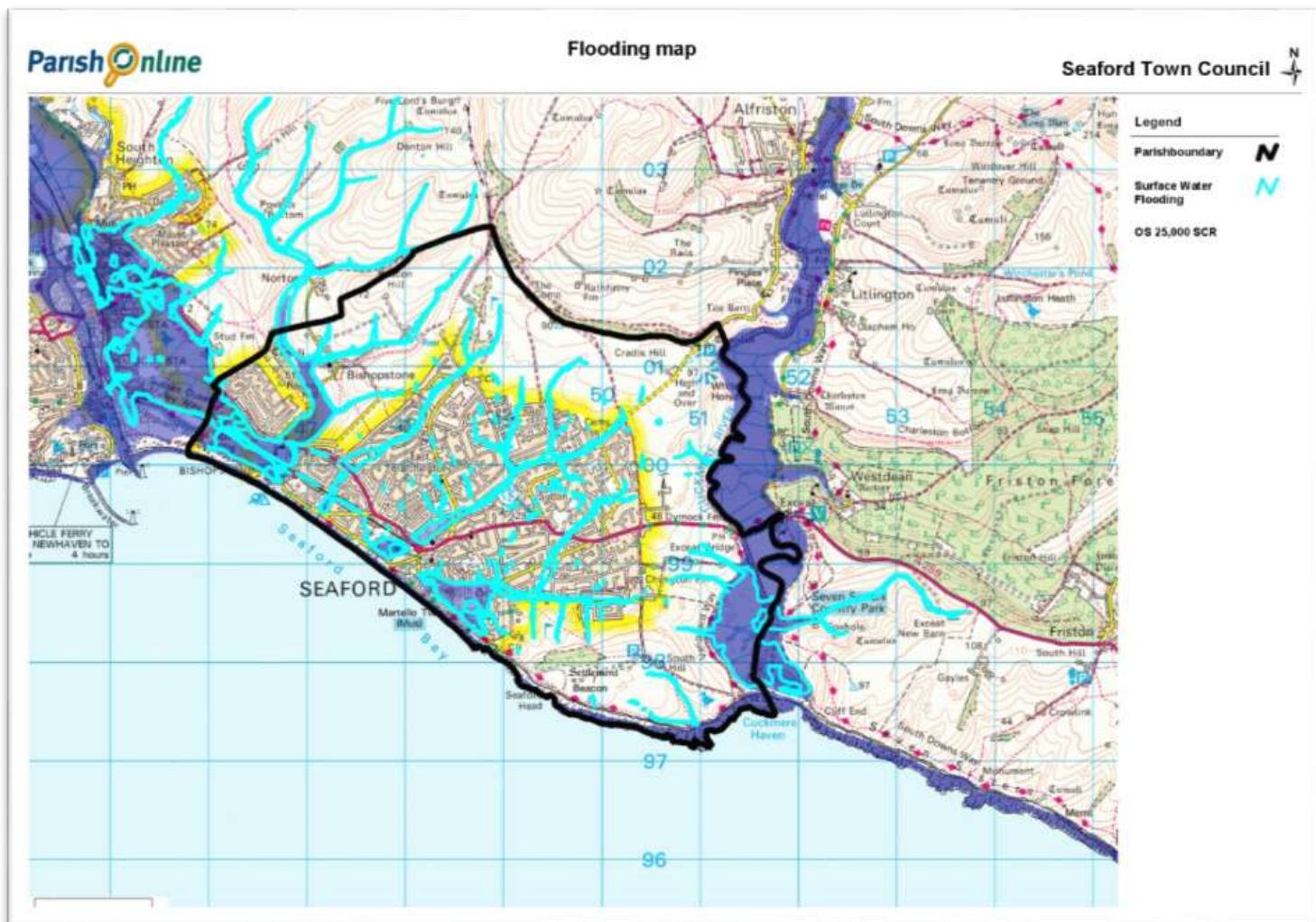
5.32 Map 3 below illustrates the areas of flooding within the SNP area. Significant areas, including parts of Lewes town, Seaford and Newhaven, are at risk of flooding from the

River Ouse and its tributaries, or inundation from the sea. In addition, there are many locations elsewhere in the Lewes District and within Seaford (see Environment and Countryside's Focus Group report for details) that have areas prone to surface water flooding and ground water flooding during times of intense rainfall. The Beachy Head to Selsey Bill Shoreline Management Plan First Review (SMP2) updated in 2006 contains high level policy for the district's coastline and aims to continue the protection of the coast around the populated areas. The Lewes District coastline extends across eight flood management cells from Saltdean in the west to Seaford Head in the east. A long-term policy of 'hold the line' applies to Newhaven Harbour and Seaford to protect residential and commercial properties. However, managed realignment of the low-lying Tide Mills area between the River Ouse and Seaford is planned for the long term. For the short to medium term a policy of no active intervention is being applied to the chalk cliffs at Seaford Head<sup>10</sup>.

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<sup>10</sup> Information and mapping on flood risk areas can be found at <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?map=RiversOrSea>





Map 4 - Flooding

## Heritage

5.33 The NPPF states that a heritage asset is ‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing)’

5.34 Map 4 below illustrates heritage areas within the SNP boundary. Seaford has a diverse range of buildings of all ages, the earliest dating back to the 11<sup>th</sup> and 12<sup>th</sup> centuries, which provide a wide variety of built form within the streetscape in both the town centre and outlying areas. The Parish has 89 listed buildings, structures and scheduled monuments and some fine examples of flint cottages, 18<sup>th</sup> and 19<sup>th</sup> century houses as well as Arts and



Craft style houses. There are several houses designed by the architect, Alwyn Underdown, with his signature bottle end incorporated into the apex of the eaves.

5.35 There are four conservation areas. These include the old town of Seaford itself and three downland hamlets as follows:

- Seaford town centre conservation area
- Bishopstone conservation area
- East Blatchington conservation area
- Chyngton Lane conservation area

5.36 The English Heritage classification of Listed Buildings shows that the Parish of Seaford contains the following<sup>11</sup>:

**Grade I listed buildings and structures including:**

CHURCH OF ST ANDREW, BISHOPSTONE, Seaford  
THE PARISH CHURCH OF ST LEONARD, CHURCH STREET, Seaford

**Grade II listed buildings and structures including:**

18, SOUTH STREET, Seaford  
4, CROUCH LANE, Seaford  
FITZGERALD HOUSE, 1-14, CROFT LANE, Seaford  
CAUSEWAY HOUSE, 37, STEYNE ROAD, Seaford  
SEAFORD RAILWAY STATION, SEAFORD, Seaford  
THE GABLES, BLATCHINGTON HILL, Seaford  
THE STABLES (BELONGING TO 'THE GABLES'), BLATCHINGTON HILL, Seaford  
MONKS ORCHARD, BLATCHINGTON HILL, Seaford  
CHURCHYARD WALL, CHURCH STREET, Seaford  
ALMA HOUSE, 4, CHURCH STREET, PHOENIX CORNER HOUSE, CHURCH STREET, Seaford, PREVIOUSLY SEAFORD COLLEGE OF EDUCATION, COLLEGE ROAD, Seaford  
STONE HOUSE (IMMEDIATELY BEHIND SEAFORD HOUSE), CROUCH LANE, Seaford  
SUTTON PLACE, EASTBOURNE ROAD, Seaford  
THE STAR HOUSE, HOMEFIELD ROAD, EAST BLATCHINGTON, Seaford  
ALBION HOUSE, 2, HIGH STREET, Seaford  
5-9, HIGH STREET, Seaford  
THE OLD HOUSE, 15 AND 17, HIGH STREET, Seaford  
BARN OPPOSITE DORCAS COTTAGE, SAXON LANE, Seaford  
5 AND 5A, STEYNE ROAD, 7 AND 9, STEYNE ROAD, Seaford

<sup>11</sup> <http://list.english-heritage.org.uk/advancedsearch.aspx>

1-4, STEYNE ROAD, 1-4, MARINE TERRACE, Seaford  
 151 AND 152, CHYNGTON LANE, Seaford  
 OUTBUILDING IMMEDIATELY EAST OF DOVECOTE AT CHYNGTON HOUSE,  
 CHYNGTON LANE, Seaford  
 OUTBUILDING SOUTH OF CHYNGTON HOUSE, CHYNGTON LANE, Seaford  
 CHYNGTON COTTAGES, 155 AND 156, CHYNGTON LANE, Seaford  
 FIELD COTTAGE, BELGRAVE ROAD, EAST BLATCHINGTON, Seaford  
 WALL OF CHURCHYARD AND ENCLOSURE TO THE EAST, BISHOPSTONE, Seaford  
 ARCHWAY LEADING INTO CROUCH GARDEN, EAST STREET, Seaford  
 MARTELLO TOWER, THE ESPLANADE, Seaford  
 GARDEN WALL AT NO 2, HIGH STREET, Seaford  
 GARDEN WALL TO THE NORTH AND SOUTH OF PEAR TREE COTTAGE, SAXON  
 LANE, Seaford  
 GARDEN WALL AT SAXON LODGE, SAXON LANE, Seaford  
 43 AND 45, STEYNE ROAD, Seaford  
 CHYNGTON HOUSE, CHYNGTON LANE, Seaford  
 OUTBUILDING IMMEDIATELY WEST TO DOVECOTE AT CHYNGTON HOUSE,  
 CHYNGTON LANE, Seaford  
 THE OLD TOWN HALL, SOUTH STREET, Seaford  
 44, 46, 48 AND 50, HIGH STREET, Seaford  
 BISHOPSTONE RAILWAY STATION, STATION ROAD, BISHOPSTONE, Seaford  
 TWYN COTTAGE, 3, BLATCHINGTON ROAD, TWYN HOUSE, 5, BLATCHINGTON  
 ROAD, Seaford  
 COWSHEDS EAST OF CHYNGTON HOUSE, CHYNGTON LANE, Seaford  
 GARDEN WALL IN FRONT OF NOS 1 TO 4 (CONSECUTIVE), STEYNE ROAD MARINE  
 TERRACE, Seaford  
 THE REGENCY LOUNGE, 20, HIGH STREET, Seaford  
 SMUGGLERS COTTAGE, PELHAM ROAD, WEST HOUSE, PELHAM ROAD, 15, PELHAM  
 ROAD, Seaford,  
 GARDEN WALL AT FIELD COTTAGE, BELGRAVE ROAD, EAST BLATCHINGTON,  
 Seaford,  
 ALMSHOUSES (NOW 2 DWELLINGS), BISHOPSTONE, Seaford  
 THE MANOR HOUSE, BISHOPSTONE, Seaford  
 BARN OPPOSITE CHURCH AND TO THE SOUTH OF MARKSDOWN, BISHOPSTONE,  
 Seaford,  
 CHURCHYARD WALL, BLATCHINGTON HILL, Seaford,  
 DREW COTTAGE, 28, BLATCHINGTON HILL; RECTORY COTTAGE, 26,  
 BLATCHINGTON HILL, Seaford,  
 12-16, HIGH STREET, Seaford  
 PEAR TREE COTTAGE, SAXON LANE, Seaford  
 SAXON LODGE, SAXON LANE, Seaford  
 51, STEYNE ROAD; 1, ST MARTINS, Seaford,  
 DOVECOTE SOUTH EAST OF CHYNGTON HOUSE, CHYNGTON LANE, Seaford,  
 BARN NORTH EAST OF CHYNGTON HOUSE, CHYNGTON LANE, Seaford,  
 NEW BARN, BISHOPSTONE, Seaford,  
 STEYNE HOUSE, 35, STEYNE ROAD, Seaford,

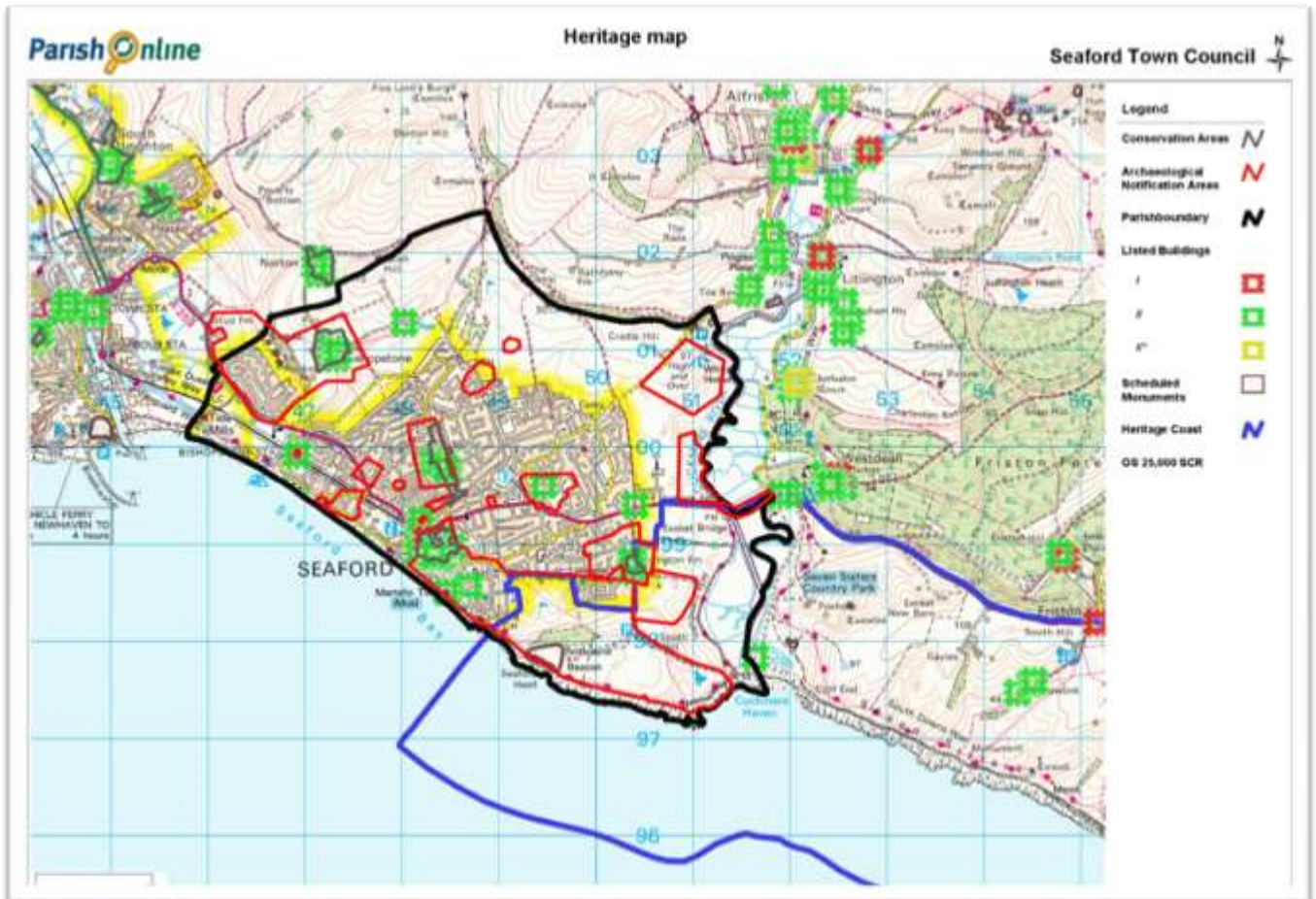
ABERDEEN HOUSE, 41, STEYNE ROAD, Seaford,  
HONEYSUCKLE COTTAGE, 1, SOUTH STREET; SAXON COTTAGE, 3, SOUTH  
STREET, Seaford,

**Grade II\* Listed:**

THE PARISH CHURCH OF ST PETER, BLATCHINGTON HILL, Seaford,

**Scheduled Monuments**

- Medieval crypt, Church Street, Seaford, Lewes, East Sussex
- Bowl barrow on High and Over, Seaford, Lewes, East Sussex
- Two bowl barrows, the south easternmost pair of a group of six bowl barrows, forming part of a linear round barrow cemetery on Rookery Hill, Seaford, Lewes, East Sussex
- A pair of bowl barrows forming part of a linear round barrow cemetery, and a hlaew on Rookery Hill, Seaford, Lewes, East Sussex
- Bowl barrow forming part of a linear round barrow cemetery on Rookery Hill, Seaford, Lewes, East Sussex
- Bowl barrow, the north westernmost barrow of a group of six bowl barrows, forming part of a linear round barrow cemetery on Rookery Hill, Seaford, Lewes, East Sussex
- Hillfort and a bowl barrow on Seaford Head, Seaford, Lewes, East Sussex
- Martello Tower no 74 on Seaford Esplanade, Seaford, Lewes, East Sussex



Map 5 – Heritage areas

5.37 **Appendix B** offers a list (not exhaustive) of items of historical significance to the Parish. Some may be a part of buildings already listed. They may or may not be privately owned but their preservation should be considered if potentially compromised by future development plans. This has been compiled by Kevin Gordon and Alan Latham (18<sup>th</sup> March 2017).

### Soil/Air and Climate

5.38 Information on energy use and air quality has been taken from the SA Scoping Report for the Core Strategy 2010<sup>12</sup> and the Sustainability Appraisal 2014. Lewes District Council is a signatory of the Nottingham Declaration on Climate Change and has thus pledged to tackle the causes of climate change and prepare for its consequences. The generation of energy from non-renewable sources releases greenhouse gases and thus the District's consumption of energy contributes to climate change. Carbon dioxide emissions per

<sup>12</sup> [http://www.lewes.gov.uk/Files/plan\\_SAscopingreport.pdf](http://www.lewes.gov.uk/Files/plan_SAscopingreport.pdf)

capita are lower in Lewes District than the national average as is gas consumption. However, residents, on average, consume more electricity in Lewes District than the rest of the country. Both the consumption of energy resources and carbon dioxide emissions in the District are falling.

- 5.39 Lewes District has a high standard of soil, the majority of which is considered to be “Good to Moderate Quality” (Grade 3) agricultural land in the Agricultural Land Classification. There is some history of heavy industry in the District and therefore there are some contaminated sites which can present problems to future development and degrade the soil quality. The Seaford Neighbourhood Plan seeks to allocate sites that are either within the urban area or on brownfield land.
- 5.40 In general, air quality across the District is good. However, an Air Quality Management Area (AQMA) does exist in Lewes town centre, with motor vehicles comprising the main source of pollution. Also, levels of Nitrogen in the area of South Way, Newhaven have reached maximum acceptable levels. There are no AQMAs in Seaford.

## **Roads and Transport**

- 5.41 Seaford railway station is located in the centre of the town and is the terminus for the Brighton to Seaford line. It provides rail connection via Lewes to Brighton in the west, to Eastbourne in the east and in the north to London Victoria. A station on the same line is also located in the SNP Area at Bishopstone and provides additional access to these services.
- 5.42 A number of bus services provide linkages to, from and around Seaford. These include circular routes around both the Ouse and Cuckmere valleys and to the District General Hospital, town centre routes linking outlying estates, together with mainstream bus services along the coast to Newhaven, Brighton and Eastbourne.
- 5.43 There are good transport links to Lewes and Brighton by train from the town’s two stations, but travel beyond to Gatwick and London requires a change on most trains at Lewes or Brighton. Links to the east via Lewes are not as convenient as additional changes may be required. Coastal bus services to Brighton are very frequent during the day and adequate in evenings. Bus services to and from Eastbourne are frequent during the day but drop to half-hourly in the evenings, and return services from Eastbourne to Seaford finish earlier than Brighton to Seaford services in the evenings.

5.44 There are 3 night buses from Brighton to Seaford (Sunday excluded) and one continues to Eastbourne. Town centre routes serve outlying estates, daytime only - Monday to Saturday. Country villages are linked to Seaford by return journeys up to 4 times a day. (not Sundays). There is a country route which also serves the District General Hospital in Eastbourne on Sundays but not the Conquest Hospital in Hastings. One National Express Coach a day serves Seaford with connections through to Cornwall.

5.45 In terms of its connectivity to other locations, the primary A road running through the Parish is the A259 which provides linkages to Newhaven and Brighton to the west and Eastbourne to the East. An accident black spot in the town is the A259 junction with Marine Parade and Hill Rise. A 50 mph. speed limit has recently been introduced but a roundabout would be the best solution. Unfortunately, funding is currently not available for such a project. Access to the A26 is also close by and this provides direct access to the arterial A27 road which connects to the M23 and M27 in the west, as well as onward travel to Lewes and also further north to the M25 west to London and Heathrow Airport and east to the Dartford Crossing.

5.46 Of the 10,794 households in Seaford<sup>13</sup>:

Cars or Vans in Household	Parish/NP Area		District/Local Authority Area	
	Number	%	Number	%
No cars or vans in household	2,256	20.9	8,488	20.1
1 car or van in household	5,047	46.8	19,216	45.6
2 cars or vans in household	2,712	25.1	10,986	26.0
3 cars or vans in household	575	5.3	2,585	6.1
4 or more cars or vans in household	204	1.9	906	2.1
<b>TOTAL</b>	<b>10,794</b>	<b>100.0</b>	<b>42,181</b>	<b>100.0</b>

<sup>13</sup>

<https://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11128269&c=seaford&d=16&r=1&e=62&f=33217&o=362&g=6421312&i=1001x1003x1032x1004x1005&l=2483&m=0&s=1460968653391&enc=1&adMinCompId=33217&printTable=Print+this+table>

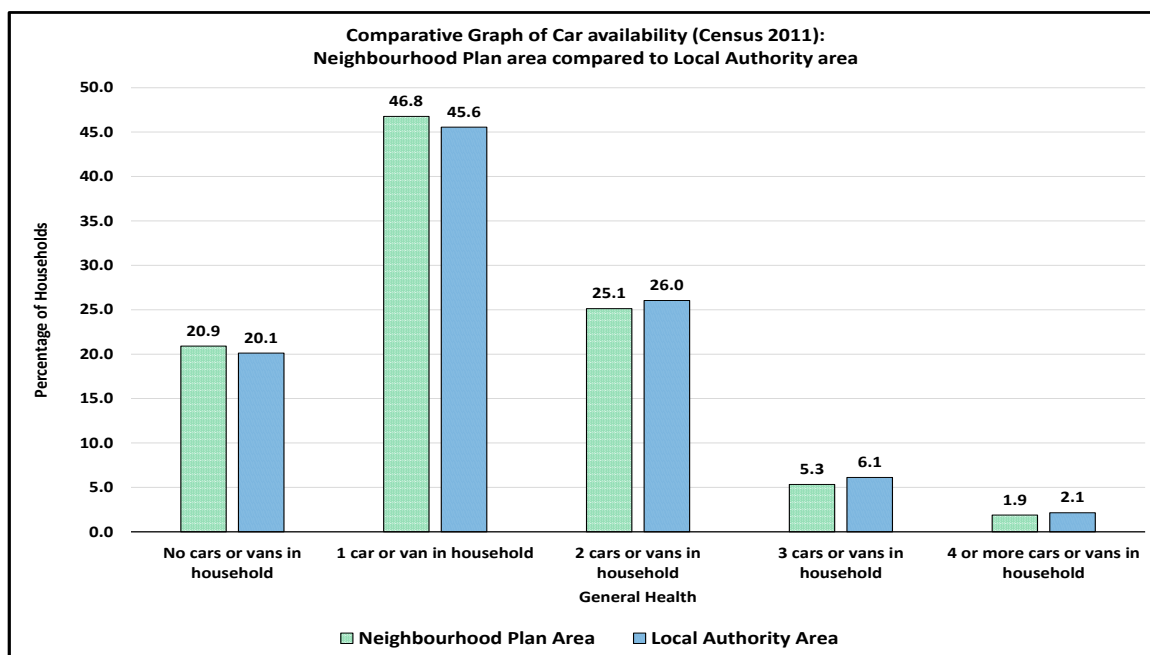


Figure 4 - Graph comparing availability of cars/vans to households in Neighbourhood Plan Area with Local Authority Area

## Housing/Health/Community

5.47 There are 10,794 households\* located within the Parish:

Tenure type	Parish/NP Area		District/Local Authority Area	
	Number	%	Number	%
Owned outright	5,212	48.29	16,797	39.82
Owned with mortgage or loan	3,177	29.43	13,851	32.84
Shared ownership	50	0.46	285	0.68
Social Rented from Council (Local Authority)	562	5.21	3,196	7.58
Social Rented: Other Social Rented	273	2.53	1,413	3.35
Private Rented Total	1,421	13.16	6,108	14.48
Living Rent Free	99	0.92	531	1.26
<b>TOTAL</b>	<b>10,794</b>	<b>100.0</b>	<b>42,181</b>	<b>100.0</b>

\*A household is defined as one person living alone, or a group of people (not necessarily related) living at the same address who share cooking facilities and share a living room, sitting room or dining area. As defined by ONS (2014).

5.48 There are 11,293 dwellings\* located within the Parish:

Dwelling type	Parish/NP Area		District/Local Authority Area	
	Number	%	Number	%
Detached	5,136	45.48	15,397	35.08
Semi-Detached	2,190	19.39	11,629	26.50
Terraced	1,474	13.05	8,364	19.06
Purpose built flat, maisonette or apartment	1,843	16.32	6,255	14.25
Flat, maisonette or apartment - part of converted/shared house	487	4.31	1,430	3.26
Flat, maisonette or apartment - in commercial building	161	1.43	574	1.31
Caravan or Other Mobile or Temporary Structure	2	0.02	241	0.55
<b>TOTAL</b>	<b>11,293</b>	<b>100.0</b>	<b>43,890</b>	<b>100.0</b>

\*A dwelling is a unit of accommodation with all rooms, including kitchen, bathroom and toilet behind a door that only that household can use. As defined by ONS (2014).

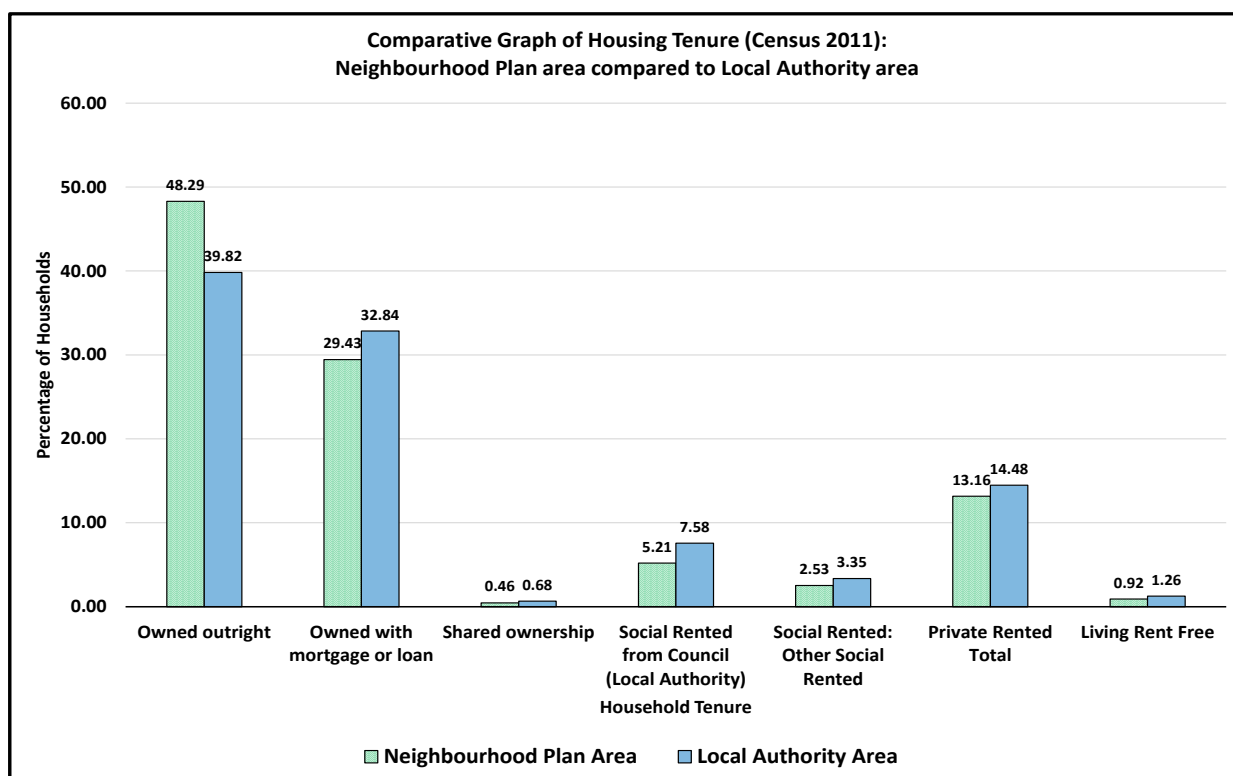


Figure 2 - Graph comparing Tenure of Households in Neighbourhood Plan Area with Local Authority Area



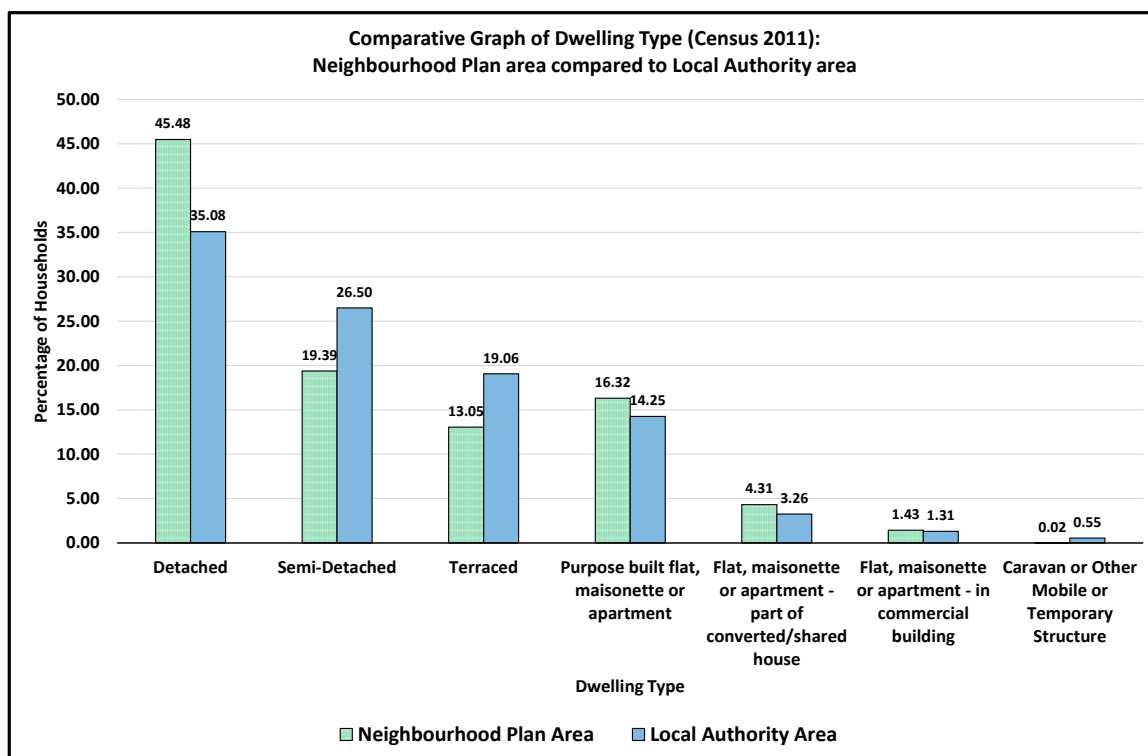


Figure 3 - Graph comparing Dwelling Type of resident households in Neighbourhood Plan Area with Local Authority Area

- 5.49 Seaford has a relatively high proportion of properties that are owned outright and relatively low proportion of social housing rented from the Local Authority.
- 5.50 Lewes District is one of the local authorities in East Sussex with relatively high house prices mostly driven by commuting and people retiring from the big cities seeking a quieter life in the countryside. Nonetheless, house prices in Seaford are significantly lower than in Lewes itself because commuting from Seaford is significantly more time consuming and costly. Although market conditions have favoured stabilising house prices in recent years, the pressure still remains on affordability and supply. The need for affordable housing, to downsize to bungalows, and for first time buyers a requirement for 1-2 bedrooomed flats, was identified in the 2016 Seaford Housing Needs Survey.
- 5.51 Opportunities for building new homes within the Parish, being a built-up area will rely largely on brownfield opportunities. The 3 remaining special needs schools show no sign of closing, and so small scattered sites that are unable to support affordable housing are the likely source of the new housing starts within the SNP period. However, there is a cluster of sites between Blatchington Road and Chichester Road with a history of industrial use that could be considered for housing use if issues of industrial

contamination, archaeology, flood attenuation and co-ordinated development were to be addressed. This will be addressed within the SNP.

5.52 Last year (2016) most property sales in Seaford involved detached properties which sold for on average £419,008. Flats sold for an average price of £178,136, while semi-detached properties fetched £301,879. Seaford, with an overall average price of £313,396 was more expensive than nearby Newhaven (£246,585), but was cheaper than Alfriston (£671,412) and East Dean (£473,626). During the last year, sold prices in Seaford were 4% up on the previous year and 17% up on 2014 when the average house price was £267,057<sup>14</sup>.

5.53 The Joint Core Strategy states that there is still significant evidence of a considerable need for affordable housing in the district. Migration pressures have been a contributing factor to property prices in the district, which are significantly higher than national and regional averages. This is reflected in Lewes District having one of the highest house price to income ratios (the 'affordability gap') in the country, which is having a marked impact upon the availability and affordability of housing for those on low to modest incomes who wish to live locally. Both the Strategic Housing Market Assessment (2008) and the Assessment of the Local Need for Housing (2011) recognise this situation. The Strategic Housing Market Assessment, produced in 2008, found that the district had an annual requirement for affordable housing, after allowance was made for re-lets, of 230 units per annum. More recently (Autumn 2013) an Affordable Housing Needs Assessment has been undertaken for Lewes District. This demonstrates that in order to meet the level of affordable housing need in the district over the next 5 years (both current backlog and newly arising need) an additional 389 affordable homes would need to be provided per annum, on top of those already expected to be delivered.

5.54 The 23,571 usual residents of the Parish were classified as having the following health status<sup>15</sup>:

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<sup>14</sup> <http://www.rightmove.co.uk/house-prices/detail.html?country=england&locationIdentifier=REGION%5E1181&searchLocation=Seaford> [accessed 11/7/17]

<sup>15</sup> <https://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11128269&c=seaford&d=16&e=62&g=6421312&i=1001x1003x1032x1004&m=0&r=1&s=1460968436141&enc=1&dsFamilyId=2480>

General Health	Parish/NP Area		District/Local Authority Area	
	Number	%	Number	%
Very Good Health	9,405	39.9	43,719	44.8
Good Health	8,812	37.4	34,634	35.5
Fair Health	3,936	16.7	13,900	14.3
Bad Health	1,110	4.7	4,066	4.2
Very Bad Health	308	1.3	1,183	1.2
<b>TOTAL</b>	<b>23,571</b>	<b>100.0</b>	<b>97,502</b>	<b>100.0</b>

5.55 Seaford had a slightly lower figure for those in good and very good health than Lewes District as a whole.

5.56 The range of services available in the Parish reflects the size of the population. They are wide ranging and include: Golf Club/Course (x2), Museum, Martello Tower, Recreation Grounds, Places of Worship, a Leisure Centre & Sports Ground, Allotments, Caravan Site & Camping Park, Bishopstone Place Cemetery, Industrial Estate and various independent shops and businesses.

5.57 There are eight nursery schools catering for approximately 400 early years' children. There are three special needs schools catering for 114 pupils - one of which is owned by the London Borough of Tower Hamlets. There are four mainstream primary schools, one of which is Roman Catholic, serving 1528 children between them. Cradle Hill School has recently been extended to three form entry as part of the plans to increase its number of places by 150 between 2014 and 2021. There is one secondary school with a recently added sixth form with 1238 pupils. East Sussex County Council, which is the commissioning body, is aware of the current shortfall in primary places and also predicting a future shortfall, both of which will be tackled when necessary.

5.58 Both GP surgeries report that their facilities cannot be extended and are at full capacity. The level of GP/patient is at the upper end of the scale to maintain safe patient care but the surgeries have difficulty recruiting new clinicians as there is a national shortage. Whilst the surgeries would not turn new patients away it would mean unacceptable deterioration in the service, jeopardise patient safety and longer and longer waits to receive an appointment or treatment. Dental treatment is adequate with four dental practices in the town.

## Economic Characteristics

5.59 Economic status of residents<sup>16</sup>. The most striking feature of the analysis below is Seaford's relatively high inactive figure retired (at nearly 24%) compared to Lewes District figure of nearly 18%

Economic Activity	Parish/NP Area		District/Local Authority Area	
	Number	%	Number	%
Economically Active - Full Time Employee	5,232	32.06	23,792	34.35
Economically Active - Part Time Employee	2,471	15.14	10,626	15.34
Economically Active - Self-Employed	1,945	11.92	9,611	13.87
Economically Active - Unemployed	489	3.00	2,319	3.35
Economically Active - Full Time Student	436	2.67	1,846	2.66
Economically Inactive - Retired	3,894	23.86	12,184	17.59
Economically Inactive - Student (including Full-time students)	529	3.24	2,545	3.67
Economically Inactive - Looking after Home or Family	520	3.19	2,676	3.86
Economically Inactive - Long-Term Sick or Disabled	556	3.41	2,448	3.53
Economically Inactive - Other	246	1.51	1,222	1.76
<b>TOTAL</b>	<b>16,318</b>	<b>100.0</b>	<b>69,269</b>	<b>100.0</b>

5.60 Of the 23,571 usual residents of the Parish, 16,318 were aged between 16 and 74 and of these:

- 10,573 (64.8%) were economically active<sup>17\*</sup>:
- 5,745 (35.2%) were economically inactive\*:

5.61 Of the 10,011 residents in the Parish in employment and aged between 16 and 74<sup>18</sup>:

Occupation	Parish/NP Area		District/Local Authority Area	
	Number	%	Number	%
Managers, Directors & Senior Officials	1,197	11.96	5,294	11.63
Professional Occupations	1,621	16.19	8,202	18.01

<sup>16</sup>

<https://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11128269&c=seaford&d=16&e=62&g=6421312&i=1001x1003x1032x1004&m=0&r=1&s=1460968436141&enc=1&dsFamilyId=2484>

<sup>17</sup> \*Economically Active - All people usually resident in the area at the time of the 2011 Census aged 16 to 74 and who were economically active (either in employment, or not in employment but seeking work and ready to start work within two weeks, or waiting to start a job already obtained). As defined by ONS (2014).

\*Economically Inactive - All people usually resident in the area at the time of the 2011 Census aged 16 to 74, who were economically inactive (anyone who was not in employment and did not meet the criteria to be classified as unemployed). As defined by ONS (2014).

<sup>18</sup>

<https://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11128269&c=seaford&d=16&e=62&g=6421312&i=1001x1003x1032x1004&m=0&r=1&s=1460968436156&enc=1&dsFamilyId=2541>

Associate Professional & Technical Occupations	1,333	13.32	6,162	13.53
Administrative & Secretarial Occupations	1,138	11.37	4,843	10.64
Skilled Trade Occupations	1,271	12.70	5,863	12.88
Caring, Leisure and Other Service Occupations	1,222	12.21	4,975	10.93
Sales and Customer Service Occupations	779	7.78	3,446	7.57
Process, Plant and Machine Operatives	561	5.60	2,630	5.78
Elementary Occupations	889	8.88	4,117	9.04
<b>TOTAL</b>	<b>10,011</b>	<b>100.0</b>	<b>45,532</b>	<b>100.0</b>

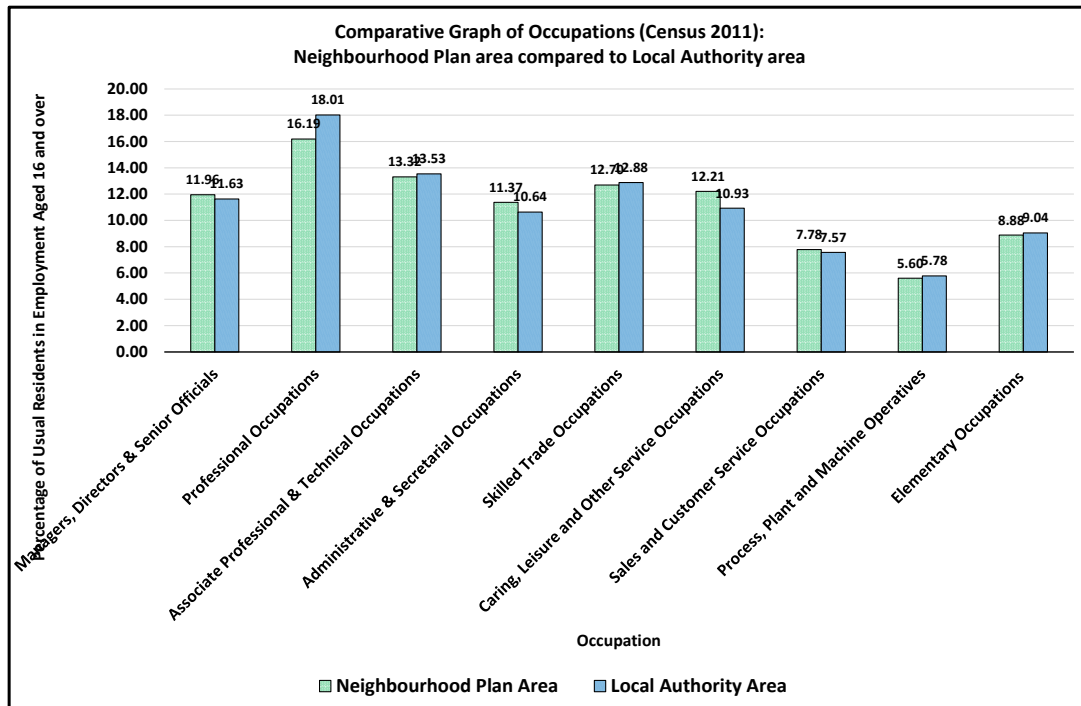


Figure 7 - Graph comparing Occupations of residents in Neighbourhood Plan Area with Local Authority Area

5.62 The 10,011 usual residents aged between 16 and 74 in employment are employed in the following industries<sup>19</sup>:

Industry of Employment	Parish/NP Area		District/Local Authority	
	Number	%	Number	%
Agriculture, Forestry & Fishing	28	0.28	386	0.85
Mining & Quarrying	4	0.04	20	0.04
Manufacturing	671	6.70	2,771	6.09
Electricity, Gas, Steam & Air Conditioning	25	0.25	151	0.33
Water supply, sewerage, waste management and remediation activities	88	0.88	444	0.98
Construction	906	9.05	3,947	8.67
Wholesale and Retail Trade; Repair of Motor Vehicles and Motor Cycles	1,544	15.42	6,657	14.62
Transport and storage	458	4.57	2,203	4.84
Accommodation and Food Service Activities	518	5.17	2,267	4.98
Information and Communication	285	2.85	1,577	3.46
Financial and Insurance Activities	392	3.92	2,111	4.64
Real Estate Activities	180	1.80	748	1.64
Professional, Scientific and Technical Activities	567	5.66	2,957	6.49
Administrative and Support Service Activities	393	3.93	2,048	4.50
Public Administration and Defence	661	6.60	2,799	6.15
Education	1,187	11.86	5,359	11.77
Human Health and Social Work Activities	1,518	15.16	6,267	13.76
Arts, Entertainment and Recreation; Other Service Activities	574	5.73	2,712	5.96
Activities of Households as Employers - Undifferentiated Goods and Services	10	0.10	92	0.20
Activities of Extraterritorial Organisations and Bodies	2	0.02	16	0.04
<b>TOTAL</b>	<b>10,011</b>	<b>100.0</b>	<b>45,532</b>	<b>100.0</b>

5.63 The Employment & Economic Land Assessment Report 2010 states that within the Lewes District, Lewes town itself is the main employment centre with over 36% of all jobs, followed by Newhaven with 16%. Seaford and Peacehaven, despite having the largest populations in the Lewes District, have respectively only 14% and 9% of all jobs. Cradle Hill Industrial Estate in Seaford is one of the main centres of economic activity and employment in the Lewes District. Overall, Lewes District has a relatively modest supply of employment space compared with larger centres nearby such as Brighton & Hove. The vast majority of space in Lewes District is industrial, with a relatively small amount of office space which is concentrated in the town of Lewes. In contrast, factory and

19

<https://www.neighbourhood.statistics.gov.uk/dissemination/LeadTableView.do?a=7&b=11128269&c=seaford&d=16&e=62&g=6421312&i=1001x1003x1032x1004&m=0&r=1&s=1460968436141&enc=1&dsFamilyId=2538>

warehousing space are heavily concentrated in Newhaven, although there is significant factory and warehousing space in Lewes and Seaford towns also.

- 5.64 Each of the coastal towns of Seaford, Telscombe and Peacehaven has at least one industrial estate. The Cradle Hill Industrial Estate in Seaford has grown to become a medium-sized estate but remains dominated by smaller units. The Report states that based on discussions with some firms and business organisations in Seaford, there is felt to be a shortage of good quality industrial space, particularly for slightly larger units that would allow local firms to expand or upgrade their premises as well as inadequate provision for start-up firms. There was also a view that Seaford needs more and better industrial provision for a town of its size while some small office premises would be desirable. Some firms had reportedly relocated from the area due to lack of space. For any new provision subject to any SDNP or Lewes District planning restrictions, a site on the western side of the town beside the A259 was seen as better than expansion of the less accessible Cradle Hill estate. Local business consultees considered that ideally providing new land would lead to new employment opportunities and premises being built, whether by developers or by the firms themselves. However, any such provision would require access to, and availability of sites, suitable for industrial development. The proposed brownfield redevelopment for housing of the industrial land referred to in para 5.51 above needs to ensure that employment capacity displaced needs to be provided on site, of a type appropriate to the employment needs of the population.

### **Recreation spaces within the town area**

- 5.65 Many of the greenfield sites within the built-up area of Seaford theoretically have potential for housing development. To test this out, Seaford Town Council put all forward for evaluation against the 10 Sustainability objectives, particularly green infrastructure, and the Lewes DC policy RE1 on the amount of recreation space per head of population. The Neighbourhood Plan Steering Group conducted an assessment of recreation space which confirmed that Seaford has a deficit of recreation space equivalent to about 80% of the space occupied by The Salts Recreation Ground. There is a particular deficit on recreation space for outdoor sports including pitches, courts and bowling greens. There is also an unequal distribution of such spaces within the town with areas to the North being particularly poorly provided.

## 6.0 SUSTAINABILITY ISSUES

6.1 As part of the Sustainability Appraisal it is necessary to identify the key sustainability issues facing the Parish. These have been informed through the following sources:

- A review of the policies outlined in the Lewes Core Strategy
- A review of the Core Strategy Sustainability Appraisal.
- Collection and analysis of baseline data (Section 5 of this report).
- Feedback from local community and consultation events to date.

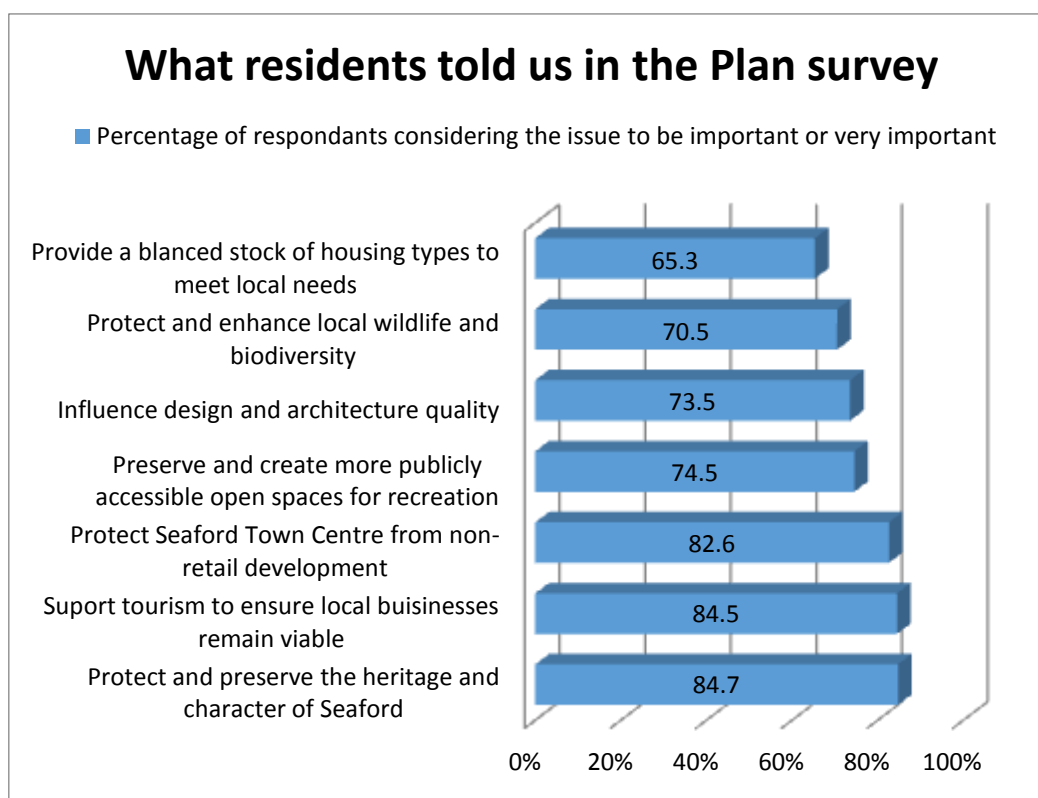
6.2 Set out below is a summary of the key issues which need to be considered in the preparation of the SNP. These have been identified through the SNP Survey (2016) in order to gather opinions and views on the issues which the document should prioritise and the work of the focus groups. The steering group also undertook a Housing Needs Survey.

6.3 The surveys were both conducted using a questionnaire consisting of both closed and open-ended questions. This mix allows questions to focus on obtaining specific pieces of information tailored at responding to certain issues or themes (closed questions), whilst allowing a degree of freedom in the responses which people provide (open questions). The full reports of the SNP and Housing Needs Surveys are available on the SNP website at [www.seafordnp.uk](http://www.seafordnp.uk).



## Key Findings of Neighbourhood Plan Survey

6.4 The survey received 1100 responses – a response of 10.2%. Based on the 1100 respondents, the following summarises some of the key issues:



- 66.30% of respondents felt it was very important for the SNP to protect and **preserve the heritage and character** of Seaford with 20% indicating it was important.
- 55.72% of respondents felt it was very important for the SNP to preserve and create **more publicly accessible open spaces** for recreation with 20.47% indicating it was important,
- 52.73% of respondents felt it was very important for the SNP to **protect and enhance local wildlife and biodiversity** with 19.06% indicating it was important,
- 51.56% of respondents felt it was very important for the SNP to **influence design and architecture quality** with 24.83% indicating it was important
- 49.35% of respondents felt it was very important for the SNP to provide **a balanced stock of housing** types to meet local needs with 17.76% indicating it was important.
- In response to the question 'Do you **run a business** (or are self-employed) working from home?' 73.5% answered "no" with only 1.0% indicating "yes". However, 9.1% of responses were made to 'if working from home, what type of business?' question.
- With regards to the question 'Are you **satisfied with the design and layout of recent developments** in the town?' 32.2% respondents had no opinion, 26.0% indicated "no" with 25.7% respondents indicating "yes".
- 82.6% of respondents agreed that, the **Town Centre area of Seaford should be protected from non-retail development** to preserve it as a viable Town Centre with 10.9% of respondents disagreeing.
- 84.6% of respondents agreed that, **Tourism is vital to the local economy** to ensure local businesses remain viable and therefore open for all to use. Accordingly, the **provision of Bed and Breakfast and other tourist accommodation should be encouraged** in Seaford with 9.7% of respondents disagreeing.
- In response to giving **reasons why members of households have moved away** from the town, the following were cited - 15.4% to begin job/course of study, 13.2% to improve access to jobs, 11.5% for affordable housing to rent/buy, 6.1% for suitable market housing to buy, 5.5% to meet retirement housing needs, 5.2% to improve access to shops/ leisure facilities and 4.2% (to be

closer to health care.

- With regards to question 'What **type of accommodation would any members of your household seek to obtain** within the foreseeable future?' the preferences were as follows: Bungalows 18.4%, 1-2 bedrooms 16.1%, Detached 12.9%, Retirement housing units 12.1%, Flats 11.6%, Semi-detached 10.5%, 3-4 bedrooms 9.3%, Terraced 7.7% and 5+ bedrooms 1.5%.
- Slightly over half of respondents (52.8%) to the question 'would you like to see **housing and other community assets delivered via Community Land Trust?**' said "yes", while 14.5% said "no" (and 32.7% respondents had no opinion).

### Key findings of Part 2 of Housing Needs Survey:

- 6.5 The following summarises some of the key issues. There were 377 responses. Of these:
- A total of 15.4% households were identified as being in need of affordable housing. This was due to their current housing requirements not being met, their local connection to Seaford and because their income and personal circumstances meant that they could not afford a suitable market property (in the town).
  - 58.6% responses to Part 2 of the survey were excluded from the subsequent analysis on the basis that their current home was adequately meeting their current housing requirements.
  - 26.0% households that completed Part 2 of the survey expressed a need to obtain alternative market housing to that which they currently occupied and were deemed to be ineligible for affordable housing based on their personal circumstances and income/equity being sufficient to purchase or rent on the open market.

### Focus Groups

- 6.6 Four Focus Groups were set up at the start of the process of developing the SNP. Workshops were held during 2016 to bring together all members to share updates, emerging issues and propose solutions. Each Focus Group has produced a report on its findings and suggested recommendations for the SNP to take forward. The four groups are:
- Environment and Countryside
  - Local Economy and Facilities
  - Transport and Travel
  - Housing and Development

Full versions of the Focus Groups' Working Papers and Work in Progress Evidence Reports are available on the SNP website [www.seafordnp.uk](http://www.seafordnp.uk).

- 6.7 The Strengths, Weaknesses, Opportunities and Threats (SWOT) Analysis for each topic area are set out below. The aims and objectives of each Focus Group are set out within the individual focus group reports and as an appendix to the Scoping Report.

<b>Environment and Countryside</b>	
<p><b>Strengths:</b></p> <ul style="list-style-type: none"> <li>• Nestled between a stunning coastline and the South Downs National Park (SDNP);</li> <li>• Nationally and internationally recognised iconic sites including Cuckmere Haven and Seaford Head;</li> <li>• Strong history with a number of scientific and archaeological sites of interest;</li> <li>• Unspoilt seafront with excellent vistas and accessibility;</li> <li>• Strong built heritage and conservation areas;</li> <li>• Gateway to the SDNP;</li> <li>• Number of national cycle routes run through the town.</li> </ul>	<p><b>Weaknesses:</b></p> <ul style="list-style-type: none"> <li>• No Registered Parks and Gardens;</li> <li>• Seafront has lacked investment – e.g. seating, lighting and toilets;</li> <li>• Recreational space for the size of the population is low;</li> <li>• Lack of “green assets” such as trees in the post-war developments of the town.</li> <li>• Town vulnerable to urban encroachment with detrimental effect on the environment, wildlife and the town as whole – especially where development negatively “impacts” the SDNP.</li> <li>• Vulnerability of some archaeological remains.</li> </ul>
<p><b>Opportunities:</b></p> <ul style="list-style-type: none"> <li>• To ensure green spaces and the seafront are enhanced and preserved to support the environment, biodiversity, tranquillity and/ or recreation for the citizens of the town.</li> <li>• To promote sustainable tourism given the environment and countryside are key assets;</li> <li>• To promote sustainable development which supports our strong environment and countryside assets</li> <li>• To enhance the public realm (streetscape and civic spaces) with high quality hard and soft landscape materials including surfacing, street furniture and trees.</li> </ul>	<p><b>Threats:</b></p> <ul style="list-style-type: none"> <li>• Risk of flooding, adequate drainage;</li> <li>• Loss of footpaths owing to erosion – e.g. Splash Point footpath.</li> <li>• Erosion impacts on rare plants – e.g. moon carrot at Hope Gap.</li> <li>• Risk of invasive plants (e.g. Russian vine, cotoneaster);</li> <li>• Urban sprawl without careful planning considerations.</li> <li>• Seafront is both a leisure/ tourism asset and a flood defence system.</li> <li>• Unique flint walls at risk of decay.</li> <li>• Suitable access for those with limited mobility and/ or are registered disability.</li> </ul>

<b>Local Economy and Facilities</b>	
<p><b>Strengths:</b></p> <p>A stunning coastline and the South Downs National Park (SDNP);</p> <ul style="list-style-type: none"> <li>• Unspoilt seafront with excellent vistas and accessibility;</li> <li>• Good sports facilities;</li> <li>• Seaside gateway to the SDNP;</li> <li>• Number of national cycle routes run through the Town;</li> <li>• A vibrant town centre with a good mix of shops, restaurants, pubs, banks and facilities;</li> <li>• Excellent film location.</li> </ul>	<p><b>Weaknesses:</b></p> <ul style="list-style-type: none"> <li>• A potential lack of school provision;</li> <li>• NHS services full to capacity and under continued increasing pressure;</li> <li>• Lack of facilities for young people;</li> <li>• Potential under-provision of tourist accommodation;</li> <li>• Lack of affordable and accessible community “space”</li> <li>• No start up business incubator centre;</li> <li>• Disconnect between seafront (main visitor attraction) and town centre, including lack of signage.</li> </ul>
<p><b>Opportunities:</b></p> <ul style="list-style-type: none"> <li>• To enhance tourism in the town;</li> <li>• To improve youth and community facilities</li> <li>• To promote sustainable development which supports our strong environment and countryside assets.</li> </ul>	<p><b>Threats:</b></p> <ul style="list-style-type: none"> <li>• Increased population growth without the necessary infrastructure;</li> <li>• Seafront does not receive the necessary maintenance it requires.</li> <li>• Health and education services become insufficient and unsafe (particularly health).</li> </ul>

<b>Transport and Travel</b>	
<p><b>Strengths:</b></p> <ul style="list-style-type: none"> <li>• Geographical position between Brighton and Eastbourne, on A259, and gateway to South Downs National Park (SDNP) and heritage coast.</li> <li>• Excellent Bus service on main Brighton – Eastbourne artery with accessible buses serving town, SDNP and heritage coast, and in-town services.</li> <li>• Share-with-care Promenade &amp; free seafront parking linked to campsite and safe bathing.</li> <li>• Town centre with free on-street parking (limited time) and pay &amp; display car parks for shops and business</li> <li>• Rail service with two stations.</li> </ul>	<p><b>Weaknesses:</b></p> <ul style="list-style-type: none"> <li>• Many poorly maintained twittens</li> <li>• Many poor pavement surfaces requiring maintenance</li> <li>• Limited parking at schools and train stations.</li> <li>• Number of “rat runs” by trucks.</li> <li>• A number of areas where traffic speed and poor pedestrian crossing facilities – e.g. at Claremont Road.</li> <li>• Few cycle routes or cycle parking</li> <li>• No real North – South public transport / cycle and pedestrian provision to e.g. Alfriston/ Lewes</li> <li>• Lack of seafront public transport service from town or across seafront (Splash Point to Tidemills)</li> <li>• Traffic pinch-points/congestion – for example, Newhaven, Alfriston and Exceat</li> </ul>
<p><b>Opportunities:</b></p> <ul style="list-style-type: none"> <li>• Publicity, electronic service-information, and timetable co-ordination for buses and trains.</li> <li>• Increasing cycle journeys (incl. electric) with provision of parking, crossings, safe cycle-paths and signposting.</li> <li>• To increase the connectivity within the town (e.g. North-South travel and Seafront to main town) and to destinations outside the Town.</li> <li>• To enhance capacity and not limit future potential capacity.</li> <li>• To improve pavements and twittens (surfaces, vegetation, lighting, signage, dropped kerbs) to create a better pedestrian offering, especially for those with limited mobility.</li> </ul>	<p><b>Threats:</b></p> <ul style="list-style-type: none"> <li>• New developments creating population growth that do not take adequate assessment of travel and transport requirements and therefore necessary action.</li> <li>• Flooding to railway line at Newhaven and to A259 at Exceat.</li> <li>• Withdrawal of train service to Newhaven and Lewes.</li> <li>• Withdrawal of Newhaven Ferry Service.</li> </ul>

<b>Housing and Development</b>	
<p><b>Strengths:</b></p> <ul style="list-style-type: none"> <li>• Active housing market</li> <li>• Small amount of dereliction</li> <li>• High proportion of existing housing is accessible to public transport</li> <li>• South Downs National Park (SDNP) provides some protection of green field sites given the SDNP's objectives are set out in Parliamentary legislation</li> <li>• Attractive for commuters to Brighton, Eastbourne, Lewes</li> <li>• House prices lower than county and regional average</li> </ul>	<p><b>Weaknesses:</b></p> <ul style="list-style-type: none"> <li>• Inadequate number of 1 &amp; 2 bedroom dwellings and bungalows</li> <li>• Need for more affordable open market and rented accommodation</li> <li>• Adequacy of current housing stock (some too large)</li> <li>• Lack of Infrastructure (e.g. doctors and schools), particularly local amenity in the South-East corner of the town and uncertainty over future train services.</li> <li>• Geographic constraints mean limited space available for building</li> </ul>
<p><b>Opportunities:</b></p> <ul style="list-style-type: none"> <li>• To maximise opportunities for identifying potential brownfield sites for redevelopment over the next 14 years</li> <li>• To maximise residential accommodation in the town centre by re-using or converting vacant upper floors above shops and offices</li> <li>• To ensure opportunities to sub-divide larger dwellings into smaller units are identified</li> <li>• To create design specifications that complement and enhance the town's built and natural environment</li> </ul>	<p><b>Threats:</b></p> <ul style="list-style-type: none"> <li>• Decreasing amount of amenity open space, which any further development may impact</li> <li>• Demand from pensioners who retire to Seaford from outside the area</li> <li>• Ageing population structure</li> <li>• Loss of young people who cannot afford to stay or work in the town</li> <li>• Risk of flooding, both from sea and surface water</li> <li>• Some archaeologically sensitive areas</li> <li>• Potential impact of any development on the SDNP's statutory objectives</li> </ul>

## Summary of the key sustainability issues

6.8 A summary of the key issues and challenges facing Seaford are set out below, together with the impacts on the parish if there was no neighbourhood plan is set out below:

Key challenges facing Seaford NP area	Effects without the Neighbourhood Plan
Conflict between protecting the SDNP and the need to find sites for housing development.	Reliance on higher tier policies may not strike the necessary balance between meeting the housing needs of the Parish and respect of environmental constraints that will gain the support of the local community
Preserve the heritage and character of the built environment	Reliance on higher tier policies may not provide adequate local level consideration of the varied heritage assets of the Parish and not provide the detail requested by the local community.
Meeting the housing needs of the Parish	Allocation of sites through higher tier policies will not be decided by local community and will therefore be 'out of their hands'.
Protect and enhance local wildlife and biodiversity	Upper tier policies may not include the details of local biodiversity areas or seek to protect/enhance areas of local value.
Improve access by non-car modes of transport.	Inability to deliver development that maximises and ensures accessibility by non-car modes of transport.
Protect open space and provide more open space	Reliance on higher tier policies may not provide adequate protection or sufficient encouragement to both retain and deliver new areas of open space or protect green spaces of value to the local community
Influence design and architecture quality	Reliance on higher tier policies may not provide adequate consideration and protection of Parish identity and matters of interest to the local community.
Promote sustainable tourism	Upper tier policies will most likely to be general and not consider the tourism options for Seaford.
Protect community facilities	Inability to ensure provision of requisite level of community facilities and services. Upper tier policies will not be able to include all of the key facilities within Seaford.

## 7.0 SUSTAINABILITY FRAMEWORK - OBJECTIVES

7.1 This SA seeks to test the contribution the SNP will make towards achieving sustainable development, through the identification of a number of objectives and indicators, known as the Sustainability Framework. These are used to assess the sustainability impacts of the policies within the SNP. The objectives are based on the three strands of sustainability; i.e. social, economic and environmental. The indicators are chosen to quantify and measure the achievement of each objective. The Sustainability Framework has emerged through appraisal of relevant National, Regional, District and Local Plans and Programmes, the collection of baseline data and local knowledge of sustainability challenges faced in the town.

7.2 The Sustainability Framework was the subject of consultation at the Scoping Report stage. The objectives chosen represent the issues and challenges facing Seaford. The sustainability objectives and their corresponding indicators are set out below. These include those within the Scoping Report plus amendments that were taken on board following the consultation feedback.

Objective	Questions	Indicators	SEA/SA Topic <sup>20</sup>
<b>SOCIAL</b>			
<b>1. Housing</b>  To deliver, in the first instance on brownfield sites, high quality new open market and affordable homes that meet the needs of the whole community both now and in the future	1. Does the SNP support the number of homes required by LDC in the Parish? 2. Does it help meet affordable housing needs? 3. Does it encourage the use of brownfield land in the first instance, and land efficiency? 4. Do the allocated sites respect the Parish's setting within the National Park?	<ul style="list-style-type: none"> <li>• Number of new homes completed;</li> <li>• Number of affordable dwellings completed;</li> <li>• Hectares of brownfield land redeveloped for housing;</li> <li>• Number of people on the housing register.</li> <li>• Percentage of new homes within the existing built up area boundary.</li> </ul>	<b>Housing/Health /Community</b>

<sup>20</sup> As set in in paragraph 5.6 of this report



Objective	Questions	Indicators	SEA/SA Topic <sup>20</sup>
<p><b>2. Sustainable Transport (including walking/cycling)</b></p> <p>To ensure that the SNP area benefits from a robust, accessible and sustainable transport system for its residents, visitors and businesses, that: (i) encourages and facilitates sustainable economic development and access to services whilst (ii) reducing the need to travel by car.</p>	<ol style="list-style-type: none"> <li>1. Does the SNP encourage and support the use of sustainable modes of transport?</li> <li>2. Are the allocated sites within walking or cycling distance of a school, convenience store, a GP surgery, an existing transport stop – e.g. bus stop or railway station?</li> </ol>	<ul style="list-style-type: none"> <li>• Number of retained and/ or new sustainable and public transport facilities provided in the SNP area.</li> <li>• Number of households /dwellings proposed within a 10-minute walk (approximately 800m) of a transport stop – i.e. bus stop or railway station.</li> <li>• Number of new cycling facilities.</li> </ul>	<p><b>Roads and Transport</b></p>
<p><b>3. Community infrastructure</b></p> <p>To maintain and enhance community infrastructure within the Parish</p>	<ol style="list-style-type: none"> <li>1. Will the SNP retain and/or enhance the provision of community services and facilities?</li> <li>2. Are the allocated sites within walking or cycling distance of a community facility such as a GP surgery, a dentist, a community hall, a place of worship, a sports facility.</li> </ol>	<ul style="list-style-type: none"> <li>• Quantum of new and/ or retained community infrastructure proposed in the Parish.</li> <li>• Number of existing community facilities improved or enhanced</li> </ul>	<p><b>Housing/Health /Community</b></p>
<p><b>ENVIRONMENTAL</b></p>			
<p><b>4. Green Infrastructure</b></p> <p>To maintain and enhance green infrastructure within the parish.</p>	<ol style="list-style-type: none"> <li>1. Does the SNP enhance and preserve key green spaces within the SNP area?</li> <li>2. Does the SNP retain and/or improve access to green areas such as open space and recreational facilities, woodlands, ponds, allotments and hedgerows?</li> <li>3. Does the SNP improve, create or maintain green infrastructure links to the South Downs national Park?</li> </ol>	<ul style="list-style-type: none"> <li>• Number of households within a 10-minute walk (approximately 800m) of public recreational space and open space and/or other public green infrastructure such as allotments, woodlands and ponds.</li> <li>• Number of local green spaces allocated within the SNP area and supported by the community.</li> </ul>	<p><b>Nature Conservation &amp; Landscape &amp; Housing/Health /Community</b></p>

Objective	Questions	Indicators	SEA/SA Topic <sup>20</sup>
<p><b>5. Heritage Assets</b></p> <p>To protect or enhance the heritage assets and historic environment of the Parish</p>	<ol style="list-style-type: none"> <li>1. Does the SNP take account of listed buildings in the SNP area and respect the historic character?</li> <li>2. Does the approach take account of conservation areas and any locally designated assets, as well as areas known for being rich in archaeological interest in the SNP area?</li> </ol>	<ul style="list-style-type: none"> <li>• Number of heritage assets and their setting enhanced and/ or preserved as part of an overall development scheme.</li> <li>• Number of positive features of local character identified through the character statement protected or enhanced as part of any development proposals.</li> </ul>	<p><b>Heritage</b></p>
<p><b>6. Countryside, Landscape and Key Views</b></p> <p>To conserve and enhance the countryside of the Parish and surrounding area, including the setting of the National Park</p>	<ol style="list-style-type: none"> <li>1. Will the SNP enhance and preserve the valued landscape of the SNP area?</li> <li>2. Is development in keeping with the landscape and existing features, including the setting of the National Park?</li> <li>3. Does the SNP take account of the key views in and around the SNP area?</li> <li>4. Does the SNP minimise impact on the countryside?</li> </ol>	<ul style="list-style-type: none"> <li>• Number of sites allocated for development beyond the defined built up area boundary.</li> <li>• Number of landscaping masterplans delivered as part of new development.</li> </ul>	<p><b>Nature Conservation &amp; Landscape</b></p>
<p><b>7. Flooding</b></p> <p>To steer new development away from areas at high risk of flooding or where it may cause or increase flooding either on site or elsewhere</p>	<ol style="list-style-type: none"> <li>1. Does development avoid areas at risk of flooding (as defined by the Environment Agency).</li> <li>2. Does development encourage the removal/ not adversely affect surface water?</li> <li>3. Does the combination of sites ensure that it will not exacerbate the risk of flooding?</li> </ol>	<ul style="list-style-type: none"> <li>• Number of properties at risk of flooding within the Parish/SNP area, as defined by the Environment Agency Flood Maps.</li> <li>• Number of flood improvement schemes incorporated within development proposals.</li> </ul>	<p><b>Air and Climate</b></p>
<p><b>8. Biodiversity</b></p> <p>To protect and enhance the biodiversity of the SNP area.</p>	<ol style="list-style-type: none"> <li>1. Does the SNP enhance and preserve locally, nationally and internationally designated areas as well as local wildlife sites and priority habitats and species?</li> </ol>	<ul style="list-style-type: none"> <li>• Number of enhancement schemes incorporated into new development.</li> <li>• Number of priority habitats and species impacted by new development.</li> </ul>	<p><b>Nature Conservation</b></p>

Objective	Questions	Indicators	SEA/SA Topic <sup>20</sup>
<p><b>9. Sustainable Design</b></p> <p>To encourage high quality design and layout in all new development and promote systems efficiency and local renewable energy production and to reduce the Parish's impact on climate change.</p>	<ol style="list-style-type: none"> <li>1. Does the SNP promote energy efficiency and the use of renewables within the plan area?</li> <li>2. Does the SNP promote water efficiency within new development?</li> </ol>	<ul style="list-style-type: none"> <li>• Number of new developments that incorporate renewable energy systems.</li> <li>• Number of new development incorporating sustainable urban drainage systems (SUDS).</li> <li>• Number of new schemes where measures to ensure the sustainable use of water and energy form part of the overall design</li> </ul>	<p><b>Heritage &amp; Air and Climate</b></p>
<b>ECONOMIC</b>			
<p><b>10. Local businesses and tourism</b></p> <p>Enhance and maintain the local economy by: (i) supporting employment and businesses in the SNP area and (ii) encourage tourism throughout the Parish</p>	<ol style="list-style-type: none"> <li>1. Will the SNP support local retail and employment opportunities?</li> <li>2. Will the SNP support tourism initiatives and development?</li> </ol>	<ul style="list-style-type: none"> <li>• Net amount of employment floor space maintained and/ or created in the SNP area.</li> <li>• Number of vacant business spaces</li> <li>• Number of new tourist facilities.</li> <li>• Number of employment and tourist facilities/floorspace lost to new development.</li> </ul>	<p><b>Economic Characteristics</b></p>

### Seaford Neighbourhood Plan objectives

7.3 The draft Neighbourhood Plan sets out a number of strategic objectives. These state what the Neighbourhood Plan is aiming to achieve through its overall strategy and policies. An assessment has been made as to whether the 9 Neighbourhood Plan objectives are consistent with the 10 objectives of the sustainability appraisal. This exercise helps identify where potential areas of conflict lie and where mitigation may be required.

7.4 The objectives for the Neighbourhood Plan are as follows:

1. To ensure that the Neighbourhood Plan area has robust, accessible and sustainable rail and road transport systems for its residents and businesses that encourage and facilitate sustainable economic development.
2. To promote sustainable tourism utilising the town's natural assets and regenerating the seafront.
3. To promote a balanced local economy by supporting local businesses and new economic floorspace.
4. To promote an active community through retaining and enhancing the economic infrastructure, physical infrastructure and facilities to promote sustainable development to ensure a thriving social, cultural and community life.
5. To preserve and enhance the environment and countryside both within and around the town, including the historic environment and heritage assets.
6. To protect, preserve and expand on the local green spaces in Seaford.
7. To encourage the provision of a mix of housing of different types and tenures in sustainable locations accessible to local services and facilities, and particularly to support housing aimed at younger people.
8. To facilitate the provision of affordable housing to meet the needs of local people, particularly younger residents who cannot afford open market rents or house prices.
9. To ensure new housing and developments are of high quality and complement and enhance the town's built and natural heritage.

7.5 These have been assessed for compatibility with the Sustainability Objectives in the table below:

Neighbourhood Plan Objectives										
Sustainability Objectives		1	2	3	4	5	6	7	8	9
	1	√		x		x	x	√	√	√
	2	√	√		√			√	√	
	3	√			√		√			
	4		√		√	√	√			
	5		√			√		x	x	√
	6		√			√	√	x	x	√
	7							x	x	
	8					√	√	x	x	x
	9									√
	10		√	√				x	x	

Key:

√	Compatible
x	Incompatible
	No link/neutral

7.6 In summary, the key areas where there is incompatibility between the neighbourhood plan objectives and the sustainability objectives are as follows:

- The neighbourhood plan objectives 3, 5 and 6 (local economy, environment & heritage and local green spaces) when considered against sustainability objective (SO) 1 Housing are considered to be incompatible. Providing new housing and allocating space and land for this within the NP may result in some loss of existing and new land for employment use, heritage buildings and green space.
- The neighbourhood plan objectives 7 and 8 – housing and affordable housing may have a negative impact on SO's 5, 6, 7, 8 and 10. These relate to heritage assets, countryside, flooding, biodiversity and local businesses. Housing growth may also have a negative impact on the sustainability objective of reducing flood risk. The key issue is that by creating more hard surfaces and increasing the local population, it

may lead to problems with the inadequate drainage of surface water and a negative impact on water quality. There are ways of mitigating this but nevertheless, there may be a negative impact on the sustainability objective. Housing growth may also result in the loss of heritage assets and of areas of countryside and biodiversity and employment units.

- Sustainability objective 1 - planning for housing growth (SO1) may have a negative impact on neighbourhood plan objects 3, 5 and 6 which relate to protecting the economy, open spaces and countryside. A pressure to build houses may create pressure on these other issues for the parish.

## **8.0 POLICY APPROACHES AND OPTIONS FOR SITE ALLOCATIONS**

8.1 An important part of the SA process is the appraisal of different options for policy areas to help identify the most sustainable approaches to be taken forward in the Neighbourhood Plan. For some of the policy areas, a number of approaches were developed and appraised against the sustainability framework to identify the preferred one. This exercise has followed the format adopted in the Lewes District Local Plan Joint Core Strategy Local Plan May 2016<sup>21</sup> and the Submission Document Sustainability Appraisal September 2014<sup>22</sup> and modifications.

### **The Lewes District Local Plan Joint Core Strategy Sustainability Appraisal**

8.2 The Neighbourhood Plan takes into account the assessments made for Seaford within the Sustainability Appraisal undertaken for the adopted Lewes District Local Plan.

8.3 Two options for the distribution of housing in Seaford were appraised against the sustainability framework:

Option A – To identify a planned housing target for Seaford that reflects the capacity identified in the SHELAA<sup>23</sup>

Option B – To have a planned housing target for Seaford that would allow for extensions into the National Park in order to deliver a greater amount of homes than option A.

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<sup>21</sup> [http://www.lewes.gov.uk/Files/plan\\_Adopted\\_JCS\\_with\\_front\\_cover.pdf](http://www.lewes.gov.uk/Files/plan_Adopted_JCS_with_front_cover.pdf)

<sup>22</sup> [http://www.lewes.gov.uk/Files/plan\\_SA\\_Submission.pdf](http://www.lewes.gov.uk/Files/plan_SA_Submission.pdf)

[http://www.lewes.gov.uk/Files/plan\\_SA\\_Submission\\_Mods\\_v1.pdf](http://www.lewes.gov.uk/Files/plan_SA_Submission_Mods_v1.pdf)

<sup>23</sup> The Strategic Housing and Economic Land Availability Assessment (SHELAA) is being undertaken to help inform forthcoming planning policy work on housing and economic land availability.

- 8.4 The Local Plan SA considered in detail the development options for Seaford. It states that<sup>24</sup> Seaford is the district's most populated town and is regarded as a District Centre in terms of the services that it provides. Ideally therefore, the town would receive a significant amount of the district's housing requirement. However, the town is highly constrained by the environment within which it sits. The built up area is almost entirely surrounded by the South Downs National Park to the north, east and west, whilst the southern boundary of the town meets the English Channel. In light of these constraints, the SHELAA found very limited capacity for additional housing.
- 8.5 As a result of such findings, when generating approaches for the Proposed Submission document (January 2013), it was viewed that there was only one option for housing delivery at Seaford – to have a housing delivery target that reflected the SHELAA capacity for the town. Given the low levels of potential development identified by the SHELAA and the large population of the town it was not considered that a lower target would be a reasonable alternative. As such, the generated option was never assessed against the sustainability framework. An alternative not initially assessed at the Proposed Submission stage was whether the housing target for Seaford should allow for an extension or extensions into the National Park in order to deliver a higher number of homes for Seaford.
- 8.6 The options were appraised against the sustainability framework. **Option A** was appraised to be the most sustainable option. Although it did not perform as highly with regards to the housing, deprivation and certain economic objectives as Option B, it performs far better with regards to some of the environmental objectives and is likely to be better for tourism, which is a key contributor to the economy in this area. Furthermore, Option B is likely to cause a significant environmental effect by allowing development in sensitive landscape areas located in the National Park, which Option A will not. The outcome of this appraisal, alongside the input of stakeholders, the outputs from the evidence base and the need to achieve the plan objectives has led to option A being included within the Submission document.
- 8.7 Due to adoption of the Core Strategy Local Plan Part 1 2016 (reference Spatial Policy 2 – Distribution of Housing) and the accompanying Sustainability Appraisal, it is not considered necessary to assess and appraise options regarding the development ranges

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<sup>24</sup> Page 71 onwards Local Plan SA Submission Document

and levels of residential growth for Seaford. Spatial Policy 2 refers to a minimum of net 185 units in Seaford.

### **The housing site allocations**

8.8 A number of sites have been put forward through the call for sites exercise (undertaken by the Town Council in November 2016) plus from the following sources:

- The LDC Strategic Housing and Economic Land Availability Assessment (SHELAA)
- The South Downs National Park Strategic Housing Land Availability Assessment (SHLAA)
- Neighbourhood Plan Survey Response
- List of Seaford Town Council owned sites – for sale or being considered for sale
- List of other Seaford Town Council owned sites
- List of Lewes District Council owned sites
- List of East Sussex County Council owned surplus sites
- Brownfield sites
- Large dwellings with the potential to be sub-divided into smaller units
- Large buildings with the potential to convert into residential
- Large plots of land
- Feedback from 30 November 2016 consultation
- Housing & Development Focus Group members
- Google maps
- Local knowledge

8.9 In total 306 were included on the initial list<sup>25</sup>. Sites were eliminated if:

- Unable to accommodate at least 6 dwellings (on the advice of Lewes DC).
- Planning permission for housing development had recently been obtained or was about to be given.
- Information from land owners that the site would not be available between now and 2030.

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<sup>25</sup> <http://www.seafordnp.uk/images/July17/8.%20SITES%20LIST%20-%20FULL.pdf>



8.10 This initial sifting exercise reduced the long list to a shorter list of 60<sup>26</sup> sites. Detailed evidence was collected for the sites including:

Ownership, location, size, current and previous uses, planning history, flood risk, accessibility, biodiversity, landscape, historical environment, infrastructure, community asset register, ability to provide affordable housing, impact on local businesses and community facilities, comments from the SHELAA and SHLAA, applicable LDC planning policies, distance to amenities, number of traffic accidents at or close to the site and site availability.

8.11 The sites were appraised by the Town Council’s independent consultants Action in rural Sussex assisted by members of the Neighbourhood Plan steering group using the information gathered above and assessed against the sustainability objectives. The objectives were amended<sup>27</sup>. following comments and feedback on the Scoping Report and the sites re-assessed to make sure there were no changes. In addition, the steering group held a drop-in consultation session on 11<sup>th</sup> July 2017 where feedback from the general public was taken into account when considering the sites to take forward within the SNP. Details of this can be found on the Neighbourhood Plan website<sup>28</sup>. The assessment table containing the sites as considered against the sustainability objectives is attached as **Appendix C**.

8.12 The symbols and colour coding as set out below have been used in the assessment of each approach.

++	Greater positive impact on the sustainability objective
+	Possible positive or slight positive impact on the sustainability objective
-	No impact or neutral impact on the sustainability objective
?	Possible negative or slight negative impact on the sustainability objective
??	Greater negative impact on the sustainability objective

<sup>26</sup> This includes two comprehensive development sites – Dane valley and Grand Avenue which are a combination of smaller sites included within the 60 sites.

<sup>27</sup> There have been 2 very small changes to the wording of objective 1 and 4 – these are considered to be de minimis.

<sup>28</sup> <http://www.seafordnp.uk/index.php/the-plan/steering-group-minutes/55-update-on-draft-neighbourhood-plan-housing-proposals>

8.13 Following this assessment, a short list of preferred sites has been compiled. The short-listed sites are as follows (together with suggested yields for each site):

Site Number	Address	Yield
SITE SC1 48 Brooklyn Road, SITE SC2 48A - C Brooklyn Road SITE SC3 Unit 1-4 Industrial estate 48 Brooklyn Road SITE SC4 1-7 Blatchington Road Industrial Units SITE SC5 Gasworks site, Seaford SITE SC6 land adj to Water Pumping Station, 37 Brooklyn Road SITE SC7 Yard at 66 A & B Chichester Road SITE SC8 Old Dairy, 51-53 Blatchington Road, SITE SC9 The Trek 2000 Club, Blatchington Road SITE SC12 46 Brooklyn Road	Dane Valley – comprehensive redevelopment scheme:131 dwellings but a net addition of	100
SITE SC13	Brooklyn Hyundai, Claremont Road	13
SITE SC16	Holmes Lodge, 72 Claremont Road	12
SITE SC21	Station Approach/Dane Road	12
SITE SC26	Jermyn Ford Garage, 10 Claremont Road	20
SITE SN5	10 Homefield Place, Seaford	19
SITE SS13	Seven Sisters pub, Alfriston Road	9
	Old House Depository Site, Claremont Rd	35
	Elmcourt, Blatchington Road	9
<b>TOTAL YIELD</b>		<b>229</b>

8.14 . Thus, the Neighbourhood Plan proposal is for 229 homes. Further work will be needed on any site constraints<sup>29</sup> such as contamination or access. Section 9 below shows assess all of the NP policies against the Sustainability Objectives including housing allocation policies.

8.15 A further comprehensive scheme – Grand Avenue – has been assessed following the owner’s response to the Call for Sites. The initial scheme considered was for development on the three fields between Grand Avenue and Kings Hedge (which backs on to the properties in Clementine Avenue). The overall impact on the Sustainability Objectives was assessed as being negative (See Appendix C, Sites SW5/7) because the sites are green fields in the National Park.

<sup>29</sup> Technical work is currently being undertaken by AECOM consultants on the deliverability of the Dane Valley comprehensive redevelopment scheme. Further details on this will be provided within the Submission SA and SNP.

- 8.16 At the time this assessment was done, the Housing Focus Group were unable to find enough brown field sites within the Planning Boundary to meet the Target of 185 Homes (see Paragraph 8.7 above). The Steering Group therefore considered whether a more limited scheme would be positive when assessed against the Sustainability Objectives. The more limited scheme developed was for housing on the lower part of one field with the other fields kept as open spaces for recreation (and possibly, in the long term, considered for designation as a Local Green Space, such a scheme produced a positive impact on the Sustainability Objectives.
- 8.17 However, at a late stage a number of brown field sites were put forward for development by their owners. These all had positive impacts on the Sustainability Objectives. Consequently, it should be possible to achieve the 185 target without building on any of the Grand Avenue fields within the National Park.

## **9.0 APPRAISING THE NEIGHBOURHOOD PLAN POLICIES**

- 9.1 A wide range of policy areas have been included within the draft Neighbourhood Plan. It will be these areas that will be appraised in the SA to evaluate whether they have a positive or negative impact on the future of the parish, using the Sustainability Framework to undertake the evaluation.
- 9.2 In the absence of the Neighbourhood Plan, it is considered there will be fewer opportunities to address the issues and challenges facing Seaford. Without the Plan, opportunities for the following issues may be compromised:
- Greater involvement of local people in local/community planning,
  - Be able to protect and retain community facilities,
  - Opportunities to allocate sites that are supported by the local community,
  - Opportunities to improve the town centre,
  - Opportunities to protect, improve and/or enhance green spaces and open spaces,
  - Opportunities to seek good design and layout within new developments
  - Opportunities to regenerate and redevelop sites that are in decline or in need of improvement
  - Opportunities to address the issues of contamination, flood risk, access and other matters as a comprehensive scheme for the Dane Valley site.
- 9.3 All policies have been appraised in order to assess their impact on the 10 sustainability objectives. These are set out below. This exercise ensures that the policies within the Neighbourhood Plan are the most sustainable, given all the reasonable alternatives. The appraisal process has been undertaken using the methodology outlined in section 3. A summary of the appraisal is given in each case.
- 9.4 Whilst it is predicted that many of the policies will have an overall positive or neutral/unknown impact, it is inevitable that some of the options appraised will present negative sustainability impacts. This will be mostly in cases where the sustainability objectives are not compatible with one another. Where negative impacts are predicted to arise, mitigation measures have been suggested.
- 9.5 The policies as originally drafted by the Steering Group are listed below.

**Policy Number**

Policy SEA1	Landscape, Seascape and Townscape Character of Seaford
Policy SEA2	Design
Policy SEA3	Conservation Areas
Policy SEA4	Bishopstone Conservation Area
Policy SEA5	Areas of Established Character
Policy SEA6	Development on the Seafront
Policy SEA7	Recreational Facilities
Policy SEA8	Local Green Spaces
Policy SEA9	Allotments
Policy SEA10	Health Facilities
Policy SEA11	New Business Space
Policy SEA12	Visitor Accommodation in Seaford
Policy SEA13	Footpath to Church Lane
Policy SEA14	Safeguarding Future Transport Projects
Policy SEA15	Site Allocations
Policy SEA16	Dane Valley Project
Policy SEA17	Seaford Planning Boundary
Policy SEA18	Windfall Development

9.6 Tables Aa - Ar as attached in **Appendix D** set out all of the policies as originally drafted in the SNP and a number of reasonable alternatives (options) for each. The text for each policy may be different within the Regulation 14 version of the SNP as the results of the SA have been taken on board plus any further changes made by the steering group. This is because the SA forms part of the iterative process of developing the SNP. The draft policies that have been amended are set out in **Appendix E**. This shows only those policies that were revised in light of the SA assessment. Table B (**Appendix F**) summarises all of the policies including those that remain as originally written and those that are amended through the SA. The Steering Group have considered the suggested amendments to the original policies and concluded that the amended policies should all be accepted. The policies in the Neighbourhood Plan itself have now been amended to reflect the Steering Group's decision

9.7 The following colours and symbols are used to assess each policy:

++	Greater positive impact on the sustainability objective
+	Possible positive or slight positive impact on the sustainability objective
-	No impact or neutral impact on the sustainability objective
?	Possible negative or slight negative impact on the sustainability objective
??	Greater negative impact on the sustainability objective

## 10.0 CONTRIBUTIONS TOWARDS SUSTAINABLE DEVELOPMENT & MONITORING

- 10.1 Under the SEA Directive, there is a statutory requirement to monitor the environmental impacts of the implementation of the plan. The purpose of monitoring is to measure the environmental effects of a plan, as well as to measure success against the plan's objectives. The SNP sets out the intention to monitor the plan, including the attainment of the sustainability objectives, in partnership with LDC on an annual basis.
- 10.2 The SNP Steering Group developed a full range of sustainability objectives which include environmental, social and economic issues which have been used to assess this Plan for sustainability. These are set out under section 7.2. The group developed a series of monitoring indicators for the sustainability objectives. These indicators have been discussed with the District Council and are considered to be at a level that can be easily monitored by Seaford Town Council in association with LDC.
- 10.3 This section also considered the overall contribution of the Plan towards sustainable development.

SA Objective	Effects of the Neighbourhood Plan
<p><b>1. Housing</b> To deliver, in the first instance on brownfield sites, high quality new open market and affordable homes that meet the needs of the whole community both now and in the future.</p>	<p>The Neighbourhood Plan has carefully selected seven housing sites, which ensure Seaford continues to thrive as a vibrant community that can provide a mixed housing stock that meets the needs of existing and future residents. The positive effects of the Plan are likely to continue over time as the housing policies are delivered especially those on brownfield sites within the urban area.</p>
<p><b>2. Sustainable Transport (including walking/cycling)</b> To ensure that the SNP area benefits from a robust, accessible and sustainable transport system for its residents, visitors and businesses, that: (i) encourages and facilitates sustainable economic development and access to services whilst (ii) reducing the need to travel by car.</p>	<p>The Neighbourhood Plan seeks to improve the overall sustainability of the area by enabling new development in order to support and improve existing infrastructure. The plan also seeks to improve existing green infrastructure nodes and to encourage people to walk and cycle to nearby services and facilities. The positive effects of the Plan are likely to be in the medium to longer term.</p>
<p><b>3. Community infrastructure</b> To maintain and enhance community infrastructure within the Parish</p>	<p>The Neighbourhood Plan seeks to protect, support and enhance local community infrastructure in the Plan area. The Plan recognises the need to achieve a balanced community, supporting young people and elderly residents alike through housing, green infrastructure and community facilities. Positive effects are likely to increase with application of the Plan's policies and have a long-lasting effect.</p>

SA Objective	Effects of the Neighbourhood Plan
<p><b>4. Green Infrastructure</b> To maintain and enhance green infrastructure within the parish.</p>	<p>The Neighbourhood Plan encourages the protection and enhancement of existing green infrastructure nodes and open spaces within the area. The positive effects of the Plan are likely to have medium to long term benefits for the area and for residents.</p>
<p><b>5. Heritage Assets</b> To protect or enhance the heritage assets and historic environment of the Parish.</p>	<p>The Neighbourhood Plan will have positive effects on the historic environment by steering development away from key heritage assets so there is no detrimental impact and/or developing much needed local housing in a sympathetic way which respects the local distinctiveness and heritage assets of the area.</p>
<p><b>6. Countryside, Landscape and Key Views</b> To conserve and enhance the countryside of the Parish and surrounding area, including the setting of the National Park.</p>	<p>Protecting and enhancing the local landscape and countryside has the potential to have an indirect positive effect on the South Downs National Park and other areas of countryside. The Plan directs development to the urban area. The positive effects of the Plan in relation to this policy area are likely to increase over the medium and longer term.</p>
<p><b>7. Flooding</b> To steer new development away from areas at high risk of flooding or where it may cause or increase flooding either on site or elsewhere.</p>	<p>The Neighbourhood Plan seeks to steer new development away from areas of risk of flooding. This will have a positive impact on the residents and businesses within the parish in the short to medium term.</p>
<p><b>8. Biodiversity</b> To protect and enhance the biodiversity of the SNP area.</p>	<p>Protecting areas known to be biodiversity rich has the potential to have an indirect positive effect on the NP area. The positive effects of the Plan in relation to this policy are likely to increase over the medium and longer term.</p>
<p><b>9. Sustainable Design</b> To encourage high quality design and layout in all new development and promote systems efficiency and local renewable energy production and to reduce the Parish's impact on climate change.</p>	<p>The Neighbourhood Plan encourages the wider protection of the environment and sustainable development, which would include the use of sustainable construction methods and renewable energy. The positive effects of the Plan in relation to this are likely to increase over the medium and longer term</p>
<p><b>10. Local businesses and tourism</b> Enhance and maintain the local economy by: (i) supporting employment and businesses in the SNP area and (ii) encourage tourism throughout the Parish.</p>	<p>The Neighbourhood Plan seeks to support the improvement of local services and tourism facilities within the Plan area as well as supporting local businesses. It also seeks to promote good designed places in order to support a more balanced local community and to protect areas of value. These combined will have a positive impact on local employment and tourism. The positive effects in relation to this are likely to increase over the medium and longer term.</p>

# APPENDIX A



## Responses to consultation on Scoping Report

Organisation	Comment	Response/changes to Scoping Report
<b>Lewes District Council 23<sup>rd</sup> May 2017</b>	We note that the report is titled Seaford Neighbourhood Plan - Scoping report for Sustainability Appraisal and that the overall process is referred to as the Sustainability Appraisal. We would advise to add '(Incorporating a Strategic Environmental Assessment)'. This is to signpost that the work prepared complies with the requirements set out in the Neighbourhood Planning Regulations.	Thank you – this has been amended
	The implications behind the preparation of a SA and a SEA are very different and we would advise you to make this clearer in your report. The SA (incorporating a SEA) should be carried out in conformity with the SEA Directive transposed into UK law as the Environmental Assessment of Plans or Programmes Regulations 2004. We would strongly advise you to signpost in the SA (incorporating the SEA) how it meets the requirements set out in the relevant regulations.	Thank you for your comments. The issue of the difference between a SA and SEA is raised in paragraph 1.6 of the scoping report. This has now been expanded upon.
	Appendix B provides a long list of plans and policies that influence the preparation of the SA (incorporating the SEA) and the Seaford Neighbourhood Plan. It would have been useful to draw out of these documents the elements that specifically refer to or affect the designated neighbourhood area. This would also help the Seaford Neighbourhood Plan Steering Group to clearly identify the existing policies in the area, to prevent any repetition and to pinpoint potential policy gaps or areas that could benefit from stronger policies.	The steering group are already considering the existing policies that cover Seaford with the view to identifying gaps and/or areas that are adequately covered by existing policies. In terms of the scoping report, a summary of the key plans has been included within the text of the report but this has been expanded upon – again within the report. However, this has not been undertaken for the entire list included within the Appendix.
	We note the reference to the Lewes District Local Plan Part 2. For information, we are aiming to consult on Part 2 in autumn 2017. As the designated neighbourhood area straddles, more than one local planning authority, we would advise you to include a similar update on the South Downs Local Plan.	Thank you. This has now been added to the report
	The Environmental Assessment of Plans and Programmes Regulations 2004 suggests that a SEA must describe the baseline environment in your neighbourhood in terms of nature conservation, landscape, heritage, air and climate, water, soil, human population, human health, 'material assets' (this includes transport, waste and infrastructure). When also carrying a SA, you need to widen this to also include issues such as employment and jobs, education and skills, different groups of people in the neighbourhood (young and old people, people without access to cars, Gypsies and Travellers...). Not all of these SA topics will be relevant, but if you decide to not cover one of these topics you should explain why.	Thank you. This information has been provided in a Table in section 5 (from para 5.3 onwards).

Organisation	Comment	Response/changes to Scoping Report
<b>Lewes District Council 23<sup>rd</sup> May 2017 Cont...</b>	<p>The way the data is presented in the report is not on the whole easy to read and analyse. The use of charts is welcomed; however, ensure to use an appropriate setup to allow a quick and efficient understanding of the situation. We would also advise you to choose one format (table, chart, map...) per indicator to display the information to avoid repetition and confusion. When comparing the data to wider areas than the designated neighbourhood area (district, county, region, country), percentages are often the most relevant figure to provide in order to simply identify trends. Each set of data should be accompanied by supporting text explaining what it shows to help build up a portrait of Seaford Town.</p>	<p>Thank you. Some text has now been provided within section 5 across several of the categories. The section has also changed layout. It is noted that a variety of formats is used to present the baseline information within LDC's scoping reports.</p>
	<p>Regarding the housing section, additional information on affordable housing would be helpful such as a snapshot of the housing register or a breakdown of renting and selling costs for the area. Regarding the environmental data, and location-specific data in general, the provision of a map gathering all the information would be very useful to support the report.</p>	<p>Thank you. We have provided some further information on affordable housing. Maps will be included within the draft SA.</p>
	<p>The sustainability issues are not that clearly presented in the report. This section contains a lot of information but does seem to bring clarity to the report. We would expect a succinct list of the sustainability issues for the Neighbourhood area identified through the work done in the previous section. The outcome of the various consultation exercises could be introduced under each topic of the previous section. This would help identify the priority for residents in the neighbourhood area or where there is a difference between perception and reality.</p>	<p>Thank you. We will be able to bring forward a summary of the key responses from the consultation exercise within the final SA. However – we have provided a summary of the key issues.</p>
	<p>We would advise a review and the rewording of the following objectives:</p> <ul style="list-style-type: none"> <li>- Housing</li> <li>- Sustainable transport – does not seem to support walking and cycling</li> <li>- Community infrastructure</li> <li>- Flood risk – there is no mention of developments which would increase flooding</li> <li>- Biodiversity – if maintain, 'areas of value to local residents' would need to be clearly defined. 'locally, nationally and internationally designated areas' would be the preferred wording as these areas are already clearly defined. We would encourage the use of general sustainability principles to ensure that all elements are duly considered. It may be useful to have questions to consider for each sustainability objective. This will allow for additional focus to be given to certain elements within the objectives (e.g. healthcare provision under community infrastructure).</li> </ul>	<p>Thank you for your comments. Information regarding cycling and walking will be included within objective 2. Amendments will be made to objective 7 to refer to increased flooding. References to locally, nationally and internationally designated areas for biodiversity have been included within the questions to objective 8.</p> <p>It is not clear what general sustainability principles mean however, it is considered that all elements of importance to the local community have been included within the objectives. The suggestion to include questions has also been taken on board and included within the SO table.</p>

Organisation	Comment	Response/changes to Scoping Report
<b>Lewes District Council 23<sup>rd</sup> May 2017</b>	<p>Suggested wording for the Housing objective: To deliver high quality new open market and affordable homes for everyone. Suggested questions to consider: Does the approach add to the housing stock? Does the approach help meet affordable housing needs? Does the approach meet the needs of all members of the community in particular younger and older people? Will the approach contribute to reducing the number of households on the housing register?</p>	<p>Thank you for your comments on the Housing objective however, it is considered that the alternative suggested is limited and does not take into sustainable issues such as promoting brownfield land in the first instance. It is agreed that the objective could be clearer and is therefore amended to read - <i>To deliver, in the first instance on brownfield sites, high quality new open market and affordable homes that meet the needs of the whole community both now and in the future.</i> As above, questions have been included and indicators have been reviewed and revised where appropriate.</p>
	<p>The following topics could be added or merged with existing objectives under a wider label to strengthen your sustainability framework:</p> <ul style="list-style-type: none"> <li>- Archaeology</li> <li>- Climate change</li> <li>- Land efficiency</li> </ul> <p>A separate tourism objective could be considered as tourism was identified as a priority for Seaford.</p>	<p>Thank you for your comments. Land efficiency is already dealt with under the Housing objective as outlined in the Scoping Report. It is considered that objective 9 adequately deals with tourism as well as employment. Matters relating to archaeology have been included within the questions to objective 5. A new objective has been included relating to design and climate change.</p>
	<p>The indicators will be particularly helpful to monitor the performance of the neighbourhood plan against the sustainability objectives. Therefore, they should be designed to demonstrate the impacts on the objectives. You need to ensure that the data is accessible and will be available in the future. These indicators should align with baseline indicators where relevant.</p>	<p>Thank you and noted. Some changes have been made to several of the indicators.</p>
	<p>Suggested presentation of the sustainability framework – the letter sets out a table showing how the information could be presented.</p>	<p>Thank you. Overall the layout of the scoping report has been changed and hopefully this addresses some of your recommendations.</p>
<b>Historic England 25<sup>th</sup> May 2017</b>	<p>Having briefly reviewed the report I am pleased to confirm that we have no substantive concerns to raise. We note that at present the baseline data for the historic environment includes the designated heritage assets (scheduled monuments, listed buildings, conservation areas, etc.) as well as the list of potential non-designated heritage assets prepared by members of the steering group. The latter is a feature that we will be keen to support as a tool for decision making and which may be subject to development during the plan-making process. Nevertheless, we will also be keen to ensure that the evidence of non-designated archaeological sites and structures recorded on the East Sussex Historic Environment Record are also considered if and when they could be affected by any possible site allocations or other plan proposals. We strongly recommend the steering group consult this resource at the earliest opportunity to identify any issues that might affect heritage assets.</p>	<p>Thank you for your comments. These have been passed on to the steering group so that you are provided with site allocation information as early as possible in the process.</p>

Organisation	Comment	Response/changes to Scoping Report
<b>Historic England 25<sup>th</sup> May 2017 Cont....</b>	We also support the preparation of a character assessment to support the plan and see this as evidence of good practice. It may be helpful to consider whether the objective in the sustainability framework relating to heritage assets should be broadened to 'historic environment' and indicator relating to sustaining positive features of local character identified through the character statement or conservation area appraisals included.	Thank you for your comments. These have been taken on board and amendments to objective 5 included.
	We are pleased to see the positive emphasis on making better use of the historic environment set out in the vision for the plan and will be interested to see how this translates into policies as the plan develops.	Thank you and noted.
<b>East Sussex County Council – Landscape Architect</b>	Paragraph 5.4.3 suggests that the Grand Avenue ridge forms a defensible boundary to development. This statement could be misinterpreted to lead to an assumption that all of the area in the SDNP between the built-up edge and Grand Avenue could be suitable for development. As was discussed in the meeting with LDC any decisions with regard to development in this part of the SDNP should be subject to landscape and visual assessment to decide whether in fact any of the area could be considered suitable. I would recommend that this is reworded or removed.	Thank you. This wording has been removed as requested.
	Landscape section -we would like to reiterate the comments from the SDNP with regard to the additional documents which need to be referenced. In addition to these the National Character Assessment (Natural England website) and the East Sussex County Landscape Assessment (ESCC website) which has a section on towns including Seaford (2010).	Thank you. These have been inserted (although the East Sussex Landscape Assessment is already on the list)
	Table under paragraph 7.3 -Section numbered 6 - Indicators: Text reads 'Number of landscaping schemes put forward as part of new development' Recommended rewording: Number of landscape masterplans delivered which will provide multifunctional green infrastructure.	Thank you. Amendments have been made to the indicator
	SWOT analysis refers to Listed parks and gardens. The correct term is Registered Parks and Gardens. This is important as it is a different designation by Historic England.	Thank you. This has been amended
	Under Opportunities a suggested addition: To enhance the public realm (streetscape and civic spaces) with high quality hard and soft landscape materials including surfacing, street furniture and trees.	Thank you. This has been amended.
<b>East Sussex County Council - Ecologist</b>	Biodiversity Paragraphs 5.29 – 5.41: The reference implies that all the information for this section has been drawn from MAGIC. As MAGIC does not hold the most accurate or up-to-date biodiversity information for the County, it is recommended that the Sussex Biodiversity Record Centre (SxBRC) should be contacted as the best evidence base for biodiversity.	Thank you. A report from SxBRC has been provided to the Steering Group. However, the report and maps cannot be copied or shared and therefore the amended scoping report contains only limited information from this source.

Organisation	Comment	Response/changes to Scoping Report
<b>East Sussex County Council – Ecologist Cont....</b>	<p>Reference should be made to Habitats and Species of Principal Importance (as defined under section 41 of the Natural Environment and Rural Communities Act 2006 as well as to Priority BAP habitats and species. Maps of important habitats should be provided; the SxBRC should be able to provide these.</p> <p>No reference is made to Local Wildlife Sites (aka Sites of Nature Conservation Importance) or Local Geological Sites (aka Regionally Important Geological and Geomorphological Sites). Again, this information is available from the SxBRC.</p> <p>No reference is made to the Marine Conservation Zone, important species, the Seven Sisters Voluntary Marine Conservation Area, Wildlife Verges or to green infrastructure.</p>	See above
	<p>Sustainability objectives and indicators:</p> <p>4. Green infrastructure (GI) should not just be measured by the availability of recreational space and local green spaces. GI also comprises hedgerows, woodlands, LWS, ponds and other waterbodies etc. The GI of the Parish overall should be multi-functional if possible, but it may be necessary for access and recreation to be limited in some areas to benefit other functions, e.g. biodiversity.</p>	These issues have been included within the questions and indicators.
	<p>8. Biodiversity. Locally designated sites should be added as well as non-designated sites if they support Habitats or Species of Principal Importance. In addition to the number of enhancement schemes incorporated into development, indicators should include the percentage of Local Wildlife Sites in positive conservation management, the proportion of SSSIs in favourable conservation status etc.</p>	Thank you for your comments. Locally designated sites have been included within the questions. Whilst it is agreed that the suggested indicators are important, it is considered these are too specific for the neighbourhood plan.
	<p>Key Policy Documents and Strategies:</p> <p>We recommend adding the following to the list in Appendix B</p> <ul style="list-style-type: none"> <li>-Natural Environment and Rural Communities Act 2006</li> <li>-Sussex BAP (Biodiversity Action Plan)</li> <li>-Wildlife and Countryside Act 1981, as amended</li> <li>-Countryside and Rights of Way Act 2000, as amended</li> <li>-The Conservation of Habitats and Species Regulations 2010, as amended</li> <li>-Selsey Bill to Beachy Head Shoreline Management Plan</li> <li>-East Sussex Green Infrastructure Study 2014</li> </ul> <p><a href="http://sussexlnp.org.uk/projects.php">http://sussexlnp.org.uk/projects.php</a></p> <ul style="list-style-type: none"> <li>-Sussex Local Nature Partnership Local Plan Guidance</li> </ul> <p><a href="http://sussexlnp.org.uk/documents/SxLNP_Local_Plan_Guidance_2014.pdf">http://sussexlnp.org.uk/documents/SxLNP_Local_Plan_Guidance_2014.pdf</a></p>	Thank you. The documents that have or will have an influence on the SNP have been added.
<b>East Sussex County Council - Archaeologists</b>	<p>The SEA Scoping Report needs to include reference to the full range of heritage assets within the plan area, above and below ground including those with archaeological and historical interest. It would be useful if there was reference to the NPPF definition of heritage assets (so it is not just buildings and not just those that are presently designated).</p>	Thank you. Reference to the NPPF has been included.
	<p>Appendix D includes a list of 'heritage' but there didn't appear to be any grid references or locations map so this would benefit from some more work to make it more comprehensive and useful.</p>	The steering Group will request assistance with mapping from ESCC and LDC

Organisation	Comment	Response/changes to Scoping Report
<b>East Sussex County Council – Archaeologists Cont...</b>	The Historic Environment Record (HER) should be the source of the data that is referred to. We understand that the Steering Group will make contact with Greg Chuter (County Archaeologist, ESCC) once a shortlist of the housing site allocations has been drawn up. Greg will then be able to advise on the options that are available in terms of providing data from the HER and/or carrying out an archaeological assessment.	Thank you. The steering group is aware that further site-specific work is required.
	The Seaford Historic Character Assessment (2005) can be downloaded from here: <a href="https://www.westsussex.gov.uk/media/1745/seaford_eus_report_maps.pdf">https://www.westsussex.gov.uk/media/1745/seaford_eus_report_maps.pdf</a>	Thank you and noted
<b>Environment Agency Email 27<sup>th</sup> June 2017</b>	<p>Thank you for consulting us on your Neighbourhood Plan. The Environment Agency is a statutory consultee in the planning process providing advice to Local Authorities and developers on pre-application enquiries, planning applications, appeals and strategic plans.</p> <p>We recommend an objective is included to protect and enhance the environment. Indicators should relate to the environmental constraints in your local area. This may include flood risk, water quality, biodiversity.</p> <p>We also recommend your SA takes account of relevant policies, plans and strategies including your local Strategic Flood Risk Assessment, flood risk strategies (<a href="https://www.gov.uk/government/collections/flood-risk-management-current-schemes-and-strategies">https://www.gov.uk/government/collections/flood-risk-management-current-schemes-and-strategies</a>), and the South East River Basin Management Plan (<a href="https://www.gov.uk/government/publications/south-east-river-basin-management-plan">https://www.gov.uk/government/publications/south-east-river-basin-management-plan</a>)</p>	Thank you. The sustainability objectives have been updated.
<b>Natural England letter by email 23<sup>rd</sup> May 2017</b>	<p>Scoping Report Objectives</p> <p>Green Infrastructure We advise that Green Infrastructure is not limited to recreational fields and green spaces. It includes gardens, footpaths, sustainable urban drainage systems, habitat networks, allotments, green roves and cemeteries for example as well as watercourses and road and rail verges. The indicators for Green Infrastructure should therefore be amended to reflect the multifunctional nature of Green Infrastructure. The plan should seek all opportunities to enhance this resource. Opportunities to increase and enhance G.I links into the South Downs National Park should also be secured.</p>	Thank you and noted. The list of green infrastructures has been expanded within the questions and indicators. A question relating to GI links into the National Park have been added. Existing indicators have been amended to ensure there is a wide range of GI opportunities.
	<p>Landscape</p> <p>The need to protect the character and setting of the National Park should be emphasised as this will be a key issue for Seaford Neighbourhood Plan. Development proposals in close proximity to the National Park can deleteriously impact on tranquillity for example by increases in lighting and noise as well as visual impacts, these are Special Qualities of the National Park which need to be considered. Any sites in the setting of the National Park will need to be demonstrate their contribution for biodiversity, green infrastructure, recreational value, access to the National Park protection of water resources for example.</p>	Thank you. Reference to the setting of the National Park has been included within one of the questions.

Organisation	Comment	Response/changes to Scoping Report
<p><b>Natural England letter by email 23<sup>rd</sup> May 2017 Cont...</b></p>	<p>Biodiversity We advise that this objective requires clarification and strengthening. The objective citing internally designated areas should be amended to read internationally protected sites. Furthermore, biodiversity objectives should not be restricted to statutory sites but also include local wildlife sites, priority habitats and species and habitat networks. Neighbourhood Plans have great potential to improve wildlife at a local scale with multiple benefits for people and wildlife. The indicators could be strengthened by including enhancing networks of natural habitats for example as reflected in the NPPF:</p> <p><i>117. To minimise impacts on biodiversity and geodiversity, planning policies should plan for biodiversity at a landscape-scale across local authority boundaries; identify and map components of the local ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity, wildlife corridors and stepping stones that connect them and areas identified by local partnerships for habitat restoration or creation; promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan;</i></p> <p>We advise that the indicators should include the condition of nationally protected and local wildlife sites, for example Tide Mills SNCI and other wildlife habitats within the Neighbourhood Plan area.</p>	<p>Thank you. These issues have been included within the questions.</p>
	<p>Flood Risk We note that this section concentrates only on issues of flooding. We advise that water use and the protection of the chalk aquifer is a key issue for Seaford to consider. This area is in an area of water stress and the protection of the aquifer resource is of key importance. Sustainable use of water should therefore be highlighted.</p>	<p>Matters relating to sustainable use of water have been included within the questions connected to objective 9.</p>
	<p>Ecosystems Services We advise that an objective to enhance Ecosystems Services should be included. This has a wealth of benefits to people and wildlife and is missing from the document further advise that the parish contains Seaford to Beachy Head Site of Special Scientific Interest (SSSI) and development proposals should avoid any impacts to this statutorily protected site. The location of allocated sites for development is currently unclear and as such we advise that impacts with respect to biodiversity and statutorily protected sites cannot yet be negated.</p>	<p>Thank you and noted. However, it is considered that a stand lone objective on ecosystems is not necessary even though it is acknowledged as being an important topic. It is felt that enhancing ecosystems is beyond the realms of a neighbourhood plan but certain elements of this are found within individual objectives. In addition, the need for this has not come clearly through the sustainability issues section of the scoping report. It is also dealt with on a district wide basis through the SEA/SA to the Joint Core Strategy.</p>

Organisation	Comment	Response/changes to Scoping Report
<b>South Downs National Park Authority 9<sup>th</sup> May 2017</b>	<p>Relevant policies, plans and programmes - the following are missing from the review of relevant policies, plans etc and should be included. Links are provided where possible:</p> <ul style="list-style-type: none"> <li>• South Downs Local Plan: Preferred Options (Sept 2015)</li> <li>• South Downs Local Plan Sustainability Appraisal Report to accompany the Local Plan Preferred Options</li> <li>• South Downs National Park Partnership Management Plan 2014-2019</li> <li>• SDNPA State of the South Downs National Park (2012)</li> <li>• South Downs Integrated Landscape Character Assessment 2011</li> <li>• South Downs Viewshed Analysis 2015</li> <li>• EC Habitats Directive and the Conservation of Habitats and Species Regulations 2010</li> <li>• Environment Act 1995</li> <li>• The English National Parks and the Broads Circular (2010)</li> </ul>	<p>Thank you. These have been included</p>
	<p>Baseline data The section on Landscape should also reference the South Downs Integrated Landscape Character Assessment (2011). Seaford is within the Ouse to Eastbourne Open Downs Character Area and contains some small areas of Cuckmere Valley and Floodplain.</p> <p>‘Breathtaking views and diverse, inspirational landscapes’ are one of the seven Special Qualities of the SDNP. We have undertaken research in order to protect and conserve these views and others like them through our Viewshed Study. This takes 120 of the most widely known views and landmarks in the National Park and maps them using computer modelling to a 35 kilometre distance. These plots of views are called Zone of Theoretical Visibility (ZTVs). These are used to help assess and understand the impact of visible change in the views. There are a number of prominent viewpoints near to Seaford which could be sensitive to visible change from development. These include White Horse, Seaford Head and Seven Sisters Country Park. There are likely to be other views in and around Seaford which will be sensitive to change from development. These should be taken into account in the Sustainability Appraisal.</p>	<p>Thank you. This has been added to the landscape section.</p>
	<p>Sustainability Framework The objective on heritage assets should also include archaeology.</p>	<p>This has been added.</p>
	<p>South Downs National Park has International Dark Night Skies Reserve Status. It would be good to see the protection of dark night skies within the landscape objective of the sustainability framework</p>	<p>Whilst this is an important subject area, it is considered that the landscape objective covers a number of issues already and that Dark Night Skies has not been highlighted as one of the key sustainable issues identified by the local authority. However – this is a matter that will be referenced within the policies and supporting text in the neighbourhood plan.</p>



Organisation	Comment	Response/changes to Scoping Report
<p><b>South Downs National Park Authority 9<sup>th</sup> May 2017 Cont...</b></p>	<p>Surprisingly, the Sustainability Framework doesn't identify addressing Climate Change as a sustainability objective. Climate change is expected to have fundamental impacts on the National Park. It can lead to changes in landscape features, habitats and crops, as well as contribute to soil erosion and flooding.</p>	<p>Climate change is of course an important topic and whilst the Sustainability Appraisal for the Joint Core Strategy addressed this issue on a district wide basis, it is acknowledged that the neighbourhood plan SA should also refer to this. A new objective has been included relation design and climate change together.</p>

# APPENDIX B

## ***ITEMS OF HISTORICAL SIGNIFICANCE TO THE PARISH.***

### **The Seven Sisters Pub, Alfriston Road.**

A good example of mid-war pub architecture. This was built in the 1930s to be on a roundabout for the proposed Seaford ring-road.

### **Direction Finder Table, High and Over, Alfriston Road.**

Installed by the Jeffrey's Trust to commemorate Road Campaigner, William Rees Jeffreys 1872-1954.

### **Trig Point, High and Over, Alfriston Road.**

Installed by the Ordnance Survey to assist with map-making.

### **West Indian Commemoration Plaque in the Cemetery, Alfriston Road.**

Installed in 2015 to commemorate the West Indian soldiers who were based in the town during 1915.

### **Mortuary Chapel, Seaford Cemetery, Alfriston Road.**

Dating for 1898, the small flint chapel was designed to hold funerals. Unfortunately, the bell from the top has gone missing.

### **Original Cast Iron Road Sign, Avondale Road.**

Outside Avondale Hotel.

### **Old Lamp-post near War Memorial, Avondale Road.**

This is an original gas-lamp later converted to electricity.

### **The East Blatchington Railway, Belgrave Road.**

Modern light railway track in garden of house in Belgrave Road (Private Property)

### **Plaque to commemorate Blatchington School in Belgrave Road.**

Commemorating the school that stood here from 1951 to 1985 and placed on the building which was once the school chapel.

### **Metal Fence at the Rookery, Bishopstone Road.**

Long fence alongside track to the east of Rookery Hill. Erected in the 1880s.

### **Buckle Plaque on Bishopstone Manor House, Bishopstone Road.**

Buckle marked "1688 - T.P"

### **Walled Garden, Bishopstone Village.**

Former Kitchen Garden wall to Bishopstone Place.

### **Lych Gate at St Andrew's Church, Bishopstone Village.**

To the south east of the church. A large Lych gate with benches. Erected 1907.

### **Certain Graves in St Andrew's Churchyard, Bishopstone Village.**

Donald Norman (Goldfish Club)

Grave of Dr Janet Forber

Catt Box Tombs

Venus Grave

### **Buckle Plaque on Bishopstone Hall, Bishopstone Village.**

Pelham Buckle Badge above the door to the former school, now the Village Hall.

**Bishopstone Place Cellars, Bishopstone Village.**

All that is left from the 18th century Pelham Mansion. (Private property but entrance visible from Bishopstone Graveyard).

**Carved Bench Mark on St Peter's Church, Belgrave Road, East Blatchington.**

Carved on the South West corner of the tower.

**Quern Stone in St Peter's Church Yard, Belgrave Road.**

Set in front of the south porch of the church (possible replica?)

**Certain Graves in St Peter's Churchyard, Belgrave Road.**

Grave with Sabre and Flintlock Pistol

Tyler-Smith Grave

Military grave with skull

Grave of Robert Lambe

**Lych Gate to St Peter's Church, Blatchington Hill, East Blatchington.**

Built in 1892 to commemorate the former vicar, Robert Dennis.

**Carved Initials on wall on Blatchington Hill.**

Carved initials GW (probably for George Wood and the date 1677).

**Former Bakehouse on Blatchington Hill.**

A Victorian community bakehouse now converted into a garage.

**Original Cast Iron Road Sign, Blatchington Road.**

On side of former bait-shop

**Old Lamp Post in Bramber Lane.**

This is an original gas-lamp later converted to electricity.

**Gas Lamp outside Cameron's Chemist in Broad Street.**

The Seaford Gasworks was established in Blatchington Road in 1860 (10 years after Newhaven got gas and over 50 years after the first gas street-lights appeared in London.) This an early example erected outside Camerons the Chemist which had been establish nine years before. Although no long working the glass lampshade is still in-tact but appears to be in danger of falling off. The base has places for dogs to get water.

**Seaford Women's Institute Gate, Brooklyn Road.**

With words "Seaford WI 2012".

**Memorial Plaques, Brooklyn Road.**

Commemorating former WI members including some who died in Air-Raids during WW2.

**Griffin Plaques on houses in Carlton Road.**

Winged Lion figure on Ann Boleyn Cottage and a nearby house.

**The Clinton Centre, Clinton Place.**

Former Congregational Church with strange Victorian spire.

**Carved Bench Mark on letter box in Carlton Road.**

Circa 1937. The benchmark is in the base of the George VI letter box.

**Bomb Shelter in Church Street.**

Brick and concrete WW2 Bomb Shelter built for the children of the nearby school.

**Church Lych Gate, Church Street.**

The Lych Gate was erected in 1894 but probably replaced an earlier one. It defines the entrance of the graveyard but is also used for notices.

**Carved Bench Mark on Church, Church Street (just visible).**

Bench Marks were used by surveyors preparing the Ordnance Survey Maps. This probably dates to the early 1800s and is badly worn.

**Metal Bench Mark in Church Street.**

This benchmark dates from a later date to the one of the church. It is metal and set into the entrance of the former school.

**Decorated Windows, Crown Pub, Church Street.**

These five windows appear to be about 90 years old and maybe older. They are etched with floral designs and a King's Crown (post 1901).

**Certain graves in St Leonard's Churchyard, Church Street.**

Buckmaster Tuck (Last Bailiff of Seaford)

Joseph Funnell (metal Grave Marker)

Henry Bull (Obelisk)

Admiral Walker (Box Tomb)

Resurrection Gravestone.

**King's Well off Chyngton Road.**

There were once wells all over the town but they tended to be brackish so this well, used to supply the farmland around was particularly important. Next to the well is a feeding trough for sheep. Probably early 19th Century.

**Original Cast Iron Road Sign, Clinton Lane.**

On side of former Drill Hall

**Decorative Plaques in Clinton Place.**

Who installed these circular plaques and who they represent is unknown.

**Memorials inside the Clinton Centre, Clinton Place.**

Several memorials (some to Crook Family) from when the building was a church.

**Cemetery Lodge, Cradle Hill Road.**

This flint lodge still houses the staff who help care for the cemetery. It was built in 1896.

**Old Lamp at Fitzgerald Almshouses, Croft Lane.**

This is an original gas-lamp later converted to electricity and attached to the entrance to the alms-houses.

**Original Cast Iron Road Sign, Croft Lane.**

On side of Hurdis House.

**Sarsen Stone on the Crouch.**

The oldest thing in Seaford!

**Cartwheel Template in Crouch Lane.**

This circular template was used during the Victorian era for making cartwheels and is in the yard of the former Berry Brothers Blacksmiths. Circa 1890.

**Funnell Plaque in Crouch Lane.**

Plaque is dated 1891 and shows the initials of William Funnell, an anvil and two horseshoes.

**Seaford Ladies College Plaque, Eastbourne Road.**

The plaque with carved letters SLC on the site of what is now Cuckmere House School.

**Scalloped Portico, Eastbourne Road.**

Possibly 1920s above front door.

**Decorated Coal Hole on Esplanade.**

Circular multi pennant designs by Clark & Hunt Ltd, Shoreditch. (Operating between 1826 and 1948).

**Kings Mead War Memorial, Carlton Road.**

A little-visited War Memorial in the grounds of a small garden. This was unveiled in 2004 and lists the names of the old boys of Kings Mead School killed in the second World War.

**Stone Roses in Church Street.**

There were once at least a dozen of these sandstone Tudor Roses on the wall. The story is they are Yorkshire roses included into the wall by a Yorkshire builder in the late 1800s. There are now just two left.

**Practice War Trenches off Chyngton Road.**

Still very visible. Probably dating from the 1920s.

**Pillar Box, Claremont Road.**

The box dates from Edward VII (1901-1910). It once had a stamp machine attached to the side of it.

**Commemorative Stone at the Fitzgerald Almshouse, Croft Lane.**

Commemorative stone sadly now half covered by tar forecourt.

**Weather Vane in Crouch Lane.**

Made by Berry Brothers and dates 1957.

**Gates to former Blacksmith in Crouch Lane.**

Large double gates with the Initials B.B. (Berry Brothers).

**Arched Wall in Crouch Gardens, East Street.**

These are the back garden gates of a row of terraced houses in East Street. Probably dates from mid-19th Century. Now an interesting feature of the Crouch Gardens.

**Peace Statue in Peace Gardens, East Street.**

Erected in 2011 and unveiled by actress Sheila Hancock. It is the work of local artist Christian Funnell.

**'Gordon' Busts in East Street.**

These four busts above the front-doors of houses on Guardswell Terrace date from the 1880s and are believed to depict General Gordon.

**SUDC Plaque in East Street.**

The Plaque commemorates the opening of Council Houses built to replace those destroyed in air-raids. It has the letters S.U.D.C. (Seaford Urban District Council) 1950

**Bonningstedt Plaque in Crouch Gardens, East Street.**

The plaque commemorates the gift of trees to replace those destroyed in the Great Storm of 1987.

**QEII Coronation Gate in East Street.**

Gate installed in Tudor Gateway in East Street to commemorate the Coronation of HM the Queen.

**Tudor Gateway in East Street.**

A sandstone arch removed from the Old Town Hall in 1921.

**Royal Monogram on Telephone Exchange, East Street.**

Very rare Royal Monogram Plaque of Edward VIII and the date 1936 on the side of the Seaford Telephone Exchange.

**Black and White road markings Dane Road / Esplanade.**

This paintwork probably dates from WW2 to assist motorists during the times of blackouts.

**Decorated Eaves on the former Beach Hotel, Esplanade.**

Dating from the late 1890s these eaves are unnecessary but decorative.

**Rotary Memorial Plaque on Esplanade.**

Installed in 2014 this commemorative direction finder and plaque was installed on one top of the old steps that once led down onto the beach. A memorial to Martello Rotary President, Claire Ivory.

**Commemorative Plaques, Blatchington Golf Club, Firle Road.**

A number of plaques commemorating past members.

**Windmill Mound in the garden of Firle Cottage, Firle Road.**

Site of the 18th century Black Mill. A quern stone from the mill is used for the front-door stop and there are the ruins of mill buildings in the back garden. (Private property).

**War Memorial Plaque, Inside Bowden House School, Firle Road.**

Brass Plaque commemorating former pupils killed during the Great War.

**Modern house in Grosvenor Road.**

Designed house at 9, Grosvenor Road, built in 2014.

**Red Telephone Box, Hastings Avenue.**

A K6 telephone designed by Sir Giles Gilbert Scott in 1936. In poor condition.

**Firebacks in High Street.**

Two original Wealden iron firebacks on the Old House, one dated 1625 and the second dated 1766.

**Commemorative Initials, Upper High Street.**

Brick-carved plaque with initial J.R.U. and dated 1894. The initials are for John and Robert Underwood who owned shops here and opposite.

**Front of Lucky House, Upper High Street.**

Highly decorated front of the former Robins Brewery with mock columns, decorated windows and scrolled central pediment.

**Door-step of Lucky House, Upper High Street.**

The word ROBINS spelt out in mosaic tiles.

**Front of shop in Lower High Street**

The front of the shop is carved with the initials L.C.M. Co. Ltd. Possibly the London Cooperative Movement?

**Old Sign on side of Robin's Brewery, Upper High Street.**

The old paintwork advertising spelling out ROBINS BREWERY can just be seen on the side of the building in High Street.

**Mathematical Tiles in Lower High Street.**

On the side of the Regency Restaurant (probably part of listed building registration). The originals would have dated from the late 18th Century but these are later.

**Oven Door, Boot Inn, Lower High Street.**

Dating from when the premises was a bakers.

**Coal Hole in Upper High Street.**

Coal hole near the Front Room restaurant. Eight circles interlinked with a square and four diamonds. Probably dates from early 20th Century.

**War Memorial, Kings Mead Lane.**

To commemorate the ex-pupils killed in WW2.

**Oil Pipe-Line Control Point, Marine Parade.**

There was a plan during WW2 to flood the bay with oil and set fire to it to deter a German landing. The control point still contains the valves which would have been connected to two large oil tanks in Bishopstone village.

**World War Two Tank Trap, Buckle Car-Park, Marine Parade.**

Recovered during recent road works. Used to delay enemy tanks.

**Buckle Plaque, Marine Parade.**

The plaque commemorates the Battle of the Buckle in 1545. It is probably about 30 years old.

**Decorated Balconies in Pelham Road.**

Galleried front of Bay House.

**Water Pumping Station, Poverty Bottom.**

Built 1901

**World War Two Tank Traps, Richmond Road.**

Used to delay enemy tanks, now used as a wall.

**Cartwheel template in Richmond Terrace.**

This circular template was used during the Victorian era for making cartwheels and is in the yard of St James House. In 2016, it was removed. The contractors said it would be replaced but this does not seem to be the case.

**Doorway at 3, Salisbury Road.**

Decorated dog-tooth design.

**Sir Frank Short Plaque in Salisbury Road.**

The brown plaque has letters picked out in white "Sir Frank Short RA PRE. Lived Here 1922-1939" Sir Frank Short (1857 - 1945) was an artist, engraver and printmaker. He was a member of the Royal Academy and President of the Royal Society of Painter-Printmakers.

**Carved Insect on House in Salisbury Road.**

A brick carved insect (a bee or butterfly) above the front door of 'The Harbour' detached house.

**Vereeniging in Saxon Lane.**

Built in 1902 and named after the place where the Boer War Peace Treaty was signed that year. The house has a plaque with the initials CC and the date 1902.



**Cast Iron Road Sign, Saxon Lane.**

Situated at the High Street end.

**Moon School Memorial Plaque, St Peter's Road.**

Commemorated the foundation of Blatchington School for the Blind.

**Cannon set in wall Saxon Lane / Steyne Road.**

The cannon has been place for over 150 years and possibly earlier. It is believed to have been a signal gun which was once on the roof of Hurdis House in Broad Street.

**Flint Buckle Badge in Silver Lane.**

The buckle is the symbol of the Pelham Family and this was probably made by one of their workers to show the extent of the land held by Bishopstone Place. Possibly dates from the late 1700s.

**Flint Diamond Badge in Silver Lane.**

Probably constructed at the same time as the buckle, above. The symbolism has been lost.

**Metal template in Silver Lane, Bishopstone.**

Set into garden of house in Silver Lane.

**Decorated doorstep in Stafford Road.**

Flowers and swags and the date 1901 on the doorstep of the former Constitutional Club.

**Edward VIII Post-box, Steyne Road.**

The post-box is over 100 years old and was in front of the former Post Office here.

**Memorial Fountain and Sundial, Jubilee Garden, Steyne Road.**

Previously sited in front of the Wellington Hotel and the Salts.

**Crenelated Wall, Steyne Road.**

Installed in the garden of Saxon Lodge by Lewis Crook circa 1880.

**Anniversary Plaque at Seaford Station, Station Approach.**

To commemorate 150 years of the opening of the Seaford Branch Line in 1864. Installed on 7th June 2014.

**Memorial Plaque, Cheneys Rest Home, Sutton Avenue.**

To commemorate the opening of the 'Cheney's Home for Elderly People' by Mrs Winston Churchill on 20th June 1952. Brown metal plaque with further text.

**Blatchington Pond, Sutton Drove.**

This ancient pond is possibly a thousand years old. It used to feed the Lily ponds in Blatchington Road and the old Dann stream.

**Ammonites on Wall in Sutton Drove.**

Fake Fossils decorate wall.

**St Thomas More Church, Sutton Road.**

Built in 1935 and formally opened for worship on 12th March 1936.

**Original Cast Iron Road Sign, Sutton Road.**

On side of Harry Nats Cafe

**Fireman Mace Plaque in Sutton Road.**

Placed by the East Sussex Fire Brigade, Seaford Museum and Fireman Mace's family to commemorate the death of the fireman in 1939. Erected in 2010.

**Mill Building in Sutton Road.**

Dating from the late 1700s or Early 1800s, this low flat building is all that is left of Thomas Ade's Sutton Windmill.

**Sculpture Bench outside Library, Sutton Park Road.**

The Bench was installed in 2016.

**Cuthbert Bromley Plaque at War Memorial, Sutton Park Road.**

Paving slab incised with the Victoria Cross and the words "Major Cuthbert Bromley, Lancashire Fusiliers, 25th April 1915." Unveiled 2015.

**Horse Bath, Tide Mills.**

Remains of the slope used to bathe horses, once part of Dale's Stables.

**Old Station Platform, Tide Mills.**

Bishopstone Beach Halt. In use from 1854 to 1943.

**Marconi Radio Aerial Fittings, Tide Mills.**

Used to secure the massive aerial, once part of the Marconi Radio Relay Station 1906

**Remains of Mill Buildings and sluices, Tide Mills.**

The Tide Mill in use from 1776 until the 1880s.

**Remains of Station Masters House, Mill Drove, Tide Mills.**

Circa 1864 on the site of an earlier building. Excavated by Sussex Archaeology Society.

**Red Telephone Box, Vale Road / Lexden Road.**

A K6 telephone designed by Sir Giles Gilbert Scott in 1936. In poor condition.

**Memorial Plaques, Seaford Baptist Church, Westdown Road.**

Commemorating former members of the Baptist Church.

**Plasterwork on house in Wilmington Road.**

This beautiful plasterwork probably dates from the 1920s

**Tank Roads on Seaford Head.**

These roads on Seaford head allowed easy access to military vehicles to the Observation Post and to give a good range across the coast.

**World War Two Tank Traps, South Hill Barn, Seaford Head.**

Close to the barn. Once used to delay enemy tanks.

**Retaining Brick Wall for Cliff Cottage, Seaford Head.**

Used to surround the property later known as Splash Point Hotel.

**Bullock Barn, East Blatchington.**

Now a feature of Blatchington Golf Course.

**Houses Designed by Alwyn Underdown.**

Various around Seaford, usually identified by a bottle-top pressed into the eaves.

**Houses Designed by Alfred Blandford Hutchings.**

Various around Seaford, usually identified by a corner-tower.

**Version 2**

**18th March 2017 Kevin Gordon**

# APPENDIX C

The following colours and symbols are used to assess each policy:

<b>++</b>	Greater positive impact on the sustainability objective
<b>+</b>	Possible positive or slight positive impact on the sustainability objective
<b>-</b>	No impact or neutral impact on the sustainability objective
<b>?</b>	Possible negative or slight negative impact on the sustainability objective
<b>??</b>	Greater negative impact on the sustainability objective

## ASSESSED SITES

SITES	Sustainability Objectives										Notes
	1. Housing	2. Sustainable Transport (including walking/cycling)	3. Community infrastructure:	4. Green Infrastructure	5. Heritage Assets	6. Countryside, Landscape and Key Views	7. Flooding	8. Biodiversity	9. Sustainable Design	10. Local businesses and tourism	
Dane Valley Project <sup>30</sup>											
SITE SC1 48 Brooklyn Road	-	+	-	-	?	-	?	-	-	??	<p>The SG has undertaken a comprehensive project report for a number of sites that fall under the Dane Valley Regeneration site. This is one of the sites. It is in a sustainable location however, due to the size of the site, it is unlikely to achieve a relevant number of housing units that will contribute to the supply of market and affordable housing. It therefore scores as having a neutral on SO1. As set out in the Dane Valley regeneration report, the area suffers from groundwater flooding and drainage issues. It scores as having a slight negative impact on SO5 as it was the site of Seaford's first cinema and SO7 because the Environment Agency's map 'Flood risk from surface water shows a <b>low to medium</b> risk of flooding across the site and a very low risk of flooding from rivers and sea. The site is also occupied by commercial businesses and any loss of these would have a negative impact on SO10. It scores as having a significant negative impact on SO9.</p> <p><b>YIELD 2</b></p>

<sup>30</sup> Information on the flood risk for each Dane Valley site has been taken from this website which provides detail on surface water flooding - <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?easting=549168&northing=98718&address=100060076117>

SITES	Sustainability Objectives										Notes
	1. Housing	2. Sustainable Transport (including walking/cycling)	3. Community infrastructure:	4. Green Infrastructure	5. Heritage Assets	6. Countryside, Landscape and Key Views	7. Flooding	8. Biodiversity	9. Sustainable Design	10. Local businesses and tourism	
<b>SITE SC2</b> 48A - C Brooklyn Road	++	+	-	-	-	-	??	-	-	?	<p>The SG has undertaken a comprehensive project report for a number of sites that fall under the Dane Valley Regeneration site. This is one of the sites. It is a sustainable location within the town centre and has a greater positive impact on providing housing on previously developed land (SO1). Whilst the allocation of sites for housing don't ensure there is a sustainable transport system – the site has been scored as having a slight positive impact on SO2 as it will support the use of sustainable transport because of its location within the centre, thus reducing the reliance on car use. The site scores as having a slight negative impact on SO8 and SO10. As set out in the Dane Valley regeneration report, the area suffers from groundwater flooding and drainage issues. The Environment Agency's map 'Flood risk from surface water shows a <b>medium and high</b> risk of flooding across the site and a very low risk of flooding from rivers and sea. Therefore, it scores as having a greater negative impact on SO7. The site is also occupied by commercial businesses and any loss of these would have a negative impact on SO9. It is not scored as greater negative impact as the site could accommodate both housing and employment uses.</p> <p><b>YIELD 14</b></p>
<b>SITE SC3</b> Unit 1-4 Industrial estate 48 Brooklyn Road	++	+	-	-	-	-	??	-	-	?	<p>The SG has undertaken a comprehensive project report for a number of sites that fall under the Dane Valley Regeneration site. This is one of the sites. It is a sustainable location within the town centre and has a greater positive impact on providing housing on previously developed land (SO1). Whilst the allocation of sites for housing don't ensure there is a sustainable transport system – the site has been scored as having a slight positive impact on SO2 as it will support the use of sustainable transport because of its location within the centre, thus reducing the reliance on car use. The site scores as having a slight negative impact on SO8 and SO10. The area suffers from groundwater flooding and drainage issues. The Environment Agency's map 'Flood risk from surface water shows a <b>high</b> risk of flooding across the whole site and a very low risk of flooding from rivers and sea and therefore scores as having a greater negative impact on SO7. The site is also occupied by commercial businesses and any loss of these would have a negative impact on SO9. It is not scored as greater negative impact as the site could accommodate both housing and employment uses.</p>

SITES	Sustainability Objectives										Notes
	1. Housing	2. Sustainable Transport (including walking/cycling)	3. Community infrastructure:	4. Green Infrastructure	5. Heritage Assets	6. Countryside, Landscape and Key Views	7. Flooding	8. Biodiversity	9. Sustainable Design	10. Local businesses and tourism	
<b>SITE SC4</b> 1-7 Blatchington Road Industrial Units	++	+	-	-	?	-	?	-	-	??	<p>The SG has undertaken a comprehensive project report for a number of sites that fall under the Dane Valley Regeneration site. This is one of the sites. It is a sustainable location within the town centre. As a stand-alone site, it is considered suitable for housing. It therefore scores as having a positive impact on SO1. It has a slight negative on SO5 because of the archaeological notification area and SO7. The Environment Agency's map 'Flood risk from surface water shows a <b>low</b> risk of flooding across the main part of the site, <b>high risk on the perimeters</b> and a very low risk of flooding from rivers and sea. It has a significant negative impact on SO10 as the site is an existing industrial estate which appears to be occupied by a number of existing businesses with limited space and opportunity for mixed uses including housing. The loss of these may have a greater impact on the local economy.</p> <p><b>YIELD 14</b></p>
<b>SITE SC5</b> Gasworks site, Seaford	++	+	-	-	?	-	??	?	-	-	<p>The SG has undertaken a comprehensive project report for a number of sites that fall under the Dane Valley Regeneration site. This is one of the sites. Despite it having similar constraints to the site above, it is identified within the Lewes DC SHELAA and a saved policy within the Lewes District Local Plan for housing. It therefore scores as having a greater positive impact on SO1 because of this status however it has a slight negative impact on SO5 but a greater negative impact on SO7. The Environment Agency's map 'Flood risk from surface water shows a <b>high</b> risk of flooding across the whole site and a very low risk of flooding from rivers and sea. It also scores as having a slight negative impact on SO8 due to the regeneration of shrubs/trees within the site and possible biodiversity value.</p> <p><b>YIELD 31</b></p>
<b>SITE SC6</b> land adj to Water Pumping Station, 37 Brooklyn Road	-	+	-	-	-	-	??	-	-	-	<p>The SG has undertaken a comprehensive project report for a number of sites that fall under the Dane Valley Regeneration site. This is one of the sites. It is in a sustainable location however, due to the size of the site, it is unlikely to achieve a relevant number of housing units that will contribute to the supply of market and affordable housing. It therefore scores as having a neutral impact on SO1. As set out in the Dane Valley regeneration report, the area suffers from groundwater flooding and drainage issues. It scores as having a greater negative impact on SO7. The Environment Agency's map 'Flood risk from surface water shows a <b>high</b> risk of flooding across the main part of the site, high risk on the perimeters and a very low risk of flooding from rivers and sea.</p> <p><b>YIELD 3</b></p>

SITES	Sustainability Objectives										Notes
	1. Housing	2. Sustainable Transport (including walking/cycling)	3. Community infrastructure:	4. Green Infrastructure	5. Heritage Assets	6. Countryside, Landscape and Key Views	7. Flooding	8. Biodiversity	9. Sustainable Design	10. Local businesses and tourism	
<b>SITE SC7</b> Yard at 66 A & B Chichester Road	++	+	-	-	?	-	?	?	-	-	The SG has undertaken a comprehensive project report for a number of sites that fall under the Dane Valley Regeneration site. This is one of the sites. It is in a sustainable location. The site is within the LDC SHELAA for 10 units. This states that there is potential for land contamination issues and associated remediation costs. Site has existing access on to Chichester Road between numbers 64 and 66. Site is within walking distance of town centre services and public transport. Site is within an Archaeological Notification Area and adjacent to flood zone 3b. Site has previous unimplemented outline consent for residential use (LW/05/2197). It scores as having a greater positive impact on SO1. It has a slight negative impact on SO5 and SO7 due to heritage and flooding. The Environment Agency's map of 'Flooding from surface water' has the <b>southern half of this site as high risk</b> . It also has a slight negative impact on SO8 due to some vegetation/trees/shrubs within the site and possible areas of biodiversity interest.  <b>YIELD 30</b>
<b>SITE SC8</b> Old Dairy, 51-53 Blatchington Road,	++	+	-	-	-	-	?	-	-	?	The SG has undertaken a comprehensive project report for a number of sites that fall under the Dane Valley Regeneration site. This is one of the sites. It is in a sustainable location. The site is within the LDC SHELAA for 9 units. This states it is a bownfield site located within planning boundary. Currently used as car storage depot with associated buildings. Within walking distance of bus stop, train station and town centre services and facilities. Adjacent to Archaeological Notification Area. Within flood zone 3a. The Environment Agency's map of 'Flood risk from surface water' has this site as <b>a medium and low</b> risk of flooding and a very low risk of flooding from rivers and sea. It scores as having a greater positive impact on SO1 and there is an expired planning approval for residential on the site and is within a sustainable location. It has been assessed as having a slight negative impact on SO10 – employment as there is an existing business on the site despite the approved planning application.  <b>YIELD 10</b>

SITES	Sustainability Objectives										Notes
	1. Housing	2. Sustainable Transport (including walking/cycling)	3. Community infrastructure:	4. Green Infrastructure	5. Heritage Assets	6. Countryside, Landscape and Key Views	7. Flooding	8. Biodiversity	9. Sustainable Design	10. Local businesses and tourism	
<b>SITE SC9</b> The Trek 2000 Club, Blatchington Road	++	+	-	-	??	-	?	-	-	-	<p>The SG has undertaken a comprehensive project report for a number of sites that fall under the Dane Valley Regeneration site. This is one of the sites. It is in a sustainable location. The site has scored as having a greater positive impact on SO1. As with the other sites, there is a slight negative impact on SO5 and 7. The Environment Agency's map 'Flood risk from surface water shows a <b>low and medium</b> risk of flooding across the site, and a very low risk of flooding from rivers and sea.</p> <p>The site has a greater negative impact on SO9 as medieval pottery and other materials were actually found on the site in 1929.</p> <p><b>YIELD 12</b></p>
<b>SITE SC12</b> 46 Brooklyn Road	-	+	-	-	-	-	??	-	-	-	<p>The SG has undertaken a comprehensive project report for a number of sites that fall under the Dane Valley Regeneration site. This is one of the sites. It is in a sustainable location however, due to the size of the site, it is unlikely to achieve a relevant number of housing units that will contribute to the supply of market and affordable housing. It therefore scores as having a neutral impact on SO1. As set out in the Dane Valley regeneration report, the area suffers from groundwater flooding and drainage issues. It scores as having a greater negative impact on SO7. The Environment Agency's map 'Flood risk from surface water shows a <b>medium and high</b> risk of flooding across the site, and a very low risk of flooding from rivers and sea.</p> <p><b>YIELD 2</b></p>



SITES	Sustainability Objectives										Notes
	1. Housing	2. Sustainable Transport (including walking/cycling)	3. Community infrastructure:	4. Green Infrastructure	5. Heritage Assets	6. Countryside, Landscape and Key Views	7. Flooding	8. Biodiversity	9. Sustainable Design	10. Local businesses and tourism	
<b>DANE VALLEY</b> sites assessed as a comprehensive masterplan	++	++	-	++	+	-	+	-	++	+	This assessment brings together the sites that make up the Dane Valley Regeneration scheme. It considers the option of the site being comprehensively developed for a mix of uses to include housing and employment. It scores as having a greater positive impact on SO1 as it creates a critical mass of land suitable for housing rather than looking at several small plots. It will enable affordable housing to come forward. It will also support sustainable transport options because of its location and given the greater increase in new residents and employees of business units this may provide more support for transport options including new cycles lanes and bus stops. It scores as having a greater positive impact on SO2 This option will have a greater positive impact on SO4 as it will improve local green infrastructure through the overall masterplan especially in a dense urban area. It will also have a slight positive impact on SO5, 7 and 10. An overall redevelopment will provide the opportunity to undertake archaeological investigations and/or preserve heritage buildings within the site. It will also lead to some improvement in surface flooding problems as these measures will form part of an overall planning approval and whilst there will be some loss of employment, there may be opportunities to include new space. Finally, a comprehensive development will enable significant measures of sustainable design and layout to be an integral part of the scheme this providing greater benefits to reducing energy and water usage. It therefore has a greater positive impact on SO9.  <b>YIELD 131</b>
<b>Potential Large Sites</b>											
<b>SITE SC13</b> Brooklyn Hyundai, Claremont Road	++	+	-	-	-	-	-	-	+	?	This site is an existing car showroom and car garage and is located within the town centre and therefore within a sustainable location. It scores as having a greater positive impact on SO1 due to its location. A yield of 13 units should be able to achieve sustainable design credentials and therefore it scores as having a slight positive impact on SO9. However due to the existing business located on the site and the fact that this has been recently refurbished – any redevelopment for housing would result in the loss of an employment generating use. Car showrooms fall within sui generis use and not within one of the planning business use classes. It is therefore scored as a lesser negative impact on SO10.  <b>YIELD 13</b>

SITES	Sustainability Objectives										Notes
	1. Housing	2. Sustainable Transport (including walking/cycling)	3. Community infrastructure:	4. Green Infrastructure	5. Heritage Assets	6. Countryside, Landscape and Key Views	7. Flooding	8. Biodiversity	9. Sustainable Design	10. Local businesses and tourism	
<b>SITE SC16</b> Holmes Lodge, 72 Claremont Road	++	+	-	-	-	-	?	-	-	?	Brownfield site located within planning boundary. Currently used as a guest house. Within walking distance of bus stop, train station and town centre services and facilities. Outline planning permission (LW/07/0834) for 12 flats has expired. Site is expected to become available within 2 years. EA/Long term flood info website states that area is within or near a flood risk area. The site is an existing B&B business and is a converted residential unit between a pub and the British Legion at the end of a row of flats. The site scores as having a greater positive impact on SO1 due to its location. There is a slight negative impact on SO7 because of the flood information from the EA and SO9 because of the impact of any loss on a tourism facility for the town.  <b>YIELD 12</b> (due to planning permission)
<b>SITE SC21</b> Station Approach/ Dane Road	++	+	-	-	?	-	-	-	-	?	This site is listed within the LDC SHELAA. It is brownfield site in town centre location (Core Strategy Core Policy 6). Highly sustainable site adjacent to town centre services, train station and within walking distance of bus stop. Adjacent to grade 2 listed building and in close proximity to Seaford Town Centre conservation area and Archaeological Notification Area. Previous planning approval (LW/04/1665) expired, intentions of landowners unknown. Currently in use as retail units. It is assessed as having a greater positive impact on SO1. It may have a slight negative on SO5 due to the proximity to a listed building and conservation area. It is also assessed as having a slight negative impact on SO9 because of any possible impact on the existing retail use.  <b>YIELD 12</b> (due to planning permission)
<b>SITE SC26</b> Jermyn Ford Garage, 10 Claremont Road	++	+	-	-	-	-	?	-	+	?	This site is an existing car showroom and car garage and is located within the town centre and therefore within a sustainable location. It scores as having a greater positive impact on SO1 due to its location and a slight positive impact on SO2. The Environment Agency's long-term flood risk map, flood risk from surface water shows a <b>low and medium</b> risk of flooding across the site, and a very low risk of flooding from rivers and sea. A yield of 10 units should be able to achieve sustainable design credentials and therefore it scores as having a slight positive impact on SO9. However due to the existing business located on the site– any redevelopment for housing would result in the loss of an employment generating use. Car showrooms fall within sui generis use and not within one of the planning business use classes. It is therefore scored as a lesser negative impact on SO10.  <b>YIELD 10</b>

SITES	Sustainability Objectives										Notes
	1. Housing	2. Sustainable Transport (including walking/cycling)	3. Community infrastructure:	4. Green Infrastructure	5. Heritage Assets	6. Countryside, Landscape and Key Views	7. Flooding	8. Biodiversity	9. Sustainable Design	10. Local businesses and tourism	
<b>SITE SN5</b> 10 Homefield Place, Seaford	++	+	-	-	-	-	?	-	+	-	This site owned by ESCC is within the urban area and is a redundant and empty adult social care facility. It is located within a sustainable location. As the current use is redundant, it is considered there is no loss to the local community facilities on offer to the Seaford population. ESCC considers the site suitable, available and deliverable early within the plan. EA/Long term flood info website states that area is within or near a flood risk area. It is therefore scored as having a slight negative impact on SO7. A yield of 19 units should be able to achieve sustainable design credentials and therefore it scores as having a slight positive impact on SO9.  <b>YIELD 19</b>
<b>SITE SN7</b> Land east of Barn Close	??	-	-	?	-	?	-	?	-	-	This site is a greenfield and therefore scores as having a greater negative against SO1 which seeks to develop on brownfield sites. Whilst it is within walking distance of some facilities, it is not considered a totally sustainable location and likely that residents will use a car to many facilities. It is scored as having a neutral impact on SO2. It is located within the SDNPA SHLAA as being acceptable however, against these SO, it scores as having a limited negative impact on SO4 due to the loss of green open space albeit that there is no public access and SO6 because of the site being located within the national park. Whilst the SDNPA SHLAA states that it has medium landscape sensitively – this could be mitigated with planning and open space. As a greenspace with an established bridleway along one boundary – there could be some impact on biodiversity also the site is a habitat for Corn Bunting, Grey Partridge, Lapwing and Turtle Dove.
<b>SITE SS13</b> Seven Sisters pub, Alfriston Road	++	+	?	-	-	-	-	-	-	?	This site is an existing pub within the urban area. The lease expires in 2022. It scores as having a greater positive impact on SO1. This is located in close/walking distance of a number of key facilities and scores as having a slight positive impact on SO2. As a local community facility and a retail use, the site scores as having a slight negative impact on SO3 and 9.  <b>YIELD 9</b>
<b>Potential Sites that met LGS Criteria</b>											

SITES	Sustainability Objectives										Notes
	1. Housing	2. Sustainable Transport (including walking/cycling)	3. Community infrastructure:	4. Green Infrastructure	5. Heritage Assets	6. Countryside, Landscape and Key Views	7. Flooding	8. Biodiversity	9. Sustainable Design	10. Local businesses and tourism	
<b>SITE SC11</b> Blatchington Pond	??	+	-	??	?	-	??	??	-	-	This scores as having a greater negative impact on SO1 due to the greenfield status and it not being able to achieve housing on brownfield sites. Close to bus stop therefore supports SO2. Greater negative impact on SO4 due to loss of green infrastructure. ESCC Archaeological records state a 1624 map shows a pond existing in this location, therefore possible negative impact on heritage asset. The Environment Agency's map 'Flood risk from surface water' shows a high risk of flooding across the majority of the site therefore greater negative impact on SO7. Greater negative impact on biodiversity due to the presence of the pond.
<b>SITE SC24</b> Foster Close AOS	??	+	-	??	-	-	-	??	-	-	Site has been scored as having a greater negative impact on SO1 because of the greenfield status and constraints of PROW and woodland. Close to bus stop therefore supports SO2. Greater negative impact on SO4 due to loss of green infrastructure. NE identify potential for Corn Bunting, Turtle Dove and Yellow Wagtail and impact on trees results in greater negative score on SO8.
<b>SITE SE2</b> Land north of South Hill Barn	??	?	-	-	?	??	?	??	-	?	Site has been scored as having a greater negative impact on SO1 because of the greenfield status. Slightly over 0.5 miles to the bus stop and may impact on pedestrian / cycle use of PROW so possible negative impact on SO2. The site is opposite and in sight of Chyngton Lane Conservation Area, close to Medieval settlement of Poynings Town and site of World War I South Camp so possible negative impact on SO5. Impact on landscape setting of SDNP results in greater negative impact score for SO6. Land south of Chyngton Way is at risk of groundwater flooding and the site is also upstream of an area that is of significant risk of surface water flooding so potential negative score on SO7. Potential greater negative impact on SO8 biodiversity due to adjacent SSSI and NE identified possibility of Corn Bunting, Grey Partridge and Lapwing. Potentially detrimental impact on tourism and access to the iconic Seven Sisters view from South Hill Barn so possible negative impact on SO9.
<b>SITE SN2</b> The Ridings	??	+	-	??	-	-	-	??	-	-	This scores as having a greater negative impact on SO1 due to the greenfield status and it not being able to achieve housing on brownfield sites. Close to bus stop therefore supports SO2. Greater negative impact on SO4 due to loss of green infrastructure. NE identified potential for Corn Bunting, Turtle Dove and Yellow Wagtail so possible greater negative on SO8.
<b>SITE SN3</b> Normansal Park Avenue	??	+	-	??	-	?	-	??	-	-	This scores as having a greater negative impact on SO1 due to the greenfield status and it not being able to achieve housing on brownfield sites. Close to bus stops therefore supports SO2. Greater negative impact on SO4 due to loss of green infrastructure. Adjacent to SDNP boundary so may have negative impact on SO6. Woodland priority habitat on part of site means potential impact on biodiversity and SO8. NE identified potential for Corn Bunting, Lapwing and Turtle Dove.

SITES	Sustainability Objectives										Notes
	1. Housing	2. Sustainable Transport (including walking/cycling)	3. Community infrastructure:	4. Green Infrastructure	5. Heritage Assets	6. Countryside, Landscape and Key Views	7. Flooding	8. Biodiversity	9. Sustainable Design	10. Local businesses and tourism	
<b>SITE SS15</b> The Crouch	??	+	??	??	-	-	-	??	-	-	Current use as a recreational area for football, bowling, children's play and ornamental gardens. Loss of community facilities. This scores as having a greater negative impact on SO1 due to the greenfield status and it not being able to achieve housing on brownfield sites. Close to bus stops therefore supports SO2. It has a greater negative impact on SO3 because of the loss of community facilities and a greater negative impact on SO4 due to loss of green infrastructure. Potential Corn Bunting and Turtle Dove impacts on SO8.
<b>SITE SW11</b> Princes Drive Land	??	+	-	??	-	-	-	??	-	-	This scores as having a greater negative impact on SO1 due to the greenfield status and it not being able to achieve housing on brownfield sites. Close to bus stop therefore supports SO2. Greater negative impact on SO4 due to loss of green infrastructure. NE identified potential for Corn Bunting, Turtle Dove and Yellow Wagtail possible greater negative impact on biodiversity.
<b>SITE SW12</b> Surrey Road	??	+	-	??	-	?	?	??	-	-	This scores as having a greater negative impact on SO1 due to the greenfield status and it not being able to achieve housing on brownfield sites. Close to bus stops so supports SO2. Loss of visual amenity greenspace albeit with no public access has negative impact on SO4. Provides a visual, undeveloped break or buffer between two areas of residential development and therefore potential negative impact on key views aspect of SO6. EA map for 'Flood risk from surface water shows a high risk around the pond so potential negative impact on SO7. Adjacent to SNCI and potential species of Corn Bunting and Yellow Wagtail – potential for greater negative impact on SO8.

SITES	Sustainability Objectives										Notes
	1. Housing	2. Sustainable Transport (including walking/cycling)	3. Community infrastructure:	4. Green Infrastructure	5. Heritage Assets	6. Countryside, Landscape and Key Views	7. Flooding	8. Biodiversity	9. Sustainable Design	10. Local businesses and tourism	
<b>Grand Avenue sites</b>											
<b>SITE SW5</b> Grand Avenue field #4825	??	+	-	?	-	?	-	?	-	-	This is site is a greenfield site and therefore scores as having a greater negative impact on SO1 which seeks to develop housing on brownfield sites. It is the closest site to the urban area of Seaford. It is close to bus stops and walking/cycling distance to train station therefore supports SO2. Some negative impact on green infrastructure albeit an arable field with public access limited to footpath on north-eastern boundary. Site in SDNP and is visible from 2-3 viewpoints in the National Park. King's Hedge to the south-east forms a strong defensible boundary to the built-up area. However lower topography makes this less harmful in landscape terms than sites SW6 and SW7 and therefore scores as slight negative impact on SO6. NE identified potential for Corn Bunting, Turtle Dove and Yellow Wagtail so potential impact on SO8.
<b>SITE SW6</b> Grand Avenue field #7148	??	-	-	?	-	??	-	?	-	-	This is site is a greenfield site and therefore scores as having a greater negative impact on SO1 which seeks to develop housing on brownfield sites. Whilst there are bus stops within walking reach, this site is not considered as being within a sustainable transport location and therefore has a neutral impact on SO2. Some negative impact on green infrastructure albeit an arable field with public access limited to footpath on south-western boundary. Site in SDNP and landscape assessed as high value, high sensitivity and no capacity for development. Development along the King's Hedge along the south-eastern side of the site would not breach the ridgeline. King's Hedge to the south-east forms a strong defensible boundary to the built-up area. NE identified potential for Corn Bunting, Turtle Dove and Yellow Wagtail so potential impact on SO8.
<b>SITE SW7</b> Grand Avenue field #9264	??	-	-	?	-	??	-	?	-	-	This is site is a greenfield site and therefore scores as having a greater negative impact on SO1 which seeks to develop housing on brownfield sites. Whilst there are bus stops within walking reach, this site is not considered as being within a sustainable transport location and therefore has a neutral impact on SO2. Some negative impact on green infrastructure albeit an arable field with public access limited to footpath on south-western boundary. Site in SDNP and landscape assessed as high value, high sensitivity and no capacity for development. Residential development may break the Bishopstone skyline. King's Hedge to the south-east forms a strong defensible boundary to the built-up area. NE identified potential for Corn Bunting, Turtle Dove and Yellow Wagtail so potential impact on SO8.

	1. Housing	2. Sustainable Transport (including walking/cycling)	3. Community infrastructure:	4. Green Infrastructure	5. Heritage Assets	6. Countryside, Landscape and Key Views	7. Flooding	8. Biodiversity	9. Sustainable Design	10. Local businesses and tourism	
<b>Grand Avenue housing and protection scheme</b>	++	+	-	++	-	+	-	+	+	-	<p>This assessment brings together the three sites that make up the what is called the 'Grand Avenue housing and protection scheme'. It considers whether there is a sustainable solution to bringing forward a greenfield site for housing within the SDNP as part of a wider project. This would form a mix of housing and provide open space and protection of other areas from development. Further work on landscape and biodiversity would need to be undertaken. This option would consider that only the southern end of Site SW5 is considered for development and only just over half of this (3 hectares) as an initial proposal – further work on the extent of this development area – looking at landscape impact and loss of agricultural land/impact on biodiversity would be required. This option could have a greater positive impact on SO1 as it creates a critical mass of land suitable for housing and will enable affordable housing to come forward. It will also support sustainable transport options because of the greater increase in new residents which may provide more support for proposals including new cycles lanes and bus stops. However, it is not a central urban location and therefore only scores as having a lesser positive impact on SO2. This option will have a greater positive impact on SO4 as it could provide some local green infrastructure (possibly designated as local green space within the neighbourhood plan) as part of the overall masterplan especially informal recreational space with options for formal children's play areas within the housing areas. It will also have a slight positive impact on SO6 where the most visible parts of the overall site will be protected from development. Through building on the lower areas, this would prevent any negative impact on the landscape value of the NP however, an overall scheme could include new/improved landscape boundary treatment. Areas of biodiversity could be protected and/or enhanced as part of the overall scheme and further work may be required. The landowner could be encouraged to restore some of the SW6 and SW7 sites to chalk grassland. There could also be an opportunity to promote sustainable methods of development within the scheme. However, a significant amount of further technical work would be required in order to address some of the impacts.</p> <p><b>YIELD 75</b></p>

	Other Sites										
	1. Housing	2. Sustainable Transport (including walking/	3. Community infrastructure:	4. Green Infrastructure	5. Heritage Assets	6. Countryside, Landscape and Key Views	7. Flooding	8. Biodiversity	9. Sustainable Design	10. Local businesses and tourism	Notes
<b>SITE SC12</b> 46 Brooklyn Road											Covered by Dane Valley Project
<b>SITE SC15</b> Firle Close amenity open space	??	+	-	??	?	-	-	?	-	-	This scores as having a greater negative impact on SO1 due to the greenfield status and it not being able to achieve housing on brownfield sites. Close to bus stop therefore supports SO2. Greater negative impact on SO4 due to loss of publicly accessible green infrastructure. NE identified potential for Corn Bunting, Turtle Dove and Yellow Wagtail possible negative impact on biodiversity SO8. Slight negative impact on SO5 as site is adjacent to a conservation area.
<b>SITE SC17</b> Kemps Garage, Steyne Road	++	++	-	-	?	-	??	-	-	??	Availability uncertain but could make small contribution to SO1. Close to bus stop and town centre therefore supports SO2. The Environment Agency's map 'Flood risk from surface water shows a high risk of flooding of up to 900mm on the periphery of the site, and a low risk of flooding from rivers and sea across the whole site so negative impact on SO7. Loss of business space so negative impact on SO9. Slight negative on SO5 heritage because site in an archaeological notification area and opposite one of the best preserved parts of the conservation area.
<b>SITE SC18</b> Land adjacent to sunken gardens	??	++	-	??	-	-	??	-	-	-	This scores as having a greater negative impact on SO1 due to the greenfield status and it not being able to achieve housing on brownfield sites. Close to bus stop and town centre therefore supports SO2. Greater negative impact on SO4 due to loss of publicly accessible green infrastructure. EA map shows the Steyne Road end of Green Lane footpath as at low risk of flooding and the bottom of Green Lane at high risk of flooding from surface water up to a level of below 300mm so negative impact on SO7.
<b>SITE SC20</b> Martello Fields west	??	+	-	??	-	-	?	?	-	-	This scores as having a greater negative impact on SO1 due to the greenfield status and it not being able to achieve housing on brownfield sites. Close to bus stop therefore supports SO2. Greater negative impact on SO4 due to loss of publicly accessible green infrastructure. EA map has this area as low risk of flooding so potential negative impact on SO7. NE identified potential for Corn Bunting so possible negative impact on biodiversity SO8.
<b>SITE SC23</b> The Salts	??	+	??	??	-	-	??	?	-	-	This scores as having a greater negative impact on SO1 due to the greenfield status and it not being able to achieve housing on brownfield sites. Close to bus stop therefore supports SO2. Loss of community facilities so negative impact on SO3. Negative impact on SO4 due to loss of publicly accessible green infrastructure. EA maps show this as a high risk of flooding on the ESE side of the grounds and half the site across a SW/NE diagonal across half the grounds has lesser risk of flooding. There is a similar risk from surface water over all but the western part of the site so high negative impact on SO7. NE identified potential for Corn Bunting and Yellow Wagtail so possible negative impact on biodiversity SO8.



Other Sites											
	1. Housing	2. Sustainable Transport (including walking/	3. Community infrastructure:	4. Green Infrastructure	5. Heritage Assets	6. Countryside, Landscape and Key Views	7. Flooding	8. Biodiversity	9. Sustainable Design	10. Local businesses and tourism	Notes
<b>SITE SC25</b> Royal British Legion 70 Clarendon Road	-	+	??	-	-	-	-	-	-	-	Due to size of site – it is unlikely to contribute towards affordable housing and therefore has neutral impact on SO1. Close to bus stop therefore supports SO2. Loss of community facility so negative impact on SO3. Site has been confirmed as unavailable.
<b>SITE SN1</b> Land north east of Firle Road	??	+	-	?	-	?	-	?	-	-	This scores as having a greater negative impact on SO1 due to the greenfield status and it not being able to achieve housing on brownfield sites. Close to bus stop therefore supports SO2. Some negative impact on SO4 due to loss of green infrastructure, albeit not publicly accessible. Site in SDNP and would have a potential adverse impact on the character and appearance of the landscape so scores negatively on SO6. NE identified potential for Corn Bunting, turtle dove and Yellow Wagtail so possible negative impact on biodiversity SO8.
<b>SITE SN4</b> Chalvington Field	??	+	-	??	-	?	-	?	-	-	This scores as having a greater negative impact on SO1 due to the greenfield status and it not being able to achieve housing on brownfield sites. Close to bus stops therefore supports SO2. Greater negative impact on SO4 due to loss of publicly accessible green infrastructure. Within SDNP boundary so may have negative impact on SO6. Woodland on part of site and NE identified potential for Corn Bunting, turtle dove and Yellow Wagtail so potential impact on biodiversity and SO8.
<b>SITE SN6</b> Alfriston Road	??	+	?	??	-	??	-	?	-	-	This scores as having a greater negative impact on SO1 due to the greenfield status and it not being able to achieve housing on brownfield sites. Close to bus stops therefore supports SO2. Loss of community facility so potential negative impact on SO3. Significant negative impact on SO4 due to loss of publicly accessible green infrastructure. Within SDNP boundary, highly visible to the surrounding downland and poor relationship with the settlement pattern so significant negative impact on SO6. Woodland on part of site and NE identified potential for Corn Bunting, Turtle Dove and Yellow Wagtail so potential impact on biodiversity and SO8.

Other Sites											
	1. Housing	2. Sustainable Transport (including walking/	3. Community infrastructure:	4. Green Infrastructure	5. Heritage Assets	6. Countryside, Landscape and Key Views	7. Flooding	8. Biodiversity	9. Sustainable Design	10. Local businesses and tourism	Notes
<b>SITE SS1</b> 6th Hole Seaford Head Golf Course	??	+	-	??	?	??	??	?	-	?	This scores as having a greater negative impact on SO1 due to the greenfield status and it not being able to achieve housing on brownfield sites. Close to bus stops therefore supports SO2. Significant negative impact on SO4 due to loss of publicly accessible green infrastructure. Roman Burial Ground in dense thicket to SE of 6th hole so potential impact on SO5. Within SDNP boundary and Heritage Coast with substantial value, high sensitivity and low capacity so significant negative impact on SO6. EA maps this land as a high risk of flooding as it is the valley bottom to significant negative impact on SO7. NE identified potential for Corn Bunting and Grey Partridge and within SSSI impact zone so potential impact on biodiversity and SO8. Also, slight negative impact on SO9 – impact on tourism if part of the golf course was developed for housing.
<b>SITE SS2</b> Allotment site, Sutton Drive	??	+	??	?	-	-	-	?	-	-	This scores as having a greater negative impact on SO1 due to the greenfield status and it not being able to achieve housing on brownfield sites. It is also covered by a statutory allocation for allotments. It is fully occupied with a waiting list, therefore unlikely Secretary of State would give permission to sell for housing, therefore neutral impact on SO1. Close to bus stops therefore supports SO2. Loss of community infrastructure (separate to its visual value as non-publicly accessible green infrastructure). Significant negative impact on SO4 due to loss of green infrastructure. NE identified potential for Corn Bunting, Turtle Dove and Grey Partridge so potential impact on SO8.
<b>SITE SS3</b> Corner of Southdown Road/ Chyngton Road	??	+	-	??	-	??	?	?	-	-	Potential for significant number of dwellings so scores well under SO1. Close to bus stops therefore supports SO2. Significant negative impact on SO4 due to loss of publicly accessible green infrastructure. Site in SDNP and heritage coast and landscape has substantial value, high sensitivity and negligible/low capacity for development so significant negative impact on SO6. EA's maps on flood risk from rivers or the sea map shows this site carries a very low flood risk. The EA map of surface water flooding has a high risk as this is the lowest point in the valley so potential negative impact on SO7. NE identified potential for Corn Bunting and Grey Partridge so potential impact on SO8.
<b>SITE SS4</b> Downs Leisure Centre	+	+	??	?	-	-	-	-	-	?	Availability uncertain but has potential for significant number of dwellings however it would result in some loss of greenspace so only scores as slight positive against SO1. Close to bus stops therefore supports SO2. Loss of community asset so significant negative impact on SO3. Some negative impact on SO4 due to loss of green infrastructure, albeit with no public access. A slight negative on SO9 due to any loss of employment opportunities through redevelopment of the site.

Other Sites											
	1. Housing	2. Sustainable Transport (including walking/	3. Community infrastructure:	4. Green Infrastructure	5. Heritage Assets	6. Countryside, Landscape and Key Views	7. Flooding	8. Biodiversity	9. Sustainable Design	10. Local businesses and tourism	Notes
<b>SITE SS5</b> East Street car park	+	+	??	-	-	-	-	-	-	?	Availability uncertain but has potential for a small contribution to SO1. It is not scored as having a greater positive impact because of the small yield of housing from the site. Close to bus stops therefore supports SO2. Loss of community facility of car park so significant negative impact on SO3. Potential negative impact on town centre due to loss of car parking.
<b>SITE SS6</b> Florence House, Southdown Road	??	+	-	?	?	??	-	?	-	-	As this site is focussed on the garden/land associated with the house, it scores as having a greater negative impact on SO1 which seeks to bring forward sites on brownfield land in the first instance. The site is reasonably close to bus stops and less than a mile from other services and facilities and therefore supports SO2. Whilst site is within the LDC SHELAA as being developable, as assessed under these SO, it is considered to have a limited negative impact on SO4 due to loss of green infrastructure (not publicly accessible). Within Archaeological Notification Area and Heritage Coast designation crosses eastern boundary so potential impact on heritage assets. Site adjacent to SDNP and heritage coast and landscape has substantial value, high sensitivity and negligible/low capacity for development so significant negative impact on SO6. NE identified potential for Corn Bunting and Grey Partridge and within SSSI impact zone so potential impact on biodiversity and SO8. No impact on existing business use.
<b>SITE SS7</b> Land adj. to Florence House, Southdown Rd.	??	+	-	?	?	??	-	?	-	-	This scores as having a greater negative impact on SO1 due to the greenfield status and it not being able to achieve housing on brownfield sites. Availability uncertain, third party suggested potential for holiday accommodation. Reasonably close to bus stops therefore supports SO2. Some negative impact on SO4 due to loss of green infrastructure (not publicly accessible). Within Heritage Coast so potential impact on heritage assets. Site adjacent to SDNP and heritage coast and landscape has substantial value, high sensitivity and negligible/low capacity for development so significant negative impact on SO6. NE identified potential for Corn Bunting and Grey Partridge and within SSSI impact zone so potential impact on biodiversity and SO8.
<b>SITE SS8</b> Land at the Boundary/ College Road	??	+	-	??	-	-	??	?	-	-	This scores as having a greater negative impact on SO1 due to the greenfield status and it not being able to achieve housing on brownfield sites. Close to bus stops therefore supports SO2. Greater negative impact on SO4 due to loss of publicly accessible green infrastructure. The EA maps show flood risk from surface water as low, medium and high risk of flooding, and a medium risk of flooding from rivers and sea. This land is flood alleviation land, designed to absorb flood water in part of town that suffers from flooding so has a significant negative impact on SO7. The site is a Priority Habitat – Coastal and Floodplain Grazing Marsh - with identified potential for Corn Bunting so has a potential negative impact on SO8.

Other Sites											
	1. Housing	2. Sustainable Transport (including walking/	3. Community infrastructure:	4. Green Infrastructure	5. Heritage Assets	6. Countryside, Landscape and Key Views	7. Flooding	8. Biodiversity	9. Sustainable Design	10. Local businesses and tourism	Notes
<b>SITE SS10</b> Martello Fields east	??+	+	-	??	-	-	?	?	-	-	This scores as having a greater negative impact on SO1 due to the greenfield status and it not being able to achieve housing on brownfield sites. Close to bus stops therefore supports SO2. Greater negative impact on SO4 due to loss of publicly accessible green infrastructure. The Environment Agency's 'Flood risk from rivers or from the sea' map has the NW part of the site as low risk of flooding so a potential negative impact on SO7. NE has identified potential for Corn Bunting so has a potential negative impact on SO8.
<b>SITE SS11</b> Martello Fields middle	??	+	-	??	-	-	?	?	-	-	This scores as having a greater negative impact on SO1 due to the greenfield status and it not being able to achieve housing on brownfield sites. Close to bus stops therefore supports SO2. Greater negative impact on SO4 due to loss of publicly accessible green infrastructure. The Environment Agency's 'Flood risk from rivers or from the sea' map has the NW part of the site as low risk of flooding so a potential negative impact on SO7. NE has identified potential for Corn Bunting so has a potential negative impact on SO8.
<b>SITE SS12</b> Seaford Head Golf Course	??	+	-	??	?	??	-	??	-	??	This scores as having a greater negative impact on SO1 due to the greenfield status and it not being able to achieve housing on brownfield sites. Close to bus stops therefore positive impact on SO2. Significant negative impact on SO4 due to loss of publicly accessible green infrastructure. Within Heritage Coast so potential impact on heritage assets. Within SDNP boundary and Heritage Coast with substantial value, high sensitivity and low capacity (none at Seaford Head) so significant negative impact on SO6. NE identified potential for Corn Bunting, Lapwing and Grey Partridge and within SSSI impact zone. Also records of Green-winged Orchid (Anacamptis morio and Waxcap Fungi so significant impact on biodiversity and SO8. Also, greater negative impact on SO9 – impact on tourism if the golf course was developed for housing.
<b>SITE SS14</b> Sutton Road car park (Sutton Croft Lane)	-	+	??	-	-	-	-	-	-	?	Due to size of site – it is unlikely to contribute towards affordable housing and therefore has neutral impact on SO1. Close to bus stops therefore positive impact on SO2. Loss of community facility of car park so significant negative impact on SO3. Potential negative impact on town centre due to loss of car parking.

Other Sites											
	1. Housing	2. Sustainable Transport (including walking/	3. Community infrastructure:	4. Green Infrastructure	5. Heritage Assets	6. Countryside, Landscape and Key Views	7. Flooding	8. Biodiversity	9. Sustainable Design	10. Local businesses and tourism	Notes
<b>SITE SW2</b> Buckle car park	+	+	??	-	-	-	?	-	-	??	Due to the size of the site and its ability to only bring forward under 10 units, it has a slight positive impact on SO1. Proposal by LDC for housing withdrawn due to title difficulties in February 2016. Close to bus stops therefore positive impact on SO2. Loss of community facility of car park especially as only one at this end of the town and close to station so significant negative impact on SO3 and on SO9 (employment and tourism) as car park used by visitors to the town and beach. Too far from town centre to affect it from loss of car parking. Located on edge of flood zone 3 so slight negative impact on SO7.
<b>SITE SW3</b> Buckle lorry park	+	+	??	-	-	-	-	-	-	?	Due to the size of the site and its ability to only bring forward under 10 units, it has a slight positive impact on SO1. Proposal by LDC for housing withdrawn due to title difficulties in February 2016 so assume no impact on SO1. Close to bus stops therefore positive impact on SO2. Site allocated as part of Town Council's seafront development plan for motorhome carpark therefore slight negative impact on SO9 and tourism/visitor facility for the town.
<b>SITE SW4</b> Clementine Ave, Katherine Way/Prince ss Dr AOS	??	+	-	??	-	-	-	?	-	-	As this is a greenfield site, it is scored as having a greater negative impact on SO1. Close to bus stops therefore supports SO2. Greater negative impact on SO4 due to loss of publicly accessible green infrastructure. NE identified potential for Corn Bunting, Turtle Dove and Yellow Wagtail so potential impact on SO8.
<b>SITE SW8</b> Land north of Crown Hill	??	+	-	?	-	?	-	?	-	-	This is site is a greenfield site and therefore scores as having a greater negative impact on SO1 which seeks to develop housing on brownfield sites. Some uncertainty on availability due to ransom strip. Close to bus stops therefore supports SO2. Some negative impact on green infrastructure albeit an arable field with no public access. Adjacent to SDNP and significant impact on landscape as the site is visible from 2-3 viewpoints in the National Park. NE identified potential for Corn Bunting, Turtle Dove and Yellow Wagtail so potential impact on SO8.
<b>SITE SW9</b> Land off Firle Road	??	+	-	??	-	?	-	??	-	-	This is site is a greenfield site and therefore scores as having a greater negative impact on SO1 which seeks to develop housing on brownfield sites. Close to bus stops therefore supports SO2. Significant loss of green infrastructure which acts as amenity land to adjacent development. Site border SDNP and the site is visible from 2-3 viewpoints in the National Park. Significant loss of protected trees and NE identified potential for Corn Bunting, Turtle Dove and Yellow Wagtail so significant impact on SO8.

Other Sites											
	1. Housing	2. Sustainable Transport (including walking/	3. Community infrastructure:	4. Green Infrastructure	5. Heritage Assets	6. Countryside, Landscape and Key Views	7. Flooding	8. Biodiversity	9. Sustainable Design	10. Local businesses and tourism	Notes
<b>SITE SW14</b> Newlands, Bishopstone	??	+	-	?	-	??	??	??	-	-	This is site is a greenfield site and therefore scores as having a greater negative impact on SO1 which seeks to develop housing on brownfield sites. Close to bus stops and train station therefore supports SO2. Some negative impact on green infrastructure albeit an arable field with no public access. Outside SDNP but valley either side of A259 landscape assessment concludes high value, high sensitivity and no development potential. The site has medium risk of flooding from rivers or the sea and a high risk of flooding from surface water and is Flood Zone 3. Site of Nature Conservation Importance and NE has identified potential for Corn Bunting, Grey Partridge, Lapwing, Turtle Dove and Yellow Wagtail.
<b>SITE NP1</b> High & Over car park,	+	-	-	-	-	??	-	-	-	??	The site is an existing car park covered in tarmac and therefore considered to be brownfield but some is also covered in trees so it scores as having a lesser positive impact on SO1. Whilst it is not within a sustainable location due to it being unrelated to an urban centre, it only has a neutral impact on SO2 as this objective seeks to ensure there are sustainable forms of transport within the parish. The site is on a bus route and new residents would use this facility. The site is located within the SDNPA and in an area of high visibility. It therefore scores as having a greater negative impact on SO6. By developing on it, the site would not seek to conserve or enhance the landscape character. The site scores as having a lesser negative impact on SO8. It is in the national park and close to areas of biodiversity value and a heavily wooded area. It is also a carpark used by walkers and visitors to the national park and by developing it would have a greater negative impact on tourism.
<b>SITE NP2</b> Parcel of land on Newhaven Road near the junction of Bishopstone Road	??	+	-	?	-	??	-	?	-	-	This is a greenfield site and therefore scores as having a greater negative impact on SO1. Close to bus stops and train station therefore supports SO2. Some negative impact on green infrastructure albeit difficult to access, rough ground with little use. Within SDNP and valley either side of A259 landscape assessment concludes high value, high sensitivity and no development potential. NE has identified potential for Corn Bunting, Grey Partridge, Lapwing, Turtle Dove and Yellow Wagtail.

Other Sites											
	1. Housing	2. Sustainable Transport (including walking/	3. Community infrastructure:	4. Green Infrastructure	5. Heritage Assets	6. Countryside, Landscape and Key Views	7. Flooding	8. Biodiversity	9. Sustainable Design	10. Local businesses and tourism	Notes
<b>SITE NP3</b> Land north of Rookery Hill.	??	+	-	?	-	??	-	?	-	-	This is a greenfield site and therefore scores as having a greater negative impact on SO1. Close to bus stops and 1.1 miles from train station which is a cyclable distance therefore supports SO2. Some negative impact on green infrastructure albeit farmland with no public access. Within SDNP and landscape assessment of Rookery Hill concludes high value, high sensitivity and no development potential. The site is visible from 6-10 viewpoints in the National Park. Parts of the site are Priority Habitat – Lowland Calcareous Grassland; Good Quality Semi-Improved Grassland (Non Priority); Deciduous Woodland; and Broadleaved National Forest. NE has identified potential for Corn Bunting, Grey Partridge, Lapwing, Turtle Dove and Yellow Wagtail.
<b>SITE NP4</b> 76 Rookery Way, Bishopstone	??	+	-	?	-	??	-	?	-	-	This is a greenfield site and therefore scores as having a greater negative impact on SO1. Close to bus stops and train station (0.7 miles/20 minute walk) therefore supports SO2. Some negative impact on green infrastructure albeit residential garden land. Within SDNP and landscape assessment of Rookery Hill concludes high value, high sensitivity and no development potential. NE has identified potential for Corn Bunting, Grey Partridge, Lapwing, Turtle Dove and Yellow Wagtail.

**NOTES**

It is considered that 90 units a hectare is applied to all urban sites. Those that are within suburban/low density areas but within the built-up area boundary (could be greenfield sites), will be assessed at 45 units per hectare and greenfield sites outside of the BUAB are assessed at 25 units a hectare.

Sites that are shaded blue are taken forward into the neighbourhood plan.

# ASSESSED SITES

## Summary without notes

SITES	Sustainability Objectives									
	1. Housing	2. Sustainable Transport (including walking/cycling)	3. Community infrastructure:	4. Green Infrastructure	5. Heritage Assets	6. Countryside, Landscape and Key Views	7. Flooding	8. Biodiversity	9. Sustainable Design	10. Local businesses and tourism
Dane Valley Project <sup>31</sup>										
<b>SITE SC1</b> 48 Brooklyn	-	+	-	-	?	-	?	-	-	??
<b>SITE SC2</b> 48A - C Brooklyn Road	++	+	-	-	-	-	??	-	-	?
<b>SITE SC3</b> Unit 1-4 Industrial estate 48 Brooklyn Road	++	+	-	-	-	-	??	-	-	?
<b>SITE SC4</b> 1-7 Blatchington Road Industrial Units	++	+	-	-	?	-	?	-	-	??
<b>SITE SC5</b> Gasworks site, Seaford	++	+	-	-	?	-	??	?	-	-
<b>SITE SC6</b> land adj to Water Pumping Station, 37 Brooklyn Road	-	+	-	-	-	-	??	-	-	-
<b>SITE SC7</b> Yard at 66 A & B Chichester Road	++	+	-	-	?	-	?	?	-	-
<b>SITE SC8</b> Old Dairy, 51-53 Blatchington Road,	++	+	-	-	-	-	?	-	-	?
<b>SITE SC9</b> The Trek 2000 Club, Blatchington Road	++	+	-	-	??	-	?	-	-	-
<b>SITE SC12</b> 46 Brooklyn Road	-	+	-	-	-	-	??	-	-	-
<b>DANE VALLEY</b> sites assessed as a comp- rehensive <b>masterplan</b>	++	++	-	++	+	-	+	-	++	+

<sup>31</sup> Information on the flood risk for each Dane Valley site has been taken from this website which provides detail on surface water flooding - <https://flood-warning-information.service.gov.uk/long-term-flood-risk/map?eastings=549168&northing=98718&address=100060076117>



	1. Housing	2. Sustainable Transport (including walking/cycling)	3. Community infrastructure:	4. Green Infrastructure	5. Heritage Assets	6. Countryside, Landscape and Key Views	7. Flooding	8. Biodiversity	9. Sustainable Design	10. Local businesses and tourism
<b>Potential Large Sites</b>										
<b>SITE SC13</b> Brooklyn Hyundai, Claremont Road	++	+	-	-	-	-	-	-	+	?
<b>SITE SC16</b> Holmes Lodge, 72 Claremont Road	++	+	-	-	-	-	?	-	-	?
<b>SITE SC21</b> Station Approach/ Dane Road	++	+	-	-	?	-	-	-	-	?
<b>SITE SC26</b> Jermyn Ford Garage, 10 Claremont Road	++	+	-	-	-	-	?	-	+	?
<b>SITE SN5</b> 10 Homefield Place, Seaford	++	+	-	-	-	-	?	-	+	-
<b>SITE SN7</b> Land east of Barn Close	??	-	-	?	-	?	-	?	-	-
<b>SITE SS13</b> Seven Sisters pub, Alfriston Road	++	+	?	-	-	-	-	-	-	?
<b>Potential Sites that met LGS Criteria</b>										
<b>SITE SC11</b> Blatchington Pond	??	+	-	??	?	-	??	??	-	-
<b>SITE SC24</b> Foster Close AOS	??	+	-	??	-	-	-	??	-	-
<b>SITE SE2</b> Land north of South Hill Barn	??	?	-	-	?	??	?	??	-	?
<b>SITE SN2</b> The Ridings	??	+	-	??	-	-	-	??	-	-
<b>SITE SN3</b> Normansal Park Avenue	??	+	-	??	-	?	-	??	-	-
<b>SITE SS15</b> The Crouch	??	+	??	??	-	-	-	??	-	-
<b>SITE SW11</b> Princes Drive Land	??	+	-	??	-	-	-	??	-	-
<b>SITE SW12</b> Surrey Road	??	+	-	??	-	?	?	??	-	-

	1. Housing	2. Sustainable Transport (including walking/cycling)	3. Community infrastructure:	4. Green Infrastructure	5. Heritage Assets	6. Countryside, Landscape and Key Views	7. Flooding	8. Biodiversity	9. Sustainable Design	10. Local businesses and tourism
<b>Grand Avenue sites</b>										
<b>SITE SW5</b> Grand Avenue field #4825	??	+	-	?	-	?	-	?	-	-
<b>SITE SW6</b> Grand Avenue field #7148	??	-	-	?	-	??	-	?	-	-
<b>SITE SW7</b> Grand Avenue field #9264	??	-	-	?	-	??	-	?	-	-
<b>Grand Avenue housing and protection scheme</b>	++	+	-	++	-	+	-	+	+	-
<b>Other Sites</b>										
<b>SITE SC12</b> 46 Brooklyn Road										
<b>SITE SC15</b> Firle Close amenity open space	??	+	-	??	?	-	-	?	-	-
<b>SITE SC17</b> Kemps Garage, Steyne Road	++	++	-	-	?	-	??	-	-	??
<b>SITE SC18</b> Land adjacent to sunken gardens	??	++	-	??	-	-	??	-	-	-
<b>SITE SC20</b> Martello Fields west	??	+	-	??	-	-	?	?	-	-
<b>SITE SC23</b> The Salts	??	+	??	??	-	-	??	?	-	-
<b>SITE SC25</b> Royal British Legion 70 Clarement Road	-	+	??	-	-	-	-	-	-	-
<b>SITE SN1</b> Land north east of Firle Road	??	+	-	?	-	?	-	?	-	-
<b>SITE SN4</b> Chalvington Field	??	+	-	??	-	?	-	?	-	-
<b>SITE SN6</b> Alfriston Road	??	+	?	??	-	??	-	?	-	-
<b>SITE SS1</b> 6th Hole Seaford Head Golf Course	??	+	-	??	?	??	??	?	-	?
<b>SITE SS2</b> Allotment site, Sutton Drive	??	+	??	?	-	-	-	?	-	-
<b>SITE SS3</b> Corner of Southdown Road/ Chyngton Road	??	+	-	??	-	??	?	?	-	-
<b>SITE SS4</b> Downs Leisure Centre	+	+	??	?	-	-	-	-	-	?
<b>SITE SS5</b> East Street car park	+	+	??	-	-	-	-	-	-	?
<b>SITE SS6</b> Florence House, Southdown Road	??	+	-	?	?	??	-	?	-	-

Other Sites										
	1. Housing	2. Sustainable Transport (including walking/cycling)	3. Community infrastructure:	4. Green Infrastructure	5. Heritage Assets	6. Countryside, Landscape and Key Views	7. Flooding	8. Biodiversity	9. Sustainable Design	10. Local businesses and tourism
<b>SITE SS7</b> Land adj. to Florence House, Southdown Rd.	??	+	-	?	?	??	-	?	-	-
<b>SITE SS8</b> Land at the Boundary/ College Road	??	+	-	??	-	-	??	?	-	-
<b>SITE SS10</b> Martello Fields east	??+	+	-	??	-	-	?	?	-	-
<b>SITE SS11</b> Martello Fields middle	??	+	-	??	-	-	?	?	-	-
<b>SITE SS12</b> Seaford Head Golf Course	??	+	-	??	?	??	-	??	-	??
<b>SITE SS14</b> Sutton Road car park (Sutton Croft Lane)	-	+	??	-	-	-	-	-	-	?
<b>SITE SW2</b> Buckle car park	+	+	??	-	-	-	?	-	-	??
<b>SITE SW3</b> Buckle lorry park	+	+	??	-	-	-	-	-	-	?
<b>SITE SW4</b> Clementine Ave, Katherine Way/Princess Dr AOS	??	+	-	??	-	-	-	?	-	-
<b>SITE SW8</b> Land north of Crown Hill	??	+	-	?	-	?	-	?	-	-
<b>SITE SW9</b> Land off Firle Road	??	+	-	??	-	?	-	??	-	-
<b>SITE SW14</b> Newlands, Bishopstone	??	+	-	?	-	??	??	??	-	-
<b>SITE NP1</b> High & Over car park,	+	-	-	-	-	??	-	-	-	??
<b>SITE NP2</b> Parcel of land on Newhaven Road near the junction of Bishopstone Road	??	+	-	?	-	??	-	?	-	-
<b>SITE NP3</b> Land north of Rookery Hill.	??	+	-	?	-	??	-	?	-	-
<b>SITE NP4</b> 76 Rookery Way, Bishopstone	??	+	-	?	-	??	-	?	-	-

# APPENDIX D

**Table Aa Policy SEA1 - Landscape, Seascape and Townscape Character of Seaford**

<i>Policy SEA1 as originally drafted in the Seaford Neighbourhood Plan</i>										
<i>New development within the Seaford Neighbourhood Plan Area will conserve and enhance the landscape, seascape and townscape character of Seaford. In particular, subject to other relevant development plan policies, development will be permitted provided that it conserves and enhances:</i>										
<i>a) the landscape setting of Seaford, including meeting the purposes of the South Downs National Park and protecting the character of the Heritage Coast;</i>										
<i>b) the key views as identified in the Seaford Landscape and Key Views Report;</i>										
<i>c) tranquillity and dark night skies;</i>										
<i>d) the natural, locally distinctive and heritage landscape qualities and characteristics of Seaford including trees and hedgerows, particularly in areas which are currently deficient in such natural assets;</i>										
<i>e) features of biodiversity, geological and heritage interest, including appropriate management of those features; and</i>										
<i>f) the River Cuckmere, its margins and associated wetlands, preventing development which would adversely affect its quiet and natural character or have a direct or indirect effect on its wildlife and geological features.</i>										
<b>Policy SEA1 Options</b>	<b>Obj 1 Housing</b>	<b>Obj 2 Sustainable Transport (including walking/cycling)</b>	<b>Obj 3 Community Infrastructure</b>	<b>Obj 4 Green Infrastructure</b>	<b>Obj 5 Heritage Assets</b>	<b>Obj 6 Countryside, Landscape and Key Views</b>	<b>Obj 7 Flooding</b>	<b>Obj 8 Biodiversity</b>	<b>Obj 9 Sustainable Design</b>	<b>Obj 10 Local businesses and tourism</b>
<b>A</b>	-	-	-	+	++	++	-	+	-	++
<b>B</b>	-	-	-	+	+	++	-	+	-	-
<p>Option A – To have a policy that sets out when development will be permitted and the key landscape, seascape and townscape that need to be conserved and enhanced (policy as drafted).</p> <p>Option B – To not have a policy and rely on the National Planning Policy Framework and strategic policies within the adopted Development Plan.</p> <p><b>Appraisal:</b> Both options would ensure that development respected the landscape, seascape and townscape of Seaford design. However, Option A seeks to ensure development is sympathetic and conserves/enhances the local area of the parish which will have a positive impact on sustainability objectives 4, 5, 6, 8 and 10. It will provide greater detail on the characteristics of the NP area and represent the wishes of the local community, reflecting on the information provided in the evidence background papers. Option B would not provide the required local context or state the local character and although it will have a slight positive impact on objectives 4, 5 and 8 and a greater positive impact on 6, the extent of this is less than Option A because of the more general nature of national and District wide policies compared to the local focus of neighbourhood plan policies.</p> <p><b>Preferred Policy Option: A</b></p>										

**Table Ab Policy SEA2 - Design**

<i>Policy SEA2 as originally drafted in the Seaford Neighbourhood Plan</i>										
<i>Subject to other relevant development plan policies, development will be permitted provided that its design, form and detail is of a high quality to reflect and distinguish the attractive and unique landscape, seascape and townscape character of Seaford. Development must comply with the twelve design principles set out below in paragraph 6.8 above. A Design Guide exploring these principles in more detail will be produced as a Supplementary Planning Document.</i>										
<b>Policy SEA2 Options</b>	<b>Obj 1 Housing</b>	<b>Obj 2 Sustainable Transport (including walking/cycling)</b>	<b>Obj 3 Community Infrastructure</b>	<b>Obj 4 Green Infrastructure</b>	<b>Obj 5 Heritage Assets</b>	<b>Obj 6 Countryside, Landscape and Key Views</b>	<b>Obj 7 Flooding</b>	<b>Obj 8 Biodiversity</b>	<b>Obj 9 Sustainable Design</b>	<b>Obj 10 Local businesses and tourism</b>
<b>A</b>	-	+	-	+	+	++	-	-	?	-
<b>B</b>	-	++	-	+	++	++	-	-	?	+
<b>C</b>	-	-	-	-	+	+	-	-	++	-

Option A – To have a policy that sets out when development will be permitted in terms of design principles (policy as drafted).  
 Option B – To have a policy that also includes the 12 design principles and/or further detail on sustainable design.  
 Option C – To not have a policy and rely on the National Planning Policy Framework and strategic policies within the adopted Development Plan.

All options would seek to ensure that design is given due consideration. However, options A and B seek to ensure development is sympathetic and in keeping with the local area. However, the policy as written in the draft SNP (option A) has limited information on the design standards expected in new development nor does it refer to local characteristics or anything specific about Seaford. It means that Option A has been scored as having a greater positive impact on 6 and a lesser positive impact on 2,4,5.

Option B has been scored as having a greater positive impact on 2, 5 and 6. By including the 12 design principles, this means that sustainable transport, heritage and landscape are specifically highlighted in the policy. Both options A and B have a slight negative impact on SO9. By taking one of these as the preferred options would result in no reference being made within the policy to sustainable design.

Option C would not provide local context or local character and although it will have a positive impact on objectives 5, 6 and 9. However, the extent of this is less than options A and B because of the more general nature of national and District wide policies compared to the local focus of neighbourhood plan policies.

**Preferred Policy Option: B. It is recommended that the policy is expanded to include further details on design standards – such as the design principles and sustainable design references.**

**Table Ac Policy SEA3 – Conservation Areas**

<i>Policy SEA3 as originally drafted in the Seaford Neighbourhood Plan</i>										
<p><i>Subject to other relevant development plan policies, development within or in the setting of Conservation Areas will be permitted provided that it:</i>  <i>(a) conserves or enhances the special architectural or historic character or appearance of the area and reinstates historic elements wherever possible;</i>  <i>(b) does not require the demolition or partial demolition of any unlisted buildings which make a positive contribution to the character or appearance of the area;</i>  <i>(c) uses materials which are traditional to the area or are otherwise sympathetic to the character of the particular building or site;</i>  <i>(d) respects the design of the existing buildings of the area;</i>  <i>(e) respects any important traditional groupings of buildings which contribute to the character of the area; and</i>  <i>(f) protects open spaces, trees and significant public views.</i></p>										
Policy SEA3 Options	Obj 1 Housing	Obj 2 Sustainable Transport (including walking/cycling)	Obj 3 Community Infrastructure	Obj 4 Green Infrastructure	Obj 5 Heritage Assets	Obj 6 Countryside, Landscape and Key Views	Obj 7 Flooding	Obj 8 Biodiversity	Obj 9 Sustainable Design	Obj 10 Local businesses and tourism
<b>A</b>	-	-	-	++	++	++	-	-	-	+
<b>B</b>	-	-	-	+	++	+	-	-	-	+
<p>Option A: To have a policy that provides guidance on when development within Conservation Areas is acceptable (policy as drafted).                      Option B – To not have a policy and rely on the National Planning Policy Framework and strategic policies within the adopted Development Plan.</p> <p>Both options have similar outcomes when assessed against the objectives. Option A scores has having a greater positive impact on 4,5 and 6 and a lesser positive impact on 10. Option B has a greater positive impact on 5 and a lesser positive impact on 4, 6 and 10. Although it is felt the policy could be more Seaford specific in the detail, option A refers to open space and public views which are important to the town and is considered acceptable.</p> <p><b>Preferred Policy Option: A</b></p>										

**Table Ad Policy SEA4 Bishopstone Conservation Area**

Policy SEA4 as originally drafted in the Seaford Neighbourhood Plan										
<i>Subject to other relevant development plan policies, development will be permitted provided that it does not detract from the isolated character of Bishopstone village and its downland setting in the Bishopstone valley as shown on the Policies Map. No further development will be allowed to intrude into the valley or the ridgelines around the valley.</i>										
Policy SEA3 Options	Obj 1 Housing	Obj 2 Sustainable Transport (including walking/cycling)	Obj 3 Community Infrastructure	Obj 4 Green Infrastructure	Obj 5 Heritage Assets	Obj 6 Countryside, Landscape and Key Views	Obj 7 Flooding	Obj 8 Biodiversity	Obj 9 Sustainable Design	Obj 10 Local businesses and tourism
A	-	-	-	-	++	++	-	-	-	+
B	-	-	-	-	?	?	-	-	-	+
C	-	-	-	-	++	-	-	-	-	+

Option A - To have a policy that provides guidance on when development within the Bishopstone Conservation Areas is acceptable (policy as drafted).  
 Option B – To have a policy that allows some development within the valley or ridgelines provided it does not detract from the character and setting of the village.  
 Option C – To not have a policy and rely on the National Planning Policy Framework and strategic policies within the adopted Development Plan.

All options have similar outcomes when assessed against the objectives. Option A scores has having a greater positive impact on 5 and 6 and a lesser positive impact on 10. Option B has a slight negative impact on 5 and 6. This is because even though this policy option states that any negative impact on the character and setting of the village will not be supported, it is highly likely that some form of impact would result from implementing the policy especially on the isolated character of the area. Option C can provide some protection from inappropriate development, although it is not specific enough to address the concerns of the local community. All three options have a slight positive impact on 10.

**Preferred Policy Option: A**



**Table Ae Policy SEA5 Areas of Established Character**

Policy SEA5 as originally drafted in the Seaford Neighbourhood Plan										
<i>In considering proposals for development within Areas of Established Character, as designated on the Proposals Map, special attention will be paid to the need to retain the existing character of the area in terms of spaciousness, building heights, building size and site coverage, building lines, boundary treatments, trees and landscaping.</i>										
Policy SEA5 Options	Obj 1 Housing	Obj 2 Sustainable Transport (including walking/cycling)	Obj 3 Community Infrastructure	Obj 4 Green Infrastructure	Obj 5 Heritage Assets	Obj 6 Countryside, Landscape and Key Views	Obj 7 Flooding	Obj 8 Biodiversity	Obj 9 Sustainable Design	Obj 10 Local businesses and tourism
A	-	-	-	-	++	++	-	-	-	-
B	-	-	-	-	++	++	-	-	-	-
C	-	-	-	-	-	-	-	-	-	-

Option A - To have a policy that provides guidance on development proposals within Areas of Established Character (policy as drafted).  
Option B – To have a policy that is as written but includes a list of the Areas of Established Character within Seaford  
Option C – To not have a policy and rely on the National Planning Policy Framework and strategic policies within the adopted Development Plan.

Options A and B have similar outcomes when assessed against the objectives. They both have a greater positive impact on 5 and 6. Option c has a neutral impact on 5 and 6. However, the wording of the policy as written is the same as Local Plan 2003 saved policy H12. In order to make it clear within the actual policy of how this policy relates specifically to Seaford, it is recommended that the locations are included. National and strategic development plan policies do not include a reference to Areas of Established Character although local policy does.

**Preferred Policy Option: B. It is recommended that the names of the Areas of Established Character are included within the policy in order for it to have a more local relevance and therefore different to the saved Local Plan policy.**

**Table Af Policy SEA6 Development on the Seafront**

Policy SEA6 as originally drafted in the Seaford Neighbourhood Plan										
<p><i>Subject to other relevant development plan policies, sensitive development around Seaford Seafront will be permitted provided that:</i></p> <p>a) <i>It does not detract from the natural, open, un-commercialised environment of the Seafront;</i></p> <p>b) <i>It does not impact on the spatial or visual openness or attractiveness of the Seafront and its vistas;</i></p> <p>c) <i>It enhances and preserves the biodiversity and amenity use of the Seafront; and</i></p> <p>d) <i>Opportunities are taken to enhance the public realm of the Seafront as part of the development.</i></p>										
Policy SEA6 Options	Obj 1 Housing	Obj 2 Sustainable Transport (including walking/cycling)	Obj 3 Community Infrastructure	Obj 4 Green Infrastructure	Obj 5 Heritage Assets	Obj 6 Countryside, Landscape and Key Views	Obj 7 Flooding	Obj 8 Biodiversity	Obj 9 Sustainable Design	Obj 10 Local businesses and tourism
<b>A</b>	-	-	-	++	+	+	-	++	-	++
<b>B</b>	-	-	-	-	-	++	-	++	-	?
<b>C</b>	-	-	-	-	-	-	-	-	-	-
<p>Option A - To have a policy that provides guidance on acceptable development proposals around Seaford Seafront (policy as drafted).                      Option B – To have a policy that does not permit any development around the seafront.                      Option C – To not have a policy and rely on the National Planning Policy Framework and strategic policies within the adopted Development Plan.</p> <p>Option A scores highly against 4, 8 and 10 and has a slight positive impact on 5 and 6. This is because the policy is positive in encouraging appropriate development that will enhance green infrastructure, biodiversity and help the local tourism businesses. Option B may result in the protection of key views and biodiversity because it does not allow for any development however, it is not a proactive policy. National and strategic development plan policies do not include a reference to Seaford seafront although local policy does.</p> <p><b>Preferred Policy Option: A however it is recommended that reference is made to supporting walking and cycling along Seaford seafront. This would allow the policy to have a positive impact on SO2.</b></p>										

**Table Ag Policy SEA7 Recreational Facilities**

Policy SEA7 as originally drafted in the Seaford Neighbourhood Plan										
<i>Subject to other relevant development plan policies, development will be permitted provided that it does not result in a loss of recreational facilities, particularly outdoor sports facilities. Where contributions from new development towards recreational space are required by other development plan policies, or collected via the Community Infrastructure Levy, priority will be given to the provision of formal outdoor sports facilities to reflect the current deficit in Seaford.</i>										
Policy SEA7 Options	Obj 1 Housing	Obj 2 Sustainable Transport (including walking/cycling)	Obj 3 Community Infrastructure	Obj 4 Green Infrastructure	Obj 5 Heritage Assets	Obj 6 Countryside, Landscape and Key Views	Obj 7 Flooding	Obj 8 Biodiversity	Obj 9 Sustainable Design	Obj 10 Local businesses and tourism
A	-	-	++	+	-	-	-	-	-	-
B	-	-	+	-	-	-	-	-	-	-

Option A - To have a policy that provides guidance on acceptable development and the loss of recreational facilities (policy as drafted).  
Option B – To not have a policy and rely on the National Planning Policy Framework and strategic policies within the adopted Development Plan.

Option A scores as having a significant positive impact on objective 3– community infrastructure. Option B scores as having a slight positive impact on the same SO because national and Lewes planning policies will contain policies about ensuring there is adequate leisure and recreational space within the District. In order to reinforce option A as the most appropriate for the parish and NP area, it is recommended that the policy refers to the areas to be protected and retained.

**Preferred Policy Option: A however it is recommended that reference could be made to a number of the existing recreational areas so that the policy has a more local relevance.**

**Table Ah Policy SEA8 Local Green Spaces**

Policy SEA8 as originally drafted in the Seaford Neighbourhood Plan										
<p><i>The Neighbourhood Plan designates the following locations as Local Green Spaces, as shown on the Proposals Map:</i></p> <p>1</p> <p><i>Proposals for any development on these Local Green Spaces will only be permitted in very special circumstances, for example, it is essential to meet specific necessary utility infrastructure needs and no alternative feasible site is available.</i></p>										
Policy SEA8 Options	Obj 1 Housing	Obj 2 Sustainable Transport (including walking/cycling)	Obj 3 Community Infrastructure	Obj 4 Green Infrastructure	Obj 5 Heritage Assets	Obj 6 Countryside, Landscape and Key Views	Obj 7 Flooding	Obj 8 Biodiversity	Obj 9 Sustainable Design	Obj 10 Local businesses and tourism
A	-	-	++	++	-	+	-	++	-	-
B	-	-	?	?	-	-	-	?	-	-
<p>Option A – To have a policy that sets out the sites to be allocated as local green spaces (policy as drafted).</p> <p>Option B – To not have a policy and rely on the National Planning Policy Framework regarding advice on Local Green Spaces and request that Lewes District Council assesses and includes sites for Seaford parish in the Local Plan Part 2.</p> <p>Option A is the culmination of extensive background research undertaken by the steering group. This is located within the Local Green Spaces Report 2016. This policy has been assessed as having a greater positive impact on a number of objectives. The spaces have been assessed as being appropriate to include in the policy as judged against the criteria in the NPPF. Option B has been assessed as having a slight negative impact on objectives 3, 4 and 8. Whilst there could be an opportunity to include allocations for local green spaces within the emerging Lewes Local Plan part 2, this is not guaranteed and it is unlikely a District wide document would include such allocations for each parish. Therefore – without specific allocations within NPs, there are no opportunities to protect these areas as green spaces of value to the local community.</p> <p><b>Preferred Policy Option: A</b></p>										

**Table Ai Policy SEA9 Allotments**

Policy SEA9 as originally drafted in the Seaford Neighbourhood Plan										
<p><i>Proposals resulting in the loss of allotments will only be permitted if it is demonstrated that:</i></p> <p><i>a) Alternative allotment provision is made on a site of equivalent visual and horticultural value; or</i></p> <p><i>b) there is no need or demand for the allotments and that this is unlikely to change in the foreseeable future.</i></p>										
Policy SEA9 Options	Obj 1 Housing	Obj 2 Sustainable Transport (including walking/cycling)	Obj 3 Community Infrastructure	Obj 4 Green Infrastructure	Obj 5 Heritage Assets	Obj 6 Countryside, Landscape and Key Views	Obj 7 Flooding	Obj 8 Biodiversity	Obj 9 Sustainable Design	Obj 10 Local businesses and tourism
<b>A</b>	-	-	++	++	-	-	-	++	-	-
<b>B</b>	-	-	-	-	-	-	-	-	-	-
<p>Option A – To have a policy regarding the loss of allotments within the parish (policy as drafted).                      Option B – To not have a policy and rely on the National Planning Policy Framework and strategic policies within the adopted Development Plan.</p> <p>Option A has a greater positive impact on 3, 4 and 8. It is unlikely that policies within the Development Plan and national policy will relate to the importance of allotments to the local community and it is important that protecting allotments for local people is a policy within the SNP.</p> <p><b>Preferred Policy Option: A</b></p>										

**Table Aj Policy SEA10 Health Facilities**

Policy SEA10 as originally drafted in the Seaford Neighbourhood Plan										
<i>Proposals for new or expanded health facilities will be permitted subject to other relevant development plan policies.</i>										
Policy SEA10 Options	Obj 1 Housing	Obj 2 Sustainable Transport (including walking/cycling)	Obj 3 Community Infrastructure	Obj 4 Green Infrastructure	Obj 5 Heritage Assets	Obj 6 Countryside, Landscape and Key Views	Obj 7 Flooding	Obj 8 Biodiversity	Obj 9 Sustainable Design	Obj 10 Local businesses and tourism
A	-	-	++	-	-	-	-	-	-	-
B	-	-	-	-	-	-	-	-	-	-

Option A – To have a policy regarding Health Facilities (policy as drafted).  
Option B – To not have a policy and rely on the National Planning Policy Framework and strategic policies within the adopted Development Plan.

Option A has a greater positive impact on 3. It is unlikely that policies within the Development Plan and national policy will relate to the importance of health facilities within Seaford.

**Preferred Policy Option: A**

**Table Ak Policy SEA11 New Business Space**

Policy SEA11 as originally drafted in the Seaford Neighbourhood Plan										
<i>Proposals for new business space to provide flexible start-up and grow-on accommodation for new and expanding businesses will be permitted subject to other relevant development plan policies.</i>										
Policy SEA11 Options	Obj 1 Housing	Obj 2 Sustainable Transport (including walking/cycling)	Obj 3 Community Infrastructure	Obj 4 Green Infrastructure	Obj 5 Heritage Assets	Obj 6 Countryside, Landscape and Key Views	Obj 7 Flooding	Obj 8 Biodiversity	Obj 9 Sustainable Design	Obj 10 Local businesses and tourism
A	-	-	-	-	-	-	-	-	-	++
B	-	-	-	-	-	-	-	-	-	++

Option A – To have a policy regarding new business space (policy as drafted).  
Option B – To not have a policy and rely on the National Planning Policy Framework and strategic policies within the adopted Development Plan.

Both policies score the same against 10 – positive impact. It is recommended that in order to provide a more local element to the policy that it includes references to existing employment and business space.

**Preferred Policy Option: A** however it is recommended this policy includes a reference is made to a new/proposed local facility such as an enterprise unit which will ensure the policy is more locally specific.

**Table AI Policy SEA12 Visitor Accommodation in Seaford**

Policy SEA12 as originally drafted in the Seaford Neighbourhood Plan										
<i>Subject to the provisions of the Joint Core Strategy Core Policy 5 and other relevant development plan policies, proposals for increased visitor accommodation will be permitted within the development boundary of Seaford.</i>										
<i>The limited existing visitor accommodation will be safeguarded unless an alternative use is demonstrated to provide more social, economic and/or environmental benefits to the area.</i>										
Policy SEA12 Options	Obj 1 Housing	Obj 2 Sustainable Transport (including walking/cycling)	Obj 3 Community Infrastructure	Obj 4 Green Infrastructure	Obj 5 Heritage Assets	Obj 6 Countryside, Landscape and Key Views	Obj 7 Flooding	Obj 8 Biodiversity	Obj 9 Sustainable Design	Obj 10 Local businesses and tourism
A	-	-	-	-	-	-	-	-	-	++
B	-	-	-	-	-	-	-	-	-	++
C	-	-	-	-	-	-	-	-	-	+
<p>Option A – To have a policy regarding visitor accommodation (policy as drafted).                      Option B – To have a policy that sets out specific locations for new visitor accommodation and/or lists existing premises that should be retained.                      Option C – To not have a policy and rely on the National Planning Policy Framework and strategic policies within the adopted Development Plan.</p> <p>All options have a positive impact on SO10 but option A refers to Seaford and the need to retain visitor accommodation in a more general and over-arching way. Whilst Option B highlights specific areas/locations this could be too restrictive. The policy as written supports new accommodation within the built up area boundary which is acceptable.</p> <p><b>Preferred Policy Option: A</b></p>										



**Table Am Policy SEA13 Footpath to Church Lane**

Policy SEA13 as originally drafted in the Seaford Neighbourhood Plan										
<i>A pedestrian way (minimum two metres width) linking Broad Street (between Nos 17 and 25 Broad Street) to Church Lane will be protected from development. Developers will be required to incorporate such a link (or the relevant parts of such a link) in any proposals for redevelopment of any of the land or premises in the area of the route shown on the Policies Map. The local authorities will seek to secure the dedication of this route as a public right of way.</i>										
Policy SEA13 Options	Obj 1 Housing	Obj 2 Sustainable Transport (including walking/cycling)	Obj 3 Community Infrastructure	Obj 4 Green Infrastructure	Obj 5 Heritage Assets	Obj 6 Countryside, Landscape and Key Views	Obj 7 Flooding	Obj 8 Biodiversity	Obj 9 Sustainable Design	Obj 10 Local businesses and tourism
A	-	++	-	-	-	-	-	-	-	-
B	-	?	-	-	-	-	-	-	-	-
C	-	??	-	-	-	-	-	-	-	-
<p>Option A – To have a policy that seeks to protect the route of a pedestrian way to Church Lane (policy as drafted)                      Option B – To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document of the District.                      Option C – To not protect the route of the pedestrian way.</p> <p>Option A has a greater positive impact on SO2 as it enables the pedestrian way to be protected from development. Whilst this policy is also contained within the saved policies of the 2003 Local Plan, it is not covered by national planning policies or strategic policies in the Joint Core Strategy. It therefore has a slight negative impact on SO2. Option C has a greater negative impact on SO2.</p> <p><b>Preferred Policy Option: A</b></p>										

**Table An Policy SEA14 Safeguarding Future Transport Projects**

Policy SEA14 as originally drafted in the Seaford Neighbourhood Plan										
<p><i>Development within the Seaford Neighbourhood Plan Area will not be permitted if it would inhibit the future implementation of the following potential transport projects:</i></p> <ul style="list-style-type: none"> <li>• <i>Re-dualling of the train lines through the parish; or</i></li> <li>• <i>Widening or re-siting the Exceat Bridge on the A259.</i></li> </ul> <p><i>The areas to be safeguarded from such development are delineated on the Policies Map.</i></p>										
Policy SEA14 Options	Obj 1 Housing	Obj 2 Sustainable Transport (including walking/cycling)	Obj 3 Community Infrastructure	Obj 4 Green Infrastructure	Obj 5 Heritage Assets	Obj 6 Countryside, Landscape and Key Views	Obj 7 Flooding	Obj 8 Biodiversity	Obj 9 Sustainable Design	Obj 10 Local businesses and tourism
A	-	+	-	-	?	?	-	?	-	++
B	-	?	-	-	?	?	-	?	-	?
C	-	++	-	-	?	?	-	?	-	++
<p>Option A – To have a policy that seeks to safeguard future transport projects (policy as drafted)            Option B – To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document of the District.            Option C – To only protect transport projects if they are for sustainable transport links (bus, trains, cycling, walking).</p> <p>Option A and C score as having a slight negative impact on 5,6 and 8 as there may be visual impacts on heritage assets, views and landscape and biodiversity from the transport projects. However, it is considered that these matters will be considered as part of the overall planning applications and will be given due consideration. Option C will have a greater positive impact on 2 as it solely safeguards locations related to sustainable transport projects. However, it is likely that by widening Exceat bridge, this would become suitable for sustainable modes of transport. Options A and C will also have a greater positive impact on 10 as better transport links will help business and tourism. Option B would rely on national policies and these are not specific or local in detail. This would have a slight negative impact on 2 and 10.</p> <p><b>Preferred Policy Option: A but with reference to/emphasising the need to improve sustainable transport links and options. Matters relating to SO5, 6 and 8 would be addressed at planning application stage.</b></p>										

**Table Ao Policy SEA15 Site Allocations**

Policy SEA15 as originally drafted in the Seaford Neighbourhood Plan										
<p><i>The following sites as defined on the Policies Map are allocated for development subject to the provisions of SEA14 and SEA15 below and other relevant development policies such as those on design and parking standards:</i></p> <p><i>i. Dane Valley Project Area – 131 dwellings and employment space</i></p> <p><i>ii. Jermyn Ford, 10 Claremont Road – 20 dwellings</i></p> <p><i>iii. 10 Homefield Place – 19 dwellings</i></p> <p><i>iv. Brooklyn Hyundi, Claremont Road – 13 dwellings</i></p> <p><i>v. Holmes Lodge, 72 Claremont Road – 12 dwellings</i></p> <p><i>vi. Station Approach/Dane Road – 12 dwellings above existing retail space</i></p> <p><i>vii. Seven Sisters pub, Alfriston Road – 9 dwellings</i></p>										
Policy SEA15 Options	Obj 1 Housing	Obj 2 Sustainable Transport (including walking/cycling)	Obj 3 Community Infrastructure	Obj 4 Green Infrastructure	Obj 5 Heritage Assets	Obj 6 Countryside, Landscape and Key Views	Obj 7 Flooding	Obj 8 Biodiversity	Obj 9 Sustainable Design	Obj 10 Local businesses and tourism
	++	?	-	-	?	-	?	-	+	?
<p>There is no assessment of alternative options against this policy as the preferred housing sites have already been assessed and those identified within the policy are considered the most sustainable against the sustainability objectives. However, the policy as written has been assessed against the objectives. The policy scores well against SO1. However, whilst it makes reference to other policies within the SNP and other development policies, there is no reference to sustainable transport (only parking), impact on heritage assets, flooding or loss of existing businesses. There is a separate policy for Dane Valley. It is recommended that this policy is widened to refer to these key issues set out within the sustainability objectives.</p>										

**Table Ap Policy SEA16 Dane Valley Project**

Policy SEA16 as originally drafted in the Seaford Neighbourhood Plan										
<p><i>Development of the Dane Valley Project sites shall be carried out in accordance with a comprehensive masterplan to ensure that the following requirements are met:</i></p> <p><i>a. The delivery of about 131 dwellings;</i></p> <p><i>b. The delivery of replacement employment space for that lost on the site;</i></p> <p><i>c. The provision of open space to provide amenities for the new residents and to protect areas of biodiversity and archaeological interest;</i></p> <p><i>d. Enhanced transport provision to encourage new and existing residents to access the town centre and railway station by foot, cycle and bus.</i></p>										
Policy SEA16 Options	Obj 1 Housing	Obj 2 Sustainable Transport (including walking/cycling)	Obj 3 Community Infrastructure	Obj 4 Green Infrastructure	Obj 5 Heritage Assets	Obj 6 Countryside, Landscape and Key Views	Obj 7 Flooding	Obj 8 Biodiversity	Obj 9 Sustainable Design	Obj 10 Local businesses and tourism
	++	++	-	++	++	-	?	-	?	++
<p>There is no assessment of alternative options against this policy as the preferred housing sites have already been assessed and those identified within the policy are considered the most sustainable against the sustainability objectives. However, the policy as written has been assessed against the objectives. The policy scores as having a greater positive impact on a number of objectives such as 1, 2, 4, 5 and 10. However, reference should be made to matters relating to flooding and encouraging sustainable design within the policy.</p>										

**Table Aq Policy SEA17 Seaford Planning Boundary**

Policy SEA17 as originally drafted in the Seaford Neighbourhood Plan										
<i>Proposals for development within the Planning Boundaries for Seaford parish as shown on the Proposals Map will be permitted subject to other relevant development plan policies. Planning permission will not be granted for development outside the Planning Boundaries, other than in those circumstances specifically referred to in other development plan policies.</i>										
Policy SEA17 Options	Obj 1 Housing	Obj 2 Sustainable Transport (including walking/cycling)	Obj 3 Community Infrastructure	Obj 4 Green Infrastructure	Obj 5 Heritage Assets	Obj 6 Countryside, Landscape and Key Views	Obj 7 Flooding	Obj 8 Biodiversity	Obj 9 Sustainable Design	Obj 10 Local businesses and tourism
A	++	+	-	-	-	++	-	-	-	-
B	++	?	-	-	-	?	-	?	-	-
C	++	?	-	-	-	??	-	?	-	?
<p>Option A – To have a policy that seeks to support development within the planning boundaries (policy as drafted)                      Option B – To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document of the District.                      Option C – To seek to change the existing planning boundary and/or allow some development outside of the existing planning boundaries.</p> <p>Options A has a number of positive impacts on the objectives. Through supporting development within the planning boundary, this enables sustainable housing schemes to come forward. It also has a positive impact on protecting the countryside beyond the boundary (SO6) and to enable people to use urban sustainable transport systems easily but developing within the town centres. Matters controlling development within the existing boundaries are not covered by the strategic policies within the Joint Core Strategy and it is therefore considered that policy SEA17 is required. Option B therefore scores as having a negative impact on 2, 6 and 8. Option C would have a greater negative impact on SO6 as it would allow development within the countryside. It would also have a slight negative impact on 2, 8 and 10 as further development into the National Park could have a detrimental impact on tourism.</p> <p><b>Preferred Policy Option: A</b></p>										

**Table Ar Policy SEA18 Windfall Developments**

Policy SEA18 as originally drafted in the Seaford Neighbourhood Plan										
<i>The redevelopment of brownfield sites within the Planning Boundaries of Seaford will be permitted subject to other relevant development plan policies. The conversion of upper storey space to housing and/or building of residential units above non-residential premises such as shops and other businesses is particularly encouraged.</i>										
Policy SEA18 Options	Obj 1 Housing	Obj 2 Sustainable Transport (including walking/cycling)	Obj 3 Community Infrastructure	Obj 4 Green Infrastructure	Obj 5 Heritage Assets	Obj 6 Countryside, Landscape and Key Views	Obj 7 Flooding	Obj 8 Biodiversity	Obj 9 Sustainable Design	Obj 10 Local businesses and tourism
A	++	?	-	-	?	??	?	?	+	?
B	++	++	-	-	?	++	?	-	+	?
C	++	?	-	-	?	??	?	?	+	?
D	??	-	-	-	-	++	-	-	-	-
E	++	++	-	-	-	-	-	-	-	-

Option A – To have a policy that supports windfall development in all locations (within and outside planning boundaries).  
Option B – To have a policy that supports windfall development within planning boundaries (policy as written).  
Option C – To have a policy that supports windfall development in all locations but with preference to those within or adjacent/abutting the planning boundary.  
Option D – To have a policy that does not support any new windfall housing development.  
Option E – To not have a policy and rely on the National Planning Policy Framework and strategic policies of the adopted Development Plan Document of the District to enable windfall sites to come forward.

Options A and C refer to having some windfall development outside of the development boundary. These have a potential negative impact on SO 2, 5, 6, 7, 8 and 10 with a greater negative impact on 6 because of the issues with developing housing within the countryside. Option D will have a greater negative impact on SO1 and would be contrary to government advice that sustainable development should be supported and approved. Whilst national and local strategic policies do support windfall development provided it is considered sustainable development and in accordance with development plan policies, it is recommended that option B is preferred but the policy as written should be expanded to address some local and Seaford specific requirements for developers to take into account.

**Preferred Policy Option: B however, it may be useful to include a reference to achieving the sustainability objectives so that matters relating to sustainable design, sustainable transport, biodiversity, heritage etc are all included.**

# APPENDIX E

## AMENDED NEIGHBOURHOOD PLAN POLICIES

These policies have been amended from that originally drafted following the assessment of each policy within the SA.

### **Policy SEA2 Design**

Subject to other relevant development plan policies, development will be permitted provided that its design, form and detail is of a high quality to reflect and distinguish the attractive and unique landscape, seascape and townscape character of Seaford and it incorporates best practice in sustainable design. Development must comply with the twelve design principles set out below and explained in the supporting text:

1. High Quality
2. Connections
3. Public transport
4. Character
5. Site and context
6. Creating well defined streets and spaces
7. Easy for people to find their way around
8. Streets for all
9. Car parking
10. Public and private spaces
11. External storage
12. Footways and paths

A Design Guide exploring these principles in more detail will be produced as a Supplementary Planning Document.

### **Policy SEA5 Areas of Established Character**

In considering proposals for development within Areas of Established Character, as designated on the Proposals Map, special attention will be paid to the need to retain the existing character of the area in terms of spaciousness, building heights, building size and site coverage, building lines, boundary treatments, trees and landscaping. The Areas of Established Character in Seaford are:

- Firle Road area including Firle Close, Firle Grange and Firle Drive
- St Peter's Road
- Glebe Drive



- Belgrave Road, Westdown Road and Beacon Road
- Corsica Hall
- Chyngton Road and Cuckmere Road
- Chyngton Way area including South Way and Lullington Close
- Blatchington Road/Richmond Terrace and Broad Street, north of the A259

### **Policy SEA6 Development on the Seafront**

Subject to other relevant development plan policies, sensitive development around Seaford Seafront will be permitted provided that:

- a) It does not detract from the natural, open, un-commercialised environment of the Seafront;
- b) It does not impact on the spatial or visual openness or attractiveness of the Seafront and its vistas;
- c) It enhances and preserves the biodiversity and amenity use of the Seafront; and
- d) Opportunities are taken to enhance the public realm of the Seafront and improve walking and cycling facilities as part of the development.

### **SEA7 Recreational Facilities**

Subject to other relevant development plan policies, development will be permitted provided that it does not result in a loss of recreational facilities, particularly the outdoor sports facilities at the following locations:

School Playing Fields

Alfriston Road/ Lansdown Road strip

Bowden Rise Open Space

Chalvington Fields play area

Coxwell Close playground

Normansal Park Avenue

The Ridings, Lexden Road

Vale Close Open Space

Argent Close/The Peverells Playground

Where contributions from new development towards recreational space are required by other development plan policies, or collected via the Community Infrastructure Levy, priority will be given to the provision of formal outdoor sports facilities to reflect the current deficit in Seaford.

### **SEA11 New Business Space**

Existing business space at Cradle Hill and other established employment sites will be safeguarded unless an alternative use is demonstrated to provide more social, economic and/or environmental benefits to the area. Proposals for new business space to provide flexible start-up and grow-on accommodation for new and expanding businesses will be permitted subject to other relevant development plan policies. This could include a new Enterprise Centre and live/work units as well as extensions to existing employment areas such as Cradle Hill.

### **SEA14 Safeguarding Future Transport Projects**

Development within the Seaford Neighbourhood Plan Area will not be permitted if it would inhibit the future implementation of the following potential transport projects:

- Re-dualling of the train lines through the parish; or
- Widening or re-siting the Exceat Bridge on the A259.

The areas to be safeguarded from such development are delineated on the Policies Map. The implementation of these projects should maximise opportunities for more sustainable forms of travel such as walking, cycling and access to public transport.

### **SEA15 Site Allocations**

The following sites as defined on the Policies Map are allocated for development subject to other relevant development plan policies and meeting the Sustainability Objectives in Appendix E:

- i. Dane Valley Project Area – 131 dwellings and employment space
- ii. Jermyn Ford, 10 Claremont Road – 20 dwellings
- iii. 10 Homefield Place – 19 dwellings
- iv. Brooklyn Hyundi, Claremont Road – 13 dwellings
- v. Holmes Lodge, 72 Claremont Road – 12 dwellings
- vi. Station Approach/Dane Road – 12 dwellings above existing retail space
- vii. Seven Sisters pub, Alfriston Road – 9 dwellings

### **SEA16 Dane Valley Project**

Development of the Dane Valley Project sites shall be carried out in accordance with a comprehensive masterplan to ensure that the following requirements are met:

- a. The delivery of about 131 dwellings;
- b. The delivery of replacement employment space for that lost on the site;

- c. High quality development that incorporates best practice in sustainable design;
- d. Measures to manage the potential for flooding on the site and prevent increased risk of flooding off-site;
- e. Measures to investigate and remove any contaminated material from the site;
- f. The provision of open space to provide amenities for the new residents and to protect areas of biodiversity and archaeological interest; and
- g. Enhanced transport provision to encourage new and existing residents to access the town centre and railway station by foot, cycle and bus.

### **SEA18 Windfall Development**

The redevelopment of brownfield sites within the Planning Boundaries of Seaford will be permitted subject to other relevant development plan policies and to meeting the Sustainability Objectives in Appendix E. The conversion of upper storey space to housing and/or building of residential units above non-residential premises such as shops and other businesses is particularly encouraged.

# APPENDIX F



POLICY NUMBERS	Obj 1 Housing	Obj 2 Sustainable Transport (including walking/cycling)	Obj 3 Community Infrastructure	Obj 4 Green Infrastructure	Obj 5 Heritage Assets	Obj 6 Country-side, Landscape and Key Views	Obj 7 Flooding	Obj 8 Biodiversity	Obj 9 Sustainable Design	Obj 10 Local businesses and tourism
Policy SEA14	-	++	-	-	?	?	-	?	-	++
Policy SEA15	++	+	-	-	+	-	+	-	+	+
Policy SEA16	++	++	-	++	++	-	++	-	++	++
Policy SEA17	++	+	-	-	-	++	-	-	-	-
Policy SEA18	++	++	-	-	++	++	++	-	+	++