

Seaford Neighbourhood Plan 2017 – 2030

Pre-Submission Version for Regulation 14 Consultation

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Contents Note this report is colour coded for ease of reference: Blue is introductory and contextual material; Green is the vision, objectives and planning policies of the Neighbourhood Plan; and Orange is the other aspirations and delivery proposals and the appendices

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Non-Technical Summary

On 24 September 2015, Seaford Town Council resolved to start the project of creating the Seaford Neighbourhood Plan. Following appointment of Action in Rural Sussex (AiRS) as the consultant to oversee the creation of this draft plan, a Steering Group was created to put together the plan, assisted by a large group of local volunteers, in various Focus Groups, who collected evidence that would then be used to shape the proposals now contained in this document. Thus, the process has taken 2 years to achieve. The Neighbourhood Plan must be in general conformity with the strategic policies of the local planning authorities, in particular the Joint Core Strategy 2015. However, it can update and add more detailed policies as appropriate to Seaford. The Steering Group on behalf of Seaford Town Council has been advised by Action in Rural Sussex, and assisted by Lewes District Council, South Downs National Park Authority and East Sussex County Council. The draft Neighbourhood Plan includes planning policies that will form part of the Development Plan for the area and be used to determine planning applications. It also includes community aspirations that will inform a community action plan.

The draft Neighbourhood Plan is the subject of public consultation which will inform the final version. This will then be submitted to Lewes District Council and the South Downs National Park Authority, and assessed by an independent Examiner. If it meets the legislative and planning policy requirements a referendum will be held of all those on the electoral roll in Seaford parish. If the community votes in favour of the Neighbourhood Plan, then it will become part of the statutory Development Plan for the area and used to determine planning applications.

This plan is supported by various documents which are on the website (<http://www.seafordnp.uk>):

- **Sustainability Appraisal** which has examined the Policies listed below (in this Non-Technical Summary and in the body of this report) to ensure the policies and site allocations in this report are the most sustainable available (that is, they are likely to provide the optimum balance between developments for housing and conserving and enhancing the environment, infrastructure and facilities within a thriving local economy. The Sustainability Objectives (listed in **Appendix D** of this Plan) are also a key element in assessing the suitability of sites for development.
- **Statement of Landscape Character and Views** that should be conserved.
- **Character Assessment of Seaford** (to provide the basis for a Design Guide for Seaford which will be produced later.
- **Detailed Working Papers and Evidence Reports from Focus Groups** (covering Housing, Environment and Countryside, Local Economy and Facilities and Transport)

The proposed planning policies, (which include site allocations for housing development, designation of Local Green Spaces and community aspirations) are listed below and cross-referenced to the relevant paragraphs in the body of the Plan.

Planning Policies

SEA1 Landscape, Seascape and Townscape Character of Seaford

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:

- a) the landscape setting of Seaford, including meeting the purposes of the South Downs National Park and protecting the character of the Heritage Coast;

- b) the key views as identified in the Statement on Seaford Local Landscape Character and Views Report;
- c) tranquillity and dark night skies;
- 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;
- e) features of biodiversity, geological and heritage interest, including appropriate management of those features; and
- 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.

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.

SEA3 Conservation Areas

Subject to other relevant development plan policies, development within or in the setting of Conservation Areas will be permitted provided that it:

- a) conserves or enhances the special architectural or historic character or appearance of the area and reinstates historic elements wherever possible;
- 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;
- c) uses materials which are traditional to the area or are otherwise sympathetic to the character of the particular building or site;
- d) respects the design of the existing buildings of the area;
- e) respects any important traditional groupings of buildings which contribute to the character of the area; and
- f) protects open spaces, trees and significant public views.
- g) Retains in the town centre commercial use on the ground floor but above this level allows the conversion into domestic use

Policy SEA4 Bishopstone Conservation Area

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 Proposals Map at **Appendix A**. No further development will be allowed to intrude into the valley or the ridgelines around the valley.

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
- Downs Leisure Centre and grounds
- The Salts Recreation Ground
- Blatchington Bowls Club
- Seaford Tennis Club
- Walmer Road Recreation Ground

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.

SEA8 Local Green Spaces

The Neighbourhood Plan designates the following locations as Local Green Spaces as

shown on the Map in **Appendix B** attached:

1. Bishopstone Village Green
2. Blatchington Pond
3. Foster Close Open Space
4. Land North of South Hill Barn/ Chyngton Way field
5. Normansal Park/Chalvington Fields not in the National Park
6. Princess Drive Green and old Grand Avenue bridleway
7. The Crouch
8. The Old Brickfields and site adjacent to 47 Surrey Road
9. The Ridings, Lexden Road
10. Tidemills
11. Land North of Alfriston Road (4 plots)

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 site is available'

SEA9 Allotments

Proposals resulting in the loss of allotments (currently the Sutton Road Allotments) will only be permitted if it is demonstrated that:

- a) Alternative allotment provision is made on a site of equivalent visual and horticultural value; or
- b) there is no need or demand for the allotments and that this is unlikely to change in the foreseeable future.

SEA10 Health Facilities

Proposals for new or expanded health facilities will be permitted subject to other relevant development plan policies.

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.

SEA12 Visitor Accommodation in Seaford

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 and on the edge of Seaford, if sympathetic to the surroundings.

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.

SEA13 Footpath to Church Lane

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 Proposals Map (**Appendix A**). The local authorities will seek to secure the dedication of this route as a public right of way.

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 safeguarded areas 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 Proposals Map (**Appendix A**) 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 (net addition of 100) and employment space
- ii. Jermyn Ford, 10 Claremont Road – 20 dwellings
- iii. 10 Homefield Place – 19 dwellings
- iv. Brooklyn Hyundai, 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
- viii. *Old House Depository, Claremont Road- 35 homes
- ix. *Elmcourt, Blatchington Road 9 homes

A total of 229 homes.

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.

SEA 17 Seaford Planning Boundary

Proposals for development within the Planning Boundaries for Seaford parish as shown on the Proposals Map (**Appendix A**) 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.

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.

Community Aspirations

Community Aspiration 1

It is recommended that:

- Consideration is given to improving signage and access from the A259 to the Town and Seafront and from the Seafront to the Town as well as rationalising signage elsewhere.
- Enhancing the town centre, such as, with new light standards, Victorian shop front scheme, cobbled lanes, etc.
- Wherever possible, any disturbance to wildlife and natural vegetation should be avoided;
- There should be better maintenance of the paths and walls along the Seafront, as well as sensitive enhancement of the man-made features, such as benches, toilets, sea defence groynes and shelters;
- Lighting should be reviewed to ensure it as effective as possible, and at the same time reducing wherever possible any light pollution;
- The “free parking” policy, for cars and motor cycles, on the Seafront, with a dedicated coach bay (with drop off point in the town centre) should be retained;
- Seaford TC and the South Downs National Park Authority should continue to work closely together to deliver a joint approach to better signage to the National Park from the Town, and possibly associated tree planting and landscaping if deemed appropriate.
- Impact Seaford should investigate the level of accommodation for visitors to the town and consider the options for sites for such accommodation.

Community Aspiration 2

It is recommended that:

- Seaford TC works with the Seaford Museum and Heritage Society and Historic England to refresh the list of designated heritage assets, including adding Sutton Park Road War Memorial, Steyne Drinking Fountain, and Jubilee Gardens;
- Seaford TC works with the above partners and the local planning authorities to draw up a list of non-designated ‘Locally Listed Buildings’.

Community Aspiration 3

It is recommended that:

- Further work be undertaken to understand which verges in Seaford are in the Wildlife Verge Scheme, or should be proposed for addition to the scheme, to ensure they are appropriately enhanced and preserved;

- Appropriate verges in Seaford should be put forward for consideration of reduced verge cutting to promote biodiversity; and
- Utility Companies be encouraged to consider the impact of works on existing and proposed trees.

Community Aspiration 4

It is recommended that the Flood Action Group and the Beach User Group should continue to meet regularly with the Environment Agency and be consulted on future flood defence strategy as well as on more day to day issues.

Community Aspiration 5

It is recommended that priority must be given to ensuring that any future development in the Town does not negatively impact patient care and education; and this should be a core priority of all relevant Authorities.

Community Aspiration 6

It is recommended that:

- The provision of services (and facilities) for the young receive a high priority to attract young people to the Town;
- The provision of a café style facility for young people be explored;
- Existing recreation space be maintained and enhanced with facilities such as a BMX track.
- Lewes DC to carry out a playing pitch strategy and informal play strategy with a view to working with Seaford TC to ensure adequate facilities are provided to all parts of the Town.

Community Aspiration 7

It is recommended that policing in Seaford continues to be monitored closely to ensure that as the population increases the policing of the Town remains adequate.

Community Aspiration 8

It is recommended that:

- Lewes DC investigates the potential for correcting the lack of recycling facilities north of the Town and considers the following additional locations for recycling points:
- Princess Drive
- Area where Blatchington Rd meets Avondale Rd;
- Walmer Road
- Micklefield Way
- Lewes DC considers providing additional facilities for recycling cardboard; and
- Lewes DC continues to consult with the community on its Waste Strategy.

Community Aspiration 9

It is recommended that the suggestions in **Appendix D** are used to inform decisions by the local highway authority and other relevant bodies to improve the sustainable transport network in Seaford.

1.0 How to Read and Use the Seaford Neighbourhood Plan

- 1.1 Neighbourhood plans are a new type of document that enables local people, who know, live in, work in and love an area, to write planning policies for their area. This can state where new areas of housing, community, retail or employment development should be located and what it should look like as well as designate local green spaces. A neighbourhood plan cannot override national or local authority policies; however, it becomes part of the legal planning framework and works alongside national and local authority policies in determining planning applications. Neighbourhood plans are therefore powerful documents.
- 1.2 The Seaford Neighbourhood Plan sets out a vision and the objectives for the future of Seaford up to 2030. One of the key challenges for the Neighbourhood Plan is to identify land to deliver at least 185 new homes in that period. Without the Neighbourhood Plan, the local planning authority, not the local community, would identify where the housing land should be allocated.
- 1.3 In January 2016 Lewes District Council and the South Downs National Park Authority, the local planning authorities for Seaford parish, designated a Neighbourhood Area for the whole of the parish of Seaford for the purpose of enabling Seaford Town Council to prepare the Seaford Neighbourhood Plan. The designated area is shown below:



1.4 The Seaford Neighbourhood Plan area comprises the administrative area of Seaford Town Council, including the large coastal town of Seaford and Bishopstone village covering 6.6 square miles. Although Seaford has a Town Council and is generally referred to as a town, in local government legislative terms, it is a “parish”. Unusually the parish is covered by two local planning authorities, with most of the urban area coming under Lewes District Council and the rural hinterland mostly under the South Downs National Park Authority. Within the urban area of Seaford all decisions on planning applications are made by Lewes District Council. Within the National Park area most decisions on planning applications are also made by Lewes District Council under an agency agreement with the National Park Authority, but the Park Authority retains ‘call-in’ powers for significant applications. The whole parish is covered by Lewes District Council for other non-planning matters such as waste collection and leisure provision.

1.5 A Non-Technical Summary has been inserted at the front of the Neighbourhood Plan to provide the reader with a quick summary of the planning policies and other recommendations. The rest of the Neighbourhood Plan has been set out in a clear manner with a different colour code for each section to clearly illustrate the following themes: **Blue** is introductory and contextual material; **Green** is the vision, objectives and planning policies of the Neighbourhood Plan; and **Orange** is the other aspirations and delivery proposals and the appendices.

1. How to Read and Use the Seaford Neighbourhood Plan
2. Neighbourhood Planning: Legislative and Planning Policy Context
3. Community Consultation
4. The Parish of Seaford
5. Vision & Objectives

- 6. Policies & Proposals
- 7. Non-Statutory Community Aspirations
- 8. Delivery Plan
- Appendices

- 1.6 This Plan, and its associated maps and policies should be used by residents, local authorities, developers and other stakeholders to understand how the local community wishes future development to occur. Attention should be paid to the aspirations and objectives set out within this document, whether or not the development requires planning permission. For applications that require planning permission, whether proposing a scheme or assessing the acceptability of a scheme the policies contained within this document are key. For a planning application to be considered favourably, all relevant policies contained within this plan should be considered and complied with.

2.0 Neighbourhood Planning: Legislation and Planning Policy Context

- 2.1 The legislation and planning framework described below need to be seen within the context of Government policy which in essence seeks to:
- Delegate decisions on planning as close as possible to local people; and
 - Address the severe shortage of homes to rent and to buy.
- 2.2 The Seaford Neighbourhood Plan must be in general conformity with both national and local strategic planning policies. Neighbourhood plans are influenced by various higher level plans, policies and guidance. The legal basis for the preparation of Neighbourhood Plans is provided by:
- the Localism Act 2011,
 - Neighbourhood Planning (General) Regulations 2012,
 - Planning and Compulsory Purchase Act 2004
 - Directive 2001/42/EC on the assessment of the effects of certain plans and programmes on the environment (SEA Directive) and
 - the Town and Country Planning Act 1990
- 2.3 The Seaford Neighbourhood Plan takes account of relevant national requirements, including:
- The National Planning Policy Framework (NPPF) 2012
 - The National Park's Purposes in the Environment Act 1995

A full list of relevant plans, policies and programmes that were considered and influenced the content of the Neighbourhood Plan are set out in the Sustainability Appraisal, which is a key document supporting this Plan.

The following is a summary of the key planning policy context for the Neighbourhood Plan.

National Planning Policy Framework

- 2.4 The National Planning Policy Framework (NPPF) 2012 sets out the Government's planning policies for England and how they are expected to be applied. At its heart is a presumption in favour of sustainable development. The application of the presumption has implications for how communities should engage in neighbourhood planning. Critically, it means that neighbourhoods should:
- develop plans that support the strategic development needs set out in Local Plans, including policies for housing and economic development;
 - plan positively to support local development, shaping and directing development in their area that is outside the strategic elements of the Local Plan; and
 - identify opportunities to enable developments that are consistent with their neighbourhood plan to proceed.
- 2.5 NPPF paragraphs 115 and 116 set out guidance on development within National Parks and further detail is provided in the 2010 Circular 'English National Parks and

the Broads'. In summary, all development in the National Park must give great weight to conserving and enhancing natural beauty, and major development should not take place there except in exceptional circumstances.

The National Park Purposes

- 2.6 The Government has provided two statutory purposes for National Parks in England. All public bodies and utility companies, when undertaking any activity which may have an impact on the designated area, have a duty to have regard to these purposes.

Purpose 1: To conserve and enhance the natural beauty, wildlife and cultural heritage of the area.

Purpose 2: To promote opportunities for the understanding and enjoyment of the special qualities of the National Park by the public.

Local Planning Context

- 2.7 The ambition of the Neighbourhood Plan should be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the local planning authorities. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. As the Parish is located across the boundaries of two Local Planning Authorities, the Plan needs to be in general conformity with both the policies of LDC and SDNPA, the key documents are:

- The Lewes District Local Plan Joint Core Strategy 2010 -2030 Part 1 (hereafter called the 'Core Strategy') and emerging Part 2
- The emerging South Downs National Park Local Plan.

- 2.8 The Lewes District Council and South Downs National Park Authority **Lewes District Local Plan Part 1 Joint Core Strategy** 2010 -2030 was adopted by both local planning authorities in 2016¹. The Core Strategy sets the strategic policies for Seaford including housing numbers.

- 2.9 **The Lewes District Local Plan** was adopted in March 2003. Some of its policies have now been replaced by the policies of the Core Strategy. However, there are a number of saved policies that are relevant to Seaford. The retained Local Plan (2003) policies will be reviewed through the Local Plan Part 2 or the South Downs Local Plan as appropriate. Those that are specific to Seaford will also be reviewed as part of this Neighbourhood Plan.

¹ The adoption of the Joint Core Strategy by the South Downs National Park Authority was successfully challenged by Wealden District Council on the grounds of misapplying the Habitats Regulations and policies S1 and S2 will now have to be reconsidered by the National Park Authority. The challenge to Lewes DC's adoption of the same Plan was deemed out of time by the Courts.

- 2.10 The **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. Local Plan Part 2 when adopted will allocate land for different types of development (including housing, gypsy and traveller pitches and employment), as well as land to be protected. Lewes DC is aiming to consult on Part 2 in autumn 2017.
- 2.11 The **South Downs National Park Local Plan** is also in the early stages of preparation. In September 2015, the SDNPA produced and consulted on a draft Local Plan – known as the Preferred Options. It expects to produce and consult on a pre-submission version in September 2017 with submission for examination early 2018.

The Link Between Development and Infrastructure

- 2.12 The Community Infrastructure Levy is a planning charge, introduced by the Planning Act 2008 as a tool for local authorities in England and Wales to help deliver infrastructure to support the development of their area. It came into force on 6 April 2010 through the Community Infrastructure Levy Regulations 2010. Both Lewes District Council and the South Downs National Park Authority have adopted Community Infrastructure Levy Charging Schedules, which allow them to collect contributions from developers towards local infrastructure projects. Some on-site infrastructure and affordable housing is still secured via legal agreements known as Section 106 agreements. Further details are contained in **Chapter 8** below.

Sustainability Appraisal and Strategic Environmental Assessment

- 2.13 The local planning authorities have screened the scope of the Seaford Neighbourhood Plan and determined that it requires a Strategic Environmental Assessment under the EU Directive 2001/42. This means that the effects of the Neighbourhood Plan's policies and proposals, in combination with other policies and proposals, must be assessed during its preparation against a series of environmental objectives.
- 2.14 The Neighbourhood Plan Steering Group agreed to undertake a Sustainability Appraisal which incorporates Strategic Environmental Assessment but also tests the Neighbourhood Plan against social and economic objectives. As well as complying with the EU Directive 2001/42, the Sustainability Appraisal also demonstrates how the Neighbourhood Plan “contributes to the achievement of sustainable development”, which is one of the ‘basic conditions’ for Neighbourhood Plans. The Sustainability Appraisal process helps to achieve sustainable development by ensuring that the development policies and proposals in the Neighbourhood Plan will meet the needs of people living, studying and working in the parish, while at the same time helping to ensure that any adverse environmental impact is minimised. The ongoing consideration of the sustainability objectives of the Neighbourhood Plan will enable alternative options for those policies and proposals to be compared and evaluated.

- 2.15 The Scoping Report of the Sustainability Appraisal has been consulted upon and a draft Sustainability Appraisal (incorporation the strategic environmental assessment) report is published alongside this Pre-Submission Plan for consultation. A final Sustainability Appraisal will be published with the Submission Plan for examination.

The Plan Preparation Process

- 2.16 The process of preparing the Seaford Neighbourhood Plan is set out in the Neighbourhood Planning (General) Regulations 2012. This comprises:
- Undertaking background research and evidence baseline work and informal public and stakeholder consultation (carried out 2016-2017);
 - Publishing a Pre-Submission Neighbourhood Plan and the draft Sustainability Appraisal for a statutory six-week public consultation period (current stage);
 - Revising the draft Neighbourhood Plan and Sustainability Appraisal where appropriate in line with consultee responses;
 - Submission of the Neighbourhood Plan and Sustainability Appraisal to the local planning authorities for a legal check;
 - Publication of the Neighbourhood Plan for a further 6 weeks by the local planning authorities;
 - Examination by an independent Examiner appointed by the local planning authorities in consultation with Seaford Town Council (see section below).

The Examination Process

- 2.17 The independent Examiner must consider whether the Neighbourhood Plan meets the 'Basic Conditions'. The Basic Conditions are set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to neighbourhood development plans by section 38A of the Planning and Compulsory Purchase Act 2004. They are that:

1. *"Having regard to national policies and advice contained in guidance issued by the Secretary of State it is appropriate to make the neighbourhood plan;*
2. *The making of the neighbourhood plan contributes to the achievement of sustainable development;*
3. *The making of the neighbourhood plan is in general conformity with the strategic policies contained in the development plan for the area of the authority.*
4. *The making of the neighbourhood plan does not breach, and is otherwise compatible with, EU obligations.*
5. *Prescribed conditions are met in relation to the neighbourhood plan and prescribed matters have been complied with in connection with the proposal for the plan".*

- 2.18 With regard to Basic Condition 5 above, Regulation 32 of the Neighbourhood Planning (General) Regulations 2012 (as amended) prescribes the following basic condition for the purpose of paragraph 8(2)(g) of Schedule 4B to the Town and Country Planning Act:

“The making of the Neighbourhood Plan is not likely to have a significant effect on a European Site (as defined in the Conservation of Habitats and Species Regulations 2012) or a European Offshore Marine Site (as defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007) either alone or in combination with other plans or projects”.

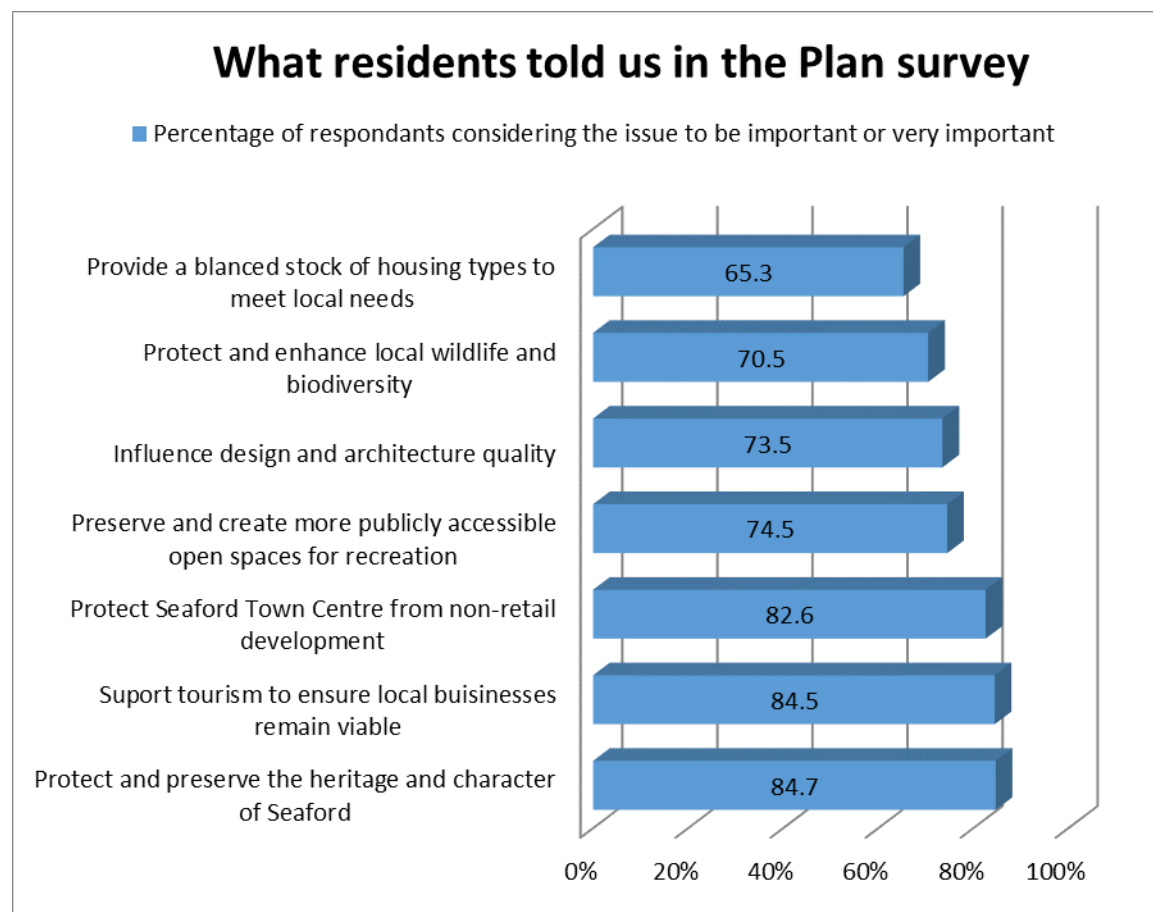
- 2.19 The Examiner must also consider whether other legislative requirements are met namely:
- *“The Neighbourhood Plan meets the requirements of Section 38B of the Planning and Compulsory Purchase Act 2004 (the Plan must specify the period to which it has effect, must not include provisions relating to ‘excluded development’, and must not relate to more than one Neighbourhood Area) and*
 - *The policies relate to the development and use of land for a designated Neighbourhood Area in line with the requirements of the Planning and Compulsory Purchase Act 2004 Section 38A”.*

The Approval Process

- 2.20 The Examiner must recommend one of three things:
- That the Neighbourhood Plan goes forward to referendum unchanged;
 - That the Neighbourhood Plan be modified and then goes forward to referendum;
 - That the Neighbourhood Plan should not go forward to referendum (because it does not meet the legislative requirements above and cannot be modified to make it compliant).
- 2.21 If the examination is successful then the local planning authorities in consultation with Seaford TC will consider making any modifications recommended by the Examiner. Lewes DC will then make arrangements for a referendum of all the electorate in Seaford parish on whether the Neighbourhood Plan should be used to help make decisions on planning applications. If the referendum result is more than 50% ‘yes’ then the local planning authorities will make the Seaford Neighbourhood Plan part of the statutory Development Plan for the area.

3.0 Community Consultation

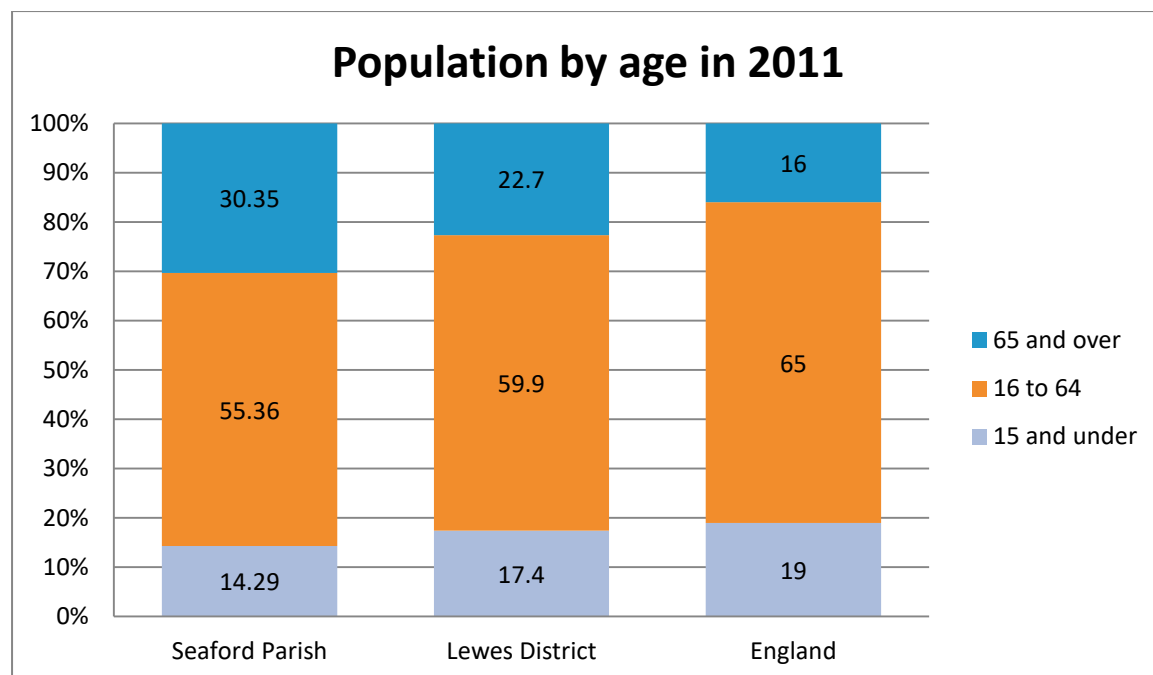
- 3.1 A successful Seaford Neighbourhood Plan is entirely dependent on the involvement of sufficient, representative, community-minded individuals, associations and groups to drive the project forward to completion. Appropriate community engagement is therefore key to the success of the Neighbourhood Plan. The Steering Group's communication objectives are to engage with the right people, at the right time, about the right things and to provide appropriate and timely support to the volunteers to enable the project to move forward in accordance with agreed milestones, through to the ultimate delivery of the Neighbourhood Plan with a successful public referendum.
- 3.2 This draft Neighbourhood Plan is informed by extensive engagement with the community in Seaford parish and other relevant stakeholders. This engagement is detailed in the 'Consultation Statement', which is being prepared in accordance with the Neighbourhood Planning Regulations 2012 and will be submitted to the local planning authorities with the plan proposal under Regulation 15 of the Neighbourhood Planning Regulations (General) and publicised alongside other relevant documents in line with Regulation 16 of the Neighbourhood Planning Regulations (General). It includes the following:
- details of the persons or bodies consulted and how they were consulted;
 - summary of the main issues and concerns raised during the consultation process; and
 - how the issues and concerns have been considered to inform the Neighbourhood Plan.
- 3.3 The Town Council and Seaford Neighbourhood Plan Steering Group have undertaken a series of consultation activities with residents, statutory bodies and interested parties to enable an extensive engagement and involvement in the preparation of the Neighbourhood Plan. The Consultation Statement sets out details of all the events and activities carried out in the parish and with key bodies identified as stakeholders. All activities were carried out to ensure full inclusivity in the decision-making throughout the development of the plan.
- 3.4 The Neighbourhood Plan Team issued a questionnaire to all households in the parish (that is including Bishopstone). There were 1100 responses – a response rate of 10.2%. The table below summarises these responses.



- 3.5 Surprisingly, whilst 64.3 % of respondents considered “Providing a balanced stock of housing types to meet local needs” to be important or very important, 84.5% considered it important or very important to “Support tourism to ensure local businesses remain viable”. This clear statement is an important issue for the Neighbourhood Plan to take forward in recommending new policies and in identifying Community Aspirations. To state the obvious, to support tourism we need more tourist accommodation.

4.0 The Parish of Seaford

- 4.1 Seaford is located in the County of East Sussex approximately 4 miles to the east of the port and town of Newhaven, 13 miles to the east of the coastal City of Brighton and 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. Seaford was originally a port until the harbour became blocked in the 16th Century and this function moved to Newhaven. The historic town of Seaford is set back from the modern seafront on higher ground. To the east, cliffs rise to Seaford Head and to the north-west cliffs rise at Castle Hill, Newhaven. The area between the cliffs is a shingle beach known as Seaford Bay.
- 4.2 Seaford lies on the old coast road (A259), although this was modified in the late 19th century so that it followed newly-built Clinton Place and Sutton Park Road rather than Place Lane and Sutton Road to the south. The A259 provides linkages to Newhaven and Brighton to the west and Eastbourne to the East. Access to the A26 is also close by and this provides direct access to the arterial A27 road as well as onward travel to Lewes, Uckfield and Crowborough.
- 4.3 Seaford railway station is located in the centre of the town and is the last stop on the line. It provides rail connectivity to the west and offers services north to Lewes and via onward connections to London Victoria, London Bridge, Kings Cross and Brighton. A second station on the same line is also located in the village of Bishopstone and provides additional access to these services.
- 4.4 A number of bus services provide linkages to and from Seaford. These include circular routes around both the Ouse and Cuckmere valleys, together with mainstream bus services to Newhaven, Brighton and Eastbourne.
- 4.5 The population mix of Seaford Parish at the time of the 2011 Census is shown in the chart below. The proportion of younger people was lower than average for Lewes District and for England as a whole. Notably the proportion of people aged 65 and over was nearly double the average for England.



- 4.6 The range of services available in the parish are both numerous and wide ranging and include: two Golf Clubs; a Museum; a Martello Tower; a Sixth Form College; several schools; Recreation Grounds; Places of Worship; a Leisure Centre and Sports Ground; Allotments; a Caravan Site and Camping Park; a Cemetery; an Industrial Estate and various shops and businesses.

5.0 Vision & Objectives

- 5.1 The Seaford Neighbourhood Plan Steering Group has developed a draft Vision Statement and a set of Strategic Objectives for the Seaford Neighbourhood Plan. This may be further refined as the Neighbourhood Plan evolves or in response to consultation.

Seaford Neighbourhood Plan Vision Statement

By 2030

- **Seaford will have retained its strong sense of community, made greater use of its seafront and heritage assets as well as promoting sympathetic development respecting the tranquil character of its historic nature to improve the economic, environment and social wellbeing of residents and visitors alike.**
- **Seaford's location as a gateway to the South Downs National Park with its green open spaces, seafront and spectacular views will have been retained, protected, enhanced and promoted, to benefit future generations. An improved transport infrastructure will have made the seafront, town centre, railway stations and outlying areas of the town readily accessible for all.**
- **Expanding the rich and diverse mix of independent shops, light industrial services, businesses, community and tourist facilities, while simultaneously addressing the shortfall in visitor accommodation, will have widened the town's economic base.**

Seaford Neighbourhood Plan's Objectives

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 floor space.
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.

6.0 Policies & Proposals

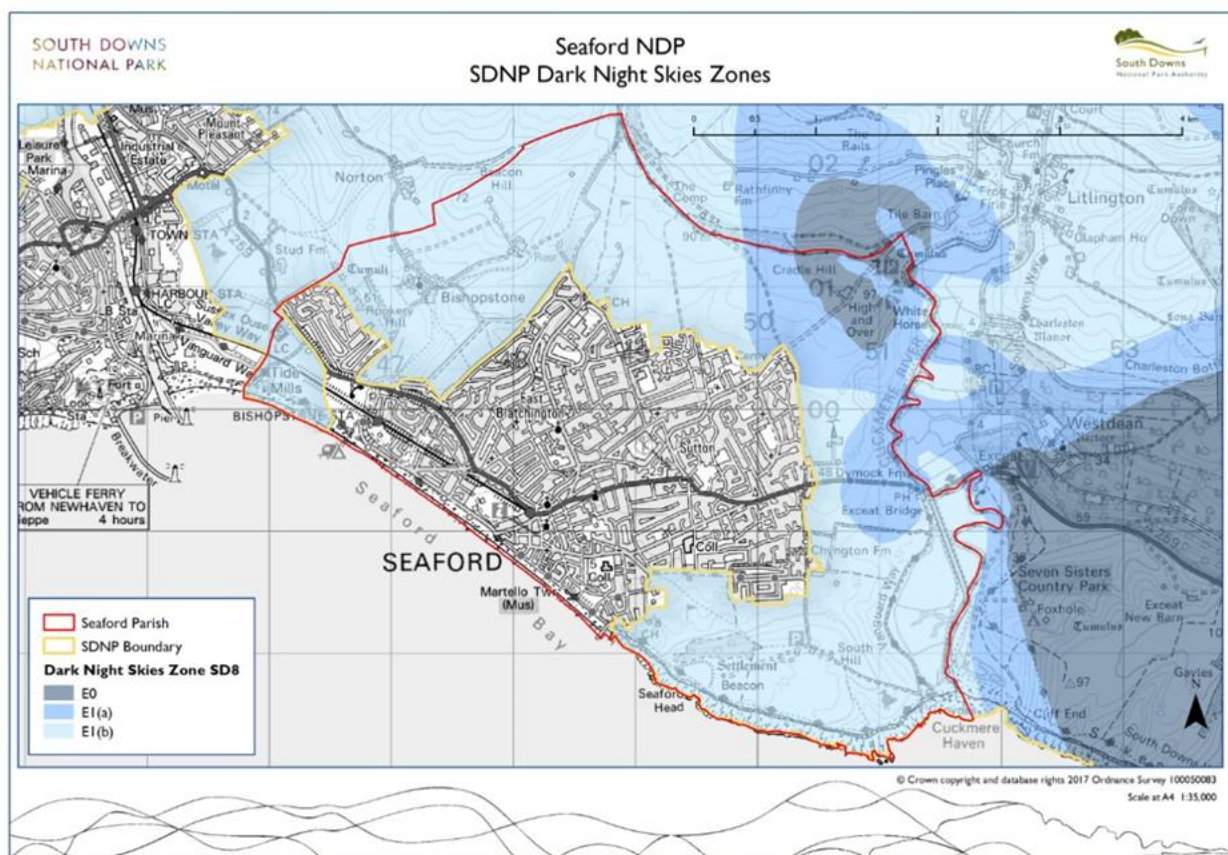
Introduction

- 6.1 The Neighbourhood Plan Team in formulating policies and proposals has sought to balance:
- the potential disadvantages of damage to the environment: loss of green spaces; loss of views; pressure on infrastructure, etc. against
 - the potential advantages of development: encouraging new residents, possibly younger ones; helping to support the town's shops and services; financial contribution from developers spent on improving local facilities (see paragraph 6.5 for more information).
- 6.2 Building on the vision and objectives, and the sustainability issues identified in the Sustainability Appraisal, four main areas needing policy interventions were identified. These are:
- Environment and Countryside
 - Economy and Facilities
 - Travel and Transport and
 - Housing and Development
- 6.3 The Seaford Neighbourhood Plan Steering Group set up four Focus Groups to consider these issues and they published, in November 2016, Draft Evidence reports under these subject headings. Three Working Papers, covering the Environment and Countryside, Economy and Facilities, and Transport and Travel were published for informal consultation in spring 2017. The Housing and Development Focus Group have produced a Working paper which is issued along with this Plan. Working Papers all included 'policy recommendations' a term which recognised that some will be appropriate for inclusion as Neighbourhood Plan policies but others are best considered outside of the Neighbourhood Plan's framework because they do not relate to land-use planning matters. However, they were included in the Working Papers to ensure that the valuable input the groups gathered is taken forward and, for the same reason, have been collated under **Chapter 7 'Non-Statutory Community Aspirations'**.
- 6.4 Similarly, some of the Working Papers' policy recommendations support the existing policy framework, which will require no new additional policies, but rather confirm the need for adhering to existing planning policies that are already in place, such as those in the Core Strategy 2016. These existing policies are cross-referenced in the supporting text but generally do not need repeating in the Neighbourhood Plan policies. The exception to this is relevant policies in the 2003 Lewes Local Plan that are currently saved, which have been reviewed as part of this Neighbourhood Plan to ensure that they are up to date and that all the Seaford specific policies are in one document to make it simpler for future planning decision-makers and all other users of the Seaford Neighbourhood Plan.

Environment and Countryside

Landscape, Seascape and Townscape

- 6.5 The Town of Seaford is privileged to be located in one of the most beautiful locations in the UK, nestled between the English Channel and surrounded by the South Downs National Park. The coastline between the urban areas of Seaford and Eastbourne was defined by Natural England in the 1970s as ‘Heritage Coast’, a definition established to conserve the best stretches of undeveloped coast in England.
- 6.6 With this privilege comes responsibility; to ensure that the natural beauty, iconic locations, wildlife, biodiversity and the heritage assets are enhanced and preserved for both future and current generations. This will bring multiple benefits, including the promotion of tourism and therefore employment, growth and jobs, but also to ensure that Seaford continues to have a pleasant environment to live in, where people want to move to or remain in the Town, creating a strong environment for suitable housing, employment and recreation.
- 6.7 To ensure that the Seaford Neighbourhood Plan takes proper account of its unique landscape, seascape and townscape character, a background paper has been produced which identifies that character and its significance for future development. This is referred to as the ‘Landscape and Key Views Report’. This report is published separately along with this plan. The following overarching policy emphasises the landscape-led approach of this Neighbourhood Plan.



- 6.8 In May 2016 the South Downs National Park was designated an International Dark Sky Reserve and Birling Gap to the east of Seaford parish is one of the best observation sites within the National Park as it is possible to see the Milky Way with the naked eye from there. The National Park has a Strategic Policy (SD8) in its Preferred Options Local Plan to preserve and enhance the intrinsic quality of dark night skies across the National Park.
- 6.9 The reserve is divided into five zones (including a buffer zone) which depend upon the present quality of the night skies. The zones determine the level of protection of dark night skies. The urban area of Seaford itself is in Zones Three or Four (the lowest level of protection) and residential developments within the town are unlikely to be a problem. Sites adjacent to the National Park would be within Zone 1 (buffer or Rural Transition Zone) where there are various technical requirements (for example, the brightness of outside lights and the direction the lights are facing).
- 6.10 Given the strategic nature of this issue it is considered appropriate for the details of lighting to be controlled through the Local Plans rather than the Neighbourhood Plan. However, a reference to the importance of tranquillity and dark night skies has been included in SEA1.

SEA1 Landscape, Seascape and Townscape Character of Seaford

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:

- a) the landscape setting of Seaford, including meeting the purposes of the South Downs National Park and protecting the character of the Heritage Coast;
- b) the key views as identified in the Seaford Landscape and Key Views Report;
- c) tranquillity and dark night skies;
- 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;
- e) features of biodiversity, geological and heritage interest, including appropriate management of those features; and
- 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.

Design

- 6.11 Work has also commenced on a Design Guide for Seaford to encourage a higher standard of design for development and for public realm (that is, public space) within the town, and it is hoped to publish this for public comments at a later stage,

and to have it adopted by the local planning authorities as a Supplementary Planning Document. This guidance will be based on the following twelve principles:

1. **High Quality:** New development in the Neighbourhood Plan Area must be of a high quality. The design and density should seek to reflect and distinguish the attractive characteristics of the town and its setting.
2. **Connections:** Development should integrate into its surroundings by reinforcing existing connections and creating new ones; whilst also respecting existing buildings and land uses along the boundaries of the development site. Developers must demonstrate how they have had regard to movement (vehicular, pedestrian and cycle).
3. **Public transport:** Good access to public transport to help reduce car dependency and support public transport use. Bus stops should not be located in places where a lack of overlooking might encourage crime.
4. **Character:** The development should have obvious character, based either on local traditions in building materials and landscaping or locally inspired distinctive character.
5. **Site and context:** Development should take advantage of existing topography, landscape features, wildlife habitats, existing buildings and site orientation.
6. **Creating well defined streets and spaces:** Buildings should be designed and positioned, with landscaping, to define and enhance streets and spaces.
7. **Easy for people to find their way around:** Development should be designed to make it easy for people to find their way around and to recognise distinctive places.
8. **Streets for all:** Streets should be designed in a way that encourages low vehicle speeds and allows the streets to function as social spaces.
9. **Car parking:** Resident and visitor parking should be sufficient and well integrated so that it does not dominate the street and located so that it does not make crime easier to get away with. Public car parking should be located where it is accessible and likely to be well used. Car parking must meet minimum standards, as set out by East Sussex County Council. In addition, frontages must not be entirely dedicated to car parking, but should provide for appropriate and significant public and private open space and landscaping, reflective of Seaford's character and countryside and seaside setting.
10. **Public and private spaces:** Public and private spaces should be clearly defined and designed to be attractive, well managed and safe. There should be suitable private outdoor amenity space for new dwellings so passers-by respect the boundaries and residents feel their personal space is protected.

11. **External storage:** There should be adequate (i.e. hidden from view) external storage space for bins and recycling facilities as well as for cycles.
12. **Footways and paths:** These should always be located in places where homes overlook them so no one feels at risk when using them, especially after dark with consideration being given to lighting.

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.

Heritage Assets

- 6.12 The protection of designated and non-designated heritage assets is set out in NPPF paragraphs 126-141 and supported by Core Policy 11 of the Core Strategy. Seaford has a significant number of heritage assets and sites, most of which are formally designated. **Appendix C** to this Neighbourhood Plan lists the designated heritage assets. **Chapter 8** 'Non-Statutory Community Aspirations and Action Plan' includes recommendations relating to amendments to the National Heritage List for England; producing a list of non-designated 'Locally Listed Buildings'; and funding for preservation and enhancement of heritage sites. The Lewes Local Plan 2003 has three policies relevant to heritage assets in Seaford, H5 relating to protecting Conservation Areas in general, SF11 relating to Bishopstone Conservation Area, and H12 relating to Areas of Established Character. It is considered that these policies are still relevant and similar policies are included below together with supporting text.

- 6.13 There are four conservation areas within the Seaford neighbourhood plan area:
- Seaford Town Centre Conservation Area designated in 1969, extended in 1976 and 1988 and reviewed in 2005;
 - Bishopstone Conservation Area designated in 1976;
 - East Blatchington Conservation Area designated in 1976, extended in 1988 and reviewed in 2005; and
 - Chyngton Lane Conservation Area designated in 1990.
- 6.14 Retained Policy H5 of the Lewes District Local Plan 2003 seeks to protect these conservation areas, and in particular refers to significant public views affecting a conservation area. These views are defined in the relevant conservation area appraisals, which can be accessed at <http://www.lewes.gov.uk/planning/1097.asp> and the Landscape and Key Views Report, which will be published separately, along with this Plan. A similar policy is included below as SEA3.

SEA3 Conservation Areas

Subject to other relevant development plan policies, development within or in the setting of Conservation Areas will be permitted provided that it:

- (a) conserves or enhances the special architectural or historic character or appearance of the area and reinstates historic elements wherever possible;
- (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;
- (c) uses materials which are traditional to the area or are otherwise sympathetic to the character of the particular building or site;
- (d) respects the design of the existing buildings of the area;
- (e) respects any important traditional groupings of buildings which contribute to the character of the area;
- (f) protects open spaces, trees and significant public views.
- (g) retains, in the town centre, commercial use on the ground floor but above this level allows the conversion into domestic use.

- 6.15 Bishopstone Conservation Area is based around the old village of Bishopstone. Set in the Bishopstone Valley, to the west of Seaford, it is separated from the town of Seaford and the modern Rookery Hill development by an open wedge of fields and the Rookery escarpment with the result that it retains the unspoilt character of an isolated downland hamlet.
- 6.16 The attractive character of Bishopstone village has been retained by restricting the intrusion of buildings into the valley including protection of the particularly sensitive skyline formed by the ridges on the east and south sides. It is considered that any further development within Bishopstone Valley beyond the existing limits of development would seriously damage the setting of the Conservation Area.

- 6.17 On street parking by the Church and Village Hall erodes verges and compromises the character and appearance of the Conservation Area. Proposals for the creation of an off-street parking area will be supported to enhance the historic character of the village and improve the local amenity.

Policy SEA4 Bishopstone Conservation Area

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 Proposals Map at **Appendix A**. No further development will be allowed to intrude into the valley or the ridgelines around the valley.

- 6.18 There are a number of areas within Seaford which are extremely attractive and make a valuable contribution to the character of Seaford town and Bishopstone village. They do not have the necessary historic or architectural value to enable them to be Conservation Areas and so lack statutory protection. However, it is considered that these areas are of sufficient merit to justify particular care when development (including redevelopment) proposals are considered. Areas of Established Character, therefore, are defined on the Policies Map in the following areas:
- 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
- 6.19 **Firle Road** has a very spacious and informal character formed by large detached houses of varying styles set in large, well landscaped gardens on either side of the road which has grass verges between the road and the footways. Two private schools, set in maturely landscaped gardens contribute to the established character of the area. The spacious character is reflected in the low-density of development of 4.5 dwellings per hectare.
- 6.20 **St Peter's Road** has a denser development pattern than Firle Road, but still retains an attractive spacious character.
- 6.21 **Glebe Drive** has a relatively high density of 16 dwellings per hectare which does not reflect the semi-rural, tranquil character of this little backwater. The character of this cul-de-sac is formed by the unmade surface of the private road, the lack of footways and street lighting, and the level of screening afforded by the mature vegetation in the area.

- 6.22 **Belgrave Road, Westdown Road and Beacon Road** is an established residential area laid out in a formal style with broad tree-lined streets.
- 6.23 **Corsica Hall** is a large, classically proportioned listed building set on a small hillock surrounded by low-lying open land between the town centre and The Esplanade. The area is a major landmark in views from the seafront.
- 6.24 **Chyngton Road and Cuckmere Road** are located on the southern edge of the town, adjacent to Seaford Head Golf Course, this area has a very spacious character with a density of some six dwellings per hectare. The large detached houses are set in generous, maturely landscaped gardens. The majority of the houses are of a broadly similar age and although there is a variety of styles they do form a congruous group. Brick and flint walls form an almost continuous front boundary to the properties along the north side of Chyngton Road. Cuckmere Road runs parallel with and to the north of Chyngton Road. The houses in the street are relatively large and set in spacious gardens and have a Sussex character. Local materials have been extensively used. The unmade road surface, lack of footways and street lighting, flint boundary walls with render coping and mature vegetation give the area an informal, semi-rural character appropriate to its edge-of-town location.
- 6.25 **Chyngton Way** is an extension of Chyngton Road to the east linking through to Chyngton Lane Conservation Area and the track to South Hill Barn. The area reflects a much later stage of development than Chyngton Road and Cuckmere Road with a much higher density of development, smaller houses on the north side and bungalows on the south, comprehensively laid out with a definite building line in an open plan estate. Nevertheless, the area has a spacious character by virtue of a tree-lined wide grass verges between the highway and the pavements and “open plan” front gardens. The spacious character is accentuated by the proximity of open downland to the south.
- 6.26 **Blatchington Road/Richmond Terrace.** This area has a very intimate informal character created by the tightly-knit townscape mix of traditional Victorian terraced housing and small-scale commercial sites randomly interspersed with small, but well landscaped, open spaces. Built form is dominated by the domestic scale and rhythm of the terraced blocks, some of which are fairly intact, notably Nos 30 to 38 Blatchington Road and Richmond Terrace. The area also includes a yard containing a group of small-scale commercial workshops and storage buildings which, in conjunction with the terraced housing, gives the area the character of a traditional “working”/artisan quarter on the edge of the town centre. Because one of these buildings is on the site of the medieval Leper Hospital this sensitive redevelopment of the commercial yard has enhanced the character of this location.
- 6.27 Preserving the character of these areas depends upon respecting detailed elements of the street scene, such as building heights, building size and site coverage, hard and soft landscaping, boundary treatments, trees and vegetation, open spaces and appropriate street furniture. Any improvements to these areas will be encouraged.

Policy SEA5 Areas of Established Character

In considering proposals for development within Areas of Established Character, as designated on the Proposals Map (**Appendix A**), 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.

Seaford Seafront

- 6.28 Seaford's Seafront from Tide Mills through to Splash Point is a key asset both in terms of flood defence, recreation, tourism and natural beauty. There has been a strong policy framework through the saved Lewes Local Plan policies SF14, SF15 and SF16. It is considered that these policies should be updated and replaced by the following Neighbourhood Plan policy.
- 6.29 There is also the need to consider how best this natural asset can be enhanced, and much work has been done by the Seaford Community Partnership to establish the public's views on the Seafront. The Town Council adopted its Seafront Development Plan in March 2017, which includes:
- Martello Toilets - Demolition of existing toilet facility and a complete new build
 - Bönningstedt Beach Huts – 60 additional beach huts
 - Bönningstedt Café and Toilets - an additional café unit and toilets at Bönningstedt Parade
 - A restaurant on the edge of the Salts built up; to the same level as the promenade and hence overlooking the sea
 - Cordyline Trees and plants - 30 cordyline trees planted at intervals along the seafront
 - Sandpits - installing two sandpits on the beach; one at Martello Tower and one at Frankie's Beach Café.
 - Concession Units - provide additional concession units for Water Sports, Fresh Fish and Gourmet Food Van
 - Replacement Bins – replace existing dual bins for increased capacity and easier access
 - Improved Signage - unifying all signage along the seafront

- Linkage to the Town Centre - improve the linkage between seafront and town centre through use of information boards, town maps with keys, walkway route planners and pavement markings.
- Bönningstedt Executive Chalets - provide 20 executive chalets 15 for rental and 5 for sale at Bönningstedt Parade.
- Art Features - install local art features on the seafront.

6.30 Some of this enhancement is most appropriately achieved through community projects and this is reflected in **Chapter 7** 'Non-Statutory Community Aspirations and Action Plan'. However, some of the proposals will require planning permission, such as the beach huts, restaurant, chalets and new toilets, and these will be covered by the following policy.

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 significantly 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.

Recreation

6.31 The Lewes Local Plan 2003 saved policy RE1 on sport recreation and play space states:

RE1 The Council will seek (through positive planning and provision, and through the control of development) to achieve provision of outdoor public and private playing space, which are as a matter of practise and policy available for public use, to at least the following minimum standards:

- *1.7 ha per 1,000 population for outdoor sports, including pitches, courts and greens, and*
- *0.7 ha per 1000 population for children's play, of which about 0.2 – 0.3ha will comprise equipped areas and 0.4 – 0.5ha will be of a more casual or informal nature.*

6.32 A study has been carried out by the Neighbourhood Plan Steering Group to assess the amount of open space in Seaford against the 2015 population projections. This shows a significant shortfall in space for organised sport, and also notes that a significant amount of the sports activity space is under the control of state and private schools, rather than publicly available. The following policy seeks to address

this issue through the provision of additional outdoor sports and play areas as part of new development and where other opportunities arise.

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
- Downs Leisure Centre and grounds
- The Salts Recreation Ground
- Blatchington Bowls Club
- Seaford Tennis Club
- Walmer Road Recreation Ground

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.

Local Green Space Designation

6.33 Paragraphs 76-78 of the NPPF set out what a Local Green Space is and the criteria that it must meet. It states:

76. Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.

77. The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:

- *where the green space is in reasonably close proximity to the community it serves;*
- *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
- *where the green area concerned is local in character and is not an extensive tract of land.*

78. Local policy for managing development within a Local Green Space should be consistent with policy for Green Belts.

6.34 The work undertaken on reviewing potential sites for designation as Local Green Spaces is set out in full in the Seaford Neighbourhood Plan Local Green Spaces Report. This reviewed a total of 66 sites against the criteria in the NPPF and recommends the allocation of 11 of these. Detailed information about each of these allocations is contained in **Appendix B** to this Neighbourhood Plan.

SEA8 Local Green Spaces

The Neighbourhood Plan designates the following locations as Local Green Spaces, as shown on Map in **Appendix B**:

- 1 Bishopstone Village Green
- 2 Blatchington Pond
- 3 Foster Close Open Space
- 4 Land North of South Barn (Chyngton Way Field)
- 5 Normansal Park/ Chalvington Fields not in the National Park
- 6 Princess Drive Green and old Grand Avenue Bridleway
- 7 The Crouch
- 8 The Old Brickfields and site adjacent to 47 Surrey Road
- 9 The Ridings (Lexden Road)
- 10 Tidemills
- 11 Land north of Alfriston Road (4 plots)

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.

Allotments

6.35 Feedback from stakeholders and the Community has indicated that the popularity of allotment holding in Seaford is increasing, with younger people and families increasingly becoming more involved. Indeed, there is always a waiting list for allotments. The Lewes DC Local Plan 2003 included a specific policy on allotments (RE9), however, this has now been replaced by the Core Strategy policy CP8 on green infrastructure which is more general and only mentions allotments in supporting text. Given the importance of allotments for Seaford it is considered that it merits its own policy in the Neighbourhood Plan and that the opportunity should be taken to clarify the circumstances in which allotment land could be released for other uses.

SEA9 Allotments

Proposals resulting in the loss of allotments, (currently the Sutton Drove Allotment), will only be permitted, if it is demonstrated that:

- i) Alternative allotment provision is made on a site of equivalent visual and horticultural value; or
- ii) there is no need or demand for the allotments and that this is unlikely to change in the foreseeable future.

Economy and Facilities

Infrastructure

- 6.36 The Neighbourhood Plan supports the approach to infrastructure set out in the existing policy framework. In particular, the Joint Core Strategy Core Policy 7 on Infrastructure recognises that residents' quality of life depends on protecting and enhancing community facilities; the provision of necessary physical and social infrastructure; and ensuring that land is only released for development where there is sufficient capacity in the existing local infrastructure to meet the additional requirements arising from the proposed development. Both local planning authorities now collect Community Infrastructure Levy from developments to go towards general infrastructure projects and Section 106 legal agreements will continue to be used to address direct effects of development and provide affordable housing.

Health

- 6.37 It is recognised that for there to be sustainable development in Seaford, improved medical services are crucial. 92% of respondents to the Economy & Facilities Focus Group's Survey were in favour of exploring the capacity levels of health services in the Town. The two GP surgeries in Seaford report that demand is at the upper level of that recognised possible without being detrimental to patient care. Whilst any increase in population would have to be accommodated, the consequence will be longer waiting times. Whilst there are no current firm proposals for new or expanded health facilities, it is considered that the Neighbourhood Plan must therefore support such proposals in principle.

SEA10 Health Facilities

Proposals for new or expanded health facilities will be permitted subject to other relevant development plan policies.

Town Centre

- 6.38 The Neighbourhood Plan supports the approach to the economy, retail and town centres in the existing planning policy framework. For instance, in the Joint Core Strategy, Seaford is described as a main town centre. It provides for a range of appropriate uses including leisure facilities, restaurants, offices, arts, culture, and tourism facilities will be encouraged in the area peripheral to the primary shopping area to maintain and enhance the diversity of the town centre and improve linkages with the seafront. It is the second largest retail centre in the Lewes District and has a relatively strong and 'self-sufficient' retail performance. Much of the town centre is covered by a conservation area and the centre is distinct in character with a mix of commercial premises, community uses and clusters of residential properties. In addition, the location of the town adjacent to the sea and surrounded by the South Downs National Park, presents opportunities for building on tourist and leisure focused retail provision and other facilities. The potential for improving links between the town centre and the promenade and beach, whilst not losing the special understated identity of the town and its seafront, is included in a Seafront Development Plan (which was adopted by Seaford Town Council in March 2017) See also Community Aspiration 1 (Page 44).
- 6.39 Core Policy 4 on Economic Development and Regeneration seeks to stimulate and maintain a buoyant and balanced local economy through regeneration of the coastal towns;
- Core Policy 5 on the Visitor Economy supports sustainable development of the visitor economy where it is of a scale, type and appearance appropriate to the locality; and
 - Core Policy 6 on Retail and Town Centres identifies Seaford and Lewes as the main town centres that are the primary focus for retail activity, but also include leisure facilities; restaurants; offices; arts, culture and tourism facilities.
- These policies should be given full weight when considering future development in Seaford as this will support the Town maintaining its commercial, retail and leisure services.

Business Space

- 6.40 A recent survey of the 80 or so members of the Chamber of Commerce established the need for more support of local business premises. Overall the key findings were:
- 76% believed there was demand for an Enterprise Centre;
 - 67% of respondents stated the need for office accommodation;
 - 57% of respondents stated the need for flexible start-up accommodation;
 - 52% saw a lack of suitable business accommodation as their highest challenge to growth;
 - 43% ranked high costs as the greatest challenge; and
 - Only about 1 in 5 said a lack of skilled labour was a growth challenge.
- 6.41 An allocation for additional employment land was made at Cradle Hill in the Lewes Local Plan 2003 (policy SF8). However, this has not been implemented and its availability is uncertain. A local example of a successful business centre is the "Newhaven Enterprise Centre" which was established in 2007 in partnership with

Lewes DC. The Newhaven Enterprise Centre provides “*fully managed office space in Newhaven. With a range of small furnished incubator units for start-ups, workshops, and larger units aimed at businesses with one to fifteen people our managed office space provides a range of modern business facilities including high speed broadband, serviced meeting rooms, breakout areas, mail and phone service and free parking.*”²

The Newhaven Enterprise Centre provides various sized units but rather than these being used for physical manufacture, storage or repair, the vast majority of units are used as offices.

- 6.42 A policy is therefore proposed that supports the provision of new business space in the town. This may take the form of an Enterprise Centre, and/or the implementation of the Cradle Hill site but may also be met in other ways such as live/work units as part of a mixed development. The proposal to redevelop the industrial area between Blatchington and Chichester Roads known as the Dane Valley Project includes provision to replace the current employment opportunities that exist on the site with live/work units or incubator business units. A criteria-based policy provides flexibility for the market to provide employment accommodation in the best location(s) to meet the need.

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.

Visitor Accommodation

- 6.43 The Neighbourhood Plan supports the existing policy framework on the visitor economy, particularly Joint Core Strategy CP5. An overwhelming majority (85%) of respondents to the Neighbourhood Plan Survey agreed that tourism is vital to the local economy to ensure local businesses remain viable. This is supported by the Town’s Tourist Information Office and discussions with accommodation providers. Clearly more visitor accommodation is required so that support can be given to tourism in the town. A number of community aspirations to support and strengthen the visitor economy are proposed in **Chapter 7** and a policy is proposed to enhance, encourage and preserve visitor accommodation in the town.

² Information taken from the Newhaven Enterprise Centre’s website at <http://www.basepoint.co.uk/locations/newhaven>

SEA12 Visitor Accommodation in Seaford

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 and on the edge of Seaford, if sympathetic to the surroundings.

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.

Travel and Transport

- 6.44 The NPPF requires local planning authorities to “actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable” and states that “Transport policies have an important role to play in facilitating sustainable development but also in contributing to wider sustainability and health objectives. Smarter use of technologies can reduce the need to travel. The transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel”.
- 6.45 The Joint Core Strategy has the following Strategic Objective:
“To reduce the need for travel and to promote a sustainable system of transport and land use for people who live in, work in, study in and visit the district. The District Council and National Park Authority will work with the relevant transportation agencies to promote alternative and sustainable modes of transport to the private car, including improving the provision of facilities that enable safe walking and cycling, and the connectivity, capacity, accessibility and frequency of public transport to places in the district and outlying areas, including to continental Europe through Newhaven Port. Successful achievement of this objective will also involve the delivery of high speed broadband across the whole of Lewes District, supporting those who work, or wish to work, from home, and those who wish to have improved access to services, thereby reducing the need for travel. Achieving this objective should assist in tackling some of the areas that are currently subject to poor air quality in the district (predominantly caused by transport) and ensure that further areas do not become apparent”.
- 6.46 This strategic objective is taken forward in Core Policy 13 which sets out specific requirements to help achieve a rebalancing of transport in favour of sustainable modes. The Neighbourhood Plan supports this approach and all existing relevant policies should be given full consideration as part of the planning process.
- 6.47 One specific policy in the Lewes Local Plan 2003 which should be carried forward into this Neighbourhood Plan is SF9 which supports the retention and protection of a

pedestrian access between Broad Street and Church Lane. This is still an aspiration of the community as a means of maintaining the permeability of the town centre for pedestrians who would otherwise have lengthy detours to cross the town centre.

SEA13 Footpath to Church Lane

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 Proposals Map (**Appendix A**). The local authorities will seek to secure the dedication of this route as a public right of way.

- 6.48 There are two local projects that were referred to during the stakeholder engagement:
- Potential to re-dual the train lines through the parish; and
 - Potential to widen or re-site the Exceat Bridge on the A259.
- 6.49 The residents survey showed that 90% of residents are concerned about the reliability and availability of rail services. An enhanced railway would also support any proposed increase in the population going forward, and enhance the Town as a destination for business and tourism. Re-dualling the train lines through the parish would enhance the capacity of these rail services. Whilst such a project is outside the control of the local authorities, it is considered that development within Seaford should not inhibit the future potential to re-dual the Town's train lines. An area within National rail's ownership alongside the existing train lines is delineated on the Proposals Map (**Appendix A**). It is proposed to safeguard this area from development that would prejudice any future re-dualling.
- 6.50 Similarly, discussions have taken place concerning the possibility of widening or re-siting the Exceat Bridge on the A259 to the east of Seaford. The restricted width of this bridge currently causes congestion on this route. In June 2017, East Sussex County Council agreed to use a Government grant of more than £2million together with £500,000 of its own funds to address this issue by replacing the existing single-lane bridge with a new two-lane bridge. The first stage is an extensive design, costing and planning process and any proposal would be subject to discussion and approval from the South Downs National Park Authority (SDNPA). Whilst the existing bridge is outside the Neighbourhood Plan area, any improvements could impact on the amount of traffic moving through Seaford. Similarly, development within the Neighbourhood Plan area (such as development on land adjacent to the A259) could impact on the options available for improvements to the Exceat Bridge. It is therefore considered that development within Seaford should not inhibit the future potential to widen or re-site the Exceat Bridge on the A259.

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

Housing

Targets

- 6.51 Core Strategy Spatial Policy 2 – Distribution of Housing- states that, during the period between 2010 and 2030, a minimum of 6,900 net additional dwellings will be delivered in the Lewes district, including those parts within the National Park.
- 6.52 A total of 6,000 homes has been allocated by Lewes DC to individual towns and villages in Lewes District. The balance of 900 homes has not been allocated to towns/villages but retained by Lewes DC to cover:
- 600 homes, Windfall (that is, small schemes less than 6 units which could not be identified in April 2015 but would almost certainly arise in future;
 - 200 homes, Unidentified (i.e. large schemes not identified on 1st April 2015)
 - 100 homes, Rural exceptions (not relevant to Seaford)
- 6.53 The planned level of housing growth (that is, the target allocated by LDC in 2015) for Seaford for the period 2010-to 2030 is a minimum of 554 units. This figure is composed of:
- **216** units built in Seaford between April 2010 and 31 March 2015 and completed
 - **153** units, identified by LDC as commitments on 1st April 2015. LDC defines commitments as *“all proposals for development that are the subject of a current full or outline planning permission, or are unimplemented allocations in an existing Local Plan”*.
- This therefore leaves a **minimum target of 183 (rounded to 185) for net additional units** that will need to be delivered through the Neighbourhood Plan.
- 6.54 In addition, Seaford is expected to contribute towards the 600 dwellings windfall and the 200 units on unidentified sites referred to in 6.52 above. A detailed examination of the LDC Planning website for planning permissions (outline or detailed) granted since 1 April 2015 reveals that Seaford has contributed **48 windfall new homes**, and **212 homes on 3 previously unidentified sites** (Newlands School, The Constitutional Club and Sutton Leaze, Eastbourne Road).

Achieving sustainable development

- 6.55 The Neighbourhood Plan aims to identify a range of types and tenures of high quality open market and affordable housing:
- in the most sustainable locations;
 - accessible to local services and facilities;
 - complementing and enhancing the built and natural environment; and
 - that meets the needs of the individuals and families seeking housing in Seaford.
- 6.56 To achieve this, all the potential sites identified by the Housing Focus Group have been reviewed by our independent consultants who have advised the Steering Group and tested against the Sustainability Objectives (see **Appendix E**) in the Sustainability Appraisal. Details of this work are contained in the Seaford Neighbourhood Plan Housing & Development Focus Group Site Assessments and the Sustainability Appraisal.

Affordable housing

- 6.57 An objective of the Neighbourhood Plan is to facilitate the provision of affordable housing for local people, particularly younger residents who cannot afford open market rents or house prices. Government guidance says a proportion of affordable housing can only be sought on sites of 11+ homes in Seaford, and 6+ homes in the National Park. Since many of the potential sites are small there is a real danger that the affordable housing objective will not be achieved. Therefore, larger sites such as the Dane Valley Project are key to delivering significant levels of affordable housing.
- 6.58 Core Policy 1 of the Lewes DC Joint Core Strategy sets out the requirements for the provision of affordable housing, setting the percentage to be provided. In the National Park this will be updated by the emerging South Downs National Park Local Plan. Core Policy 2 of the Core Strategy states that housing developments must provide a range of dwelling types and sizes to meet the identified local need, based on the best available evidence. This need will generally include 1 and 2 bedroom homes for single person households and couples with no dependents; accommodation appropriate for the ageing population and disabled residents; and special needs housing such as for nursing homes, retirement homes, people with special needs including physical and learning disabilities. Specific percentages of such housing have not been set because this is likely to change over the plan period.

Site Allocations

- 6.59 All the 9 sites identified are within the development boundary of Seaford where the development is acceptable in principle under current planning policies. All have been given positive assessments by AiRS in their Sustainability Appraisal. It will be noted that the Dane Valley Project Area, whilst allocated for 131 homes, only contributes 100 homes to the 185 target. This is because The Old Gasworks Site was identified by Lewes DC in 2015 as contributing 31 homes to their 153 homes 'Committed' target, and this cannot be double-counted.

- 6.60 The proposed site allocation totals **229 dwellings**. The four sites marked with *were identified by Lewes DC in 2015 from the start of the creation of the Joint Core Strategy which was approved after public examination in 2016, and therefore formed part of the evidence for the 185 target. We propose to over-programme by 44 homes because experience shows that not all planning permissions are implemented.

SEA15 Site Allocations

The following sites as defined on the Proposals Map (**Appendix A**) are allocated for development subject to other relevant development plan policies and meeting the Sustainability Objectives (**Appendix E**):

- i. Dane Valley Project Area – 131 dwellings (net addition of 100) and employment space
- ii. Jermyn Ford, 10 Claremont Road – 20 dwellings
- iii. 10 Homefield Place – 19 dwellings
- iv. Brooklyn Hyundai, 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
- viii. *Old House Depository, Claremont Road- 35 homes
- ix. *Elmcourt, Blatchington Road 9 homes

The Dane Valley Project

- 6.61 The Dane Valley Project, which involves brownfield, potentially contaminated, land in multiple ownerships and uses, will require significant efforts from the local authorities working in collaboration with landowners and potential developers. Further work is being undertaken to identify the barriers and potential solutions, and to provide a masterplan for the site. The landowners have all received the original project report. Also, the project has been allocated sufficient resources from Locality (a Central Government Agency) to enable a London-based consultancy firm, AECOM, to deliver a capacity and feasibility study by late October 2017, based upon their own findings and expertise, guided by the original report. The object is to reduce risk, and provide the best opportunity to regenerate this extensive tract of land for the 21st century.

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.

- 6.62 The sites which comprise the Dane Valley Project (i.e. the land between Blatchington Road, Brooklyn Road and Chichester Road) were assessed individually and then as one comprehensive redevelopment in the Sustainability Appraisal. This found that a comprehensive redevelopment provided the opportunity for a more sustainable development that yielded higher housing numbers and the ability to replace lost employment space with more modern employment facilities such as live-work units. It also provided enhanced opportunities for providing open space and the protection of sensitive biodiversity and archaeological areas from development. The scale of a comprehensive development will also support sustainable transport options because of the greater increase in new residents which may provide more support for proposals including new cycle lanes and bus stops. These benefits would not be achieved with a piece-meal development of the individual sites.

Planning Boundaries

- 6.63 The Seaford Neighbourhood Plan area is subject to significant constraints and as a result new development should be focused within the Planning Boundary of Seaford as identified in the Policies Map. Proposals for development outside of these boundaries will be considered under the countryside policies of the development plan of the relevant authorities (that is Lewes District Council, South Downs National Park and East Sussex County Council).

SEA17 Seaford Planning Boundary

Proposals for development within the Planning Boundaries for Seaford parish as shown on the Proposals Map (**Appendix A**) 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.

Windfall Development

- 6.64 Developments, particularly housing, will continue to come forward, up to 2030 (the duration of the plan) on sites within the urban area that cannot currently be anticipated. These sites will be classified as 'windfall' (if they are small, less than 6 homes), and 'unidentified' (if they are large sites). These sites will contribute to LDC's figures as referred to in paragraph 6.52 above, and add to the performance to date as described in para 6.54 above. All such sites will be subject to relevant development plan policies, including the design policy SEA2 in this Neighbourhood Plan (when the plan is adopted), as well as the current requirement in Core Strategy Core Policy 1, to provide affordable housing, and the housing mix requirements in Core Policy 2.
- 6.65 It is important to stress that such development should be on brownfield sites as the green spaces within the urban area of Seaford are highly valued by the community

and act as important green lungs within the town. Furthermore, Seaford does not currently achieve the RE1 target for Open Spaces in the town (see paragraphs 6.31/2 above) and therefore any loss of Open Spaces would aggravate the situation.

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.

7.0 Non-Statutory Community Aspirations

Introduction

- 7.1 This section sets out Non-Statutory Community Aspirations. Some have been developed by the Seaford Community Partnership³ after an extensive questionnaire and analysis of the views of the public attending a weekend exhibition which were then fed in to, and endorsed by, the Seaford Neighbourhood Plan Focus Groups (Environment and Countryside; Economy and Facilities; and Travel and Transport). These aspirations do not form part of the development and land use policies in the Neighbourhood Plan. Rather they will inform an Action Plan to be prepared and implemented alongside the Neighbourhood Plan. This will include projects identified during the process that residents consider should be addressed. The actions in this Action Plan, together with the policies set out in the previous section of the Neighbourhood Plan, will guide residents and other stakeholders on how the Seaford community seeks to plan for and deliver upon its issues and objectives. They can also form the basis for funding from the Community Infrastructure Levy raised by developments within Seaford, and other sources of funding as applicable. This Section summarises recommendations for the Action Plan.

Seaford Seafront and Tourism

- 7.2 Seaford's Seafront is a key asset both in terms of flood defence, recreation, tourism and natural beauty. There are planning policies in place and proposed in this Neighbourhood Plan to ensure that the beautiful vistas and unspoilt seafront is preserved and developed as a natural asset of the Town. However, there is also the need to consider how best this natural asset can be enhanced, and much work has been done by the Seaford Community Partnership and Seaford Town Council to establish the public's views on the Seafront and implement a Seafront Development Plan adopted by Seaford Town Council in March 2017.
(www.seafordtowncouncil.gov.uk/Seafront-Development-Plan.aspx).
- 7.3 Over 96% of respondents to the Economy and Facilities Focus Group's questionnaire were in favour of enhancing the Town's main tourism "asset", the Seafront, to support the local economy, visitor numbers and the opportunities and enjoyment for residents. Respondents to the survey however stated that enhancements should only be made if its unspoilt character is retained.
- 7.4 Impact Seaford is a group of Councillors and officials from Town, District and County Councils, the Seaford Community Partnership, the Chamber of Commerce and local residents. It identifies, monitors and co-ordinates as necessary various projects to regenerate the local economy. One such project is a restaurant on the edge of the

³ Established as a company limited by guarantee in 2004 as an alliance between Seaford Town Council, Lewes District Council, East Sussex County Council, some statutory authorities, local organisations and individuals. The mission of the Seaford Community Partnership is to promote the social, economic and environmental well-being of the community and in particular the residents of Seaford. A comprehensive review of the structure and activities of the Seaford Community Partnership can be found at www.seafordpartners.co.uk

Salts overlooking the sea. Provision of the necessary level of hotel accommodation in the town is within its remit.

Community Aspiration 1

It is recommended that:

- Consideration is given to improving signage and access from the A259 to the Town and Seafront and from the Seafront to the Town as well as rationalising signage elsewhere.
- Enhancing the town centre, such as, with new light standards, Victorian shop front scheme, cobbled lanes, etc.
- Wherever possible, any disturbance to wildlife and natural vegetation should be avoided;
- There should be better maintenance of the paths and walls along the Seafront, as well as sensitive enhancement of the man-made features, such as benches, toilets, sea defence groynes and shelters;
- Lighting should be reviewed to ensure it as effective as possible, and at the same time reducing wherever possible any light pollution;
- The “free parking” policy, for cars and motor cycles, on the Seafront, with a dedicated coach bay (with drop off point in the town centre) should be retained;
- Seaford TC and the South Downs National Park Authority should continue to work closely together to deliver a joint approach to better signage to the National Park from the Town, and possibly associated tree planting and landscaping if deemed appropriate;
- Impact Seaford should investigate the level of accommodation for visitors to the town and consider the options for sites for such accommodation.

Heritage Assets

7.5 Seaford is fortunate to have a significant number of heritage assets and sites, most of which are currently designated with some form of status/ designation. Appendix C provides an overview of the registered sites. In addition, the Dane Valley Project provides the opportunity for establishing the precise location of the chapel and burial ground associated with the 12th century Leper Hospital. If achieved, it will add to the heritage asset list for the town. **Appendix C** contains information on Sutton Park Road War Memorial, Steyne Drinking Fountain and Jubilee Gardens.

7.6 Following discussions with Lewes DC and the Seaford Museum and Heritage Society, it is understood that there are a number of sites within Seaford parish that may not meet the criteria for addition to the National Heritage List for England but could be deemed as being “Locally Listed Buildings” which should be used to inform planning decisions.

- 7.7 Many of the heritage sites are not only important to the historic environment, but also to tourism. Sites that promote tourism should be maintained as much as possible. This could be through a mix of:
- i. Where available, funding being provided for their maintenance;
 - ii. Seaford TC acting as a “convenor” and “communicator” to support any community led action to help maintain and preserve heritage sites. If funds become available, it is recommended that the preservation, maintenance and/or enhancement of heritage sites is given a high priority.

Community Aspiration 2

It is recommended that:

- Seaford TC works with the Seaford Museum and Heritage Society and Historic England to refresh the list of designated heritage assets, including adding Sutton Park Road War Memorial, Steyne Drinking Fountain, and Jubilee Gardens;
- Seaford TC works with the above partners and the local planning authorities to draw up a list of non-designated ‘Locally Listed Buildings’.

Grass Verges

- 7.8 Grass verges, and the appropriate planting of trees beside the highway, are recognised as being beneficial to the natural environment and the local community. East Sussex County Council operates a Wildlife Verge Scheme and some verges, such as the one on Edinburgh Road, Seaford, are already included in the scheme. It is proposed that further work be undertaken to understand which verges in Seaford are in the scheme, or should be proposed for addition to the scheme, to ensure they are appropriately enhanced and preserved. Additionally, East Sussex County Council is to trial a reduction in verge cutting in some areas to increase biodiversity. If the trial proves successful, verges in Seaford should be put forward for reduced verge cutting going forward to promote biodiversity.
- 7.9 Where possible, the quality of verges should be enhanced and preserved through, for example, the planting of trees and the protection of wild plants. To facilitate tree planting, it is recommended, that when utility firms seek to place new, or maintain, infrastructure underground, the impact on tree planting on verges should be considered to help ensure as many trees as possible can be planted to enhance the environment.

Community Aspiration 3

It is recommended that:

- Further work be undertaken to understand which verges in Seaford are in the Wildlife Verge Scheme, or should be proposed for addition to the scheme, to ensure they are appropriately enhanced and preserved;
- Appropriate verges in Seaford should be put forward for consideration of reduced verge cutting to promote biodiversity; and
- Utility Companies be encouraged to consider the impact of works on existing and proposed trees.

Climate Change and Flooding

7.10 Climate change is a large-scale, long-term shift in the planet's weather patterns or average temperatures. The seven main sources of evidence for climate change are:

- **Higher temperatures** - the average temperature of the planet's surface has risen by 0.89 °C from 1901 to 2012;
- **Changing rainfall** - the UK's summer rainfall is decreasing on average, while winter rainfall is increasing;
- **Changes in nature** - the UK spring starts earlier and autumn starts later which results in butterflies appearing earlier in the year and birds shifting their migration patterns;
- **Sea level rises** - since 1900, sea levels have risen by about 10 cm around the UK and about 19 cm globally, on average;
- **Retreating glaciers** - glaciers are melting and the rate of shrinkage has increased in recent decades;
- **Sea ice** - Arctic sea-ice has been declining since the late 1970s, reducing by about 4% per decade whilst Antarctic sea-ice has increased, but at a slower rate of about 1.5% per decade; and
- **Ice sheets** - The Greenland and Antarctic ice sheets, which between them store the majority of the world's fresh water, are both shrinking at an accelerating rate⁴.

7.11 Potential flooding is the key element of climate change that is likely to impact on Seaford. There are two elements of potential flood risk: coastal flooding and surface drainage flooding. The Environment Agency has a long-term Sea Defence Strategy which is reviewed periodically in consultation with relevant bodies including the Seaford Beach User Group. Similarly, for surface water flooding, the Environment Agency works with the Local Authority Emergency Planning Officer, Southern Water and the Seaford Flood Action Group.

⁴ Information taken from <http://www.metoffice.gov.uk/climate-guide/climate-change>

- 7.12 The Seaford Beach User Group, (led by Seaford TC and including Councillors, Newhaven Port staff and local residents) discussed the Sea Defence Strategy with the Strategy Team as options for the flood defences were developed and costed (including ideas put forward by the Beach User Group which included an off-shore reef and breakwaters of various designs. As a result of close working with the Environment Agency and the Local Authority Emergency Planning Officer, a Flood Action Group was set up in 2015 to minimise the potential impact of coastal and surface water flooding on the town. Surface water flooding has also been an important aspect of the Action Group's work and constructive discussions have been held with Southern Water. It is recommended that the Beach User Group should continue to meet regularly with the Environment Agency and be consulted on future flood defence strategy as well as on more day to day issues.
- 7.13 Joint Core Strategy Policy 12 – Flood Risk, Coastal Erosion, Sustainable Drainage and Slope Stability requires planning applications for large developments to prepare a Sustainable Urban Drainage System plan for the site and these details will need to be considered very carefully when applications are made (including the cumulative impact on areas beyond the immediate area of the development). However, the majority of planning applications for additional homes since 2010 have been on small sites for which attenuation schemes are not applicable. This issue is being addressed by the Seaford Flood Action Group to create a multi-layered response to the current experience of flooding in the town from surface water.

Community Aspiration 4

It is recommended that the Flood Action Group and the Beach User Group should continue to meet regularly with the Environment Agency and be consulted on future flood defence strategy as well as on more day to day issues.

Infrastructure

- 7.14 It is recognised that for there to be sustainable development in the Town, adequate educational and medical services are crucial. 92% of respondents to the Economy & Facilities Focus Group's Survey were in favour of exploring the capacity levels of health and education services in the Town. These providers were contacted and overall the findings were that:
- The two GP surgeries in the Town report that demand is at the upper level of that recognised possible without being detrimental to patient care. Whilst any increase in population would have to be accommodated, the main consequence of an increasing population would be longer waiting times. Seaford TC co-ordinates a Health Stakeholders Group comprising representatives from the GP Practices, Town and District Councils, CCG (Clinical Commissioning Group), Sussex Partnership NHS Trust, Horder Health Care, Access, Wave Leisure and the Seaford Senior Forum. The Group meets quarterly. It is important to recognize

that while CIL (Community Infrastructure Levy) income will cover infrastructure capital costs, running costs (including manpower) must be accommodated through the relevant NHS cost centres. In parallel discussion and work up of the necessary provision between interested parties is therefore critical to achieving the required services

- For education, there is a clear system to estimate future needs and capacity and, hence, no recommendations are required;
- There is no obvious concern about dental service capacity overall.

7.15 No existing capacity problems have been identified with utilities, but it is clear that detailed consultation will be crucial to ensure sustainable development. This is already a core component of the existing policy framework.

Community Aspiration 5

It is recommended that priority must be given to ensuring that any future development in the Town does not negatively impact patient care and education; and this should be a core priority of all relevant Authorities.

Provision of services for the young

7.16 Whilst 70% of respondents to the Neighbourhood Plan Survey said they were in favour of exploring the need for a Youth Centre, discussions with the Seaford Community Partnership's Youth Task Group, which includes young people, indicated that a café style facility that stayed open into the evening, with Wi-Fi and games facilities would be a welcome alternative. In addition, making sure that existing recreation space was enhanced and maintained (e.g. an athletics track and an additional BMX track) would also be welcome. Seaford TC's plans for a skateboard park in the Salts recreation area, as a part of its Seafront Development Plan, are at an advanced stage and discussions have shown this will be popular.

Community Aspiration 6

It is recommended that:

- The provision of services (and facilities) for the young receive a high priority to attract young people to the Town;
- The provision of a café style facility for young people be explored;
- Existing recreation space be maintained and enhanced with facilities such as a BMX track.
- Lewes DC to carry out a playing pitch strategy with a view to working with Seaford TC to ensure adequate facilities are provided to all parts of the Town.

Provision of a community centre

- 7.17 Although 68% of respondents in the Neighbourhood Plan Survey were in favour of exploring the benefits of a Community Centre, no clear evidence, rather than a generalised aspiration, has come forward. No organisation has made representations for such a centre.

Policing

- 7.18 An increased population may require more police. Seaford is fortunate to be a low crime area, which may account for the lower than average police presence in the Town. This issue is monitored through Seaford TC which reviews crime statistics at full Council meetings.

Community Aspiration 7

It is recommended that policing in Seaford continues to be monitored closely to ensure that as the population increases the policing of the Town remains adequate.

Recycling

- 7.19 Improved recycling facilities are essential as the population grows. 25% is the current re-cycling rate for Lewes DC, below the 35% national average. Whilst there are a number of recycling centres throughout the Town, the largest (Cradle Hill) is not open every day and a number of the “self-service” sites do not accept a full array of items – most noticeably cardboard. It is understood that Lewes DC has nearly completed a new Waste Strategy which aims to improve recycling rates and there is the possibility of new small sites being added. Space may be freed up to create more cardboard recycling facilities by putting all glass into one bin rather than having to separate it by colour. This would be very welcome because currently only the Cradle Hill recycling centre can accommodate cardboard that is too large for kerbside collection, but it is only open Friday, Saturday and Sunday (yet Seaford is the largest settlement in the District).
- 7.20 With the exception of Cradle Hill, there are no recycling facilities north of the A259. Potential locations for further consultation could be:
- Princess Drive;
 - Area where Blatchington Road meets Avondale Road;
 - Walmer Road;
 - Micklefield Way.

Community Aspiration 8

It is recommended that:

- Lewes DC investigates the potential for correcting the lack of recycling facilities north of the Town and considers the following locations for recycling points:
 - Princess Drive
 - Area where Blatchington Rd meets Avondale Rd;
 - Walmer Road
 - Micklefield Way
- Lewes DC considers providing additional facilities for recycling cardboard; and
- Lewes DC continues to consult with the community on its Waste Strategy.

Transport and Air Quality

- 7.21 Air quality is monitored carefully by Lewes District Council by means of automatic monitoring in areas where a problem may arise. The nearest automatic monitoring device to Seaford is in Newhaven. There were, up to 2014, two roadside “manual monitoring” sites in Seaford: A259 near to St Crispians and A259 near to Chyngton Gardens. The St Crispians site is no longer monitored as, over a number of years, levels of pollutants were very low. The site near Chyngton Gardens has relatively low readings of pollutants which indicate there is not a problem at the moment but monitoring will continue.
- 7.22 Following engagement with the public, it is recommended that development within the Town of Seaford should not inhibit the future potential to re-dual the Town’s train lines, nor inhibit the widening or re-siting of the Exceat Bridge on the A259. Suggestions are made in **Appendix D** to improve road, rail, cycling, buses and pedestrian facilities.

Community Aspiration 9

It is recommended that the suggestions in **Appendix D** are used to inform decisions by the local highway authority and other relevant bodies to improve the sustainable transport network in Seaford.

Conclusion

- 7.23 An Action Plan to address the above issues will be discussed and agreed with Seaford Town Council in consultation with relevant partners and the public and will be implemented alongside the Neighbourhood Plan. This Action Plan will identify those projects which require funding and cost them, where possible, so that it can be used to bid for money from the Community Infrastructure Levy and other funding sources.

8.0 Delivery Plan

Introduction

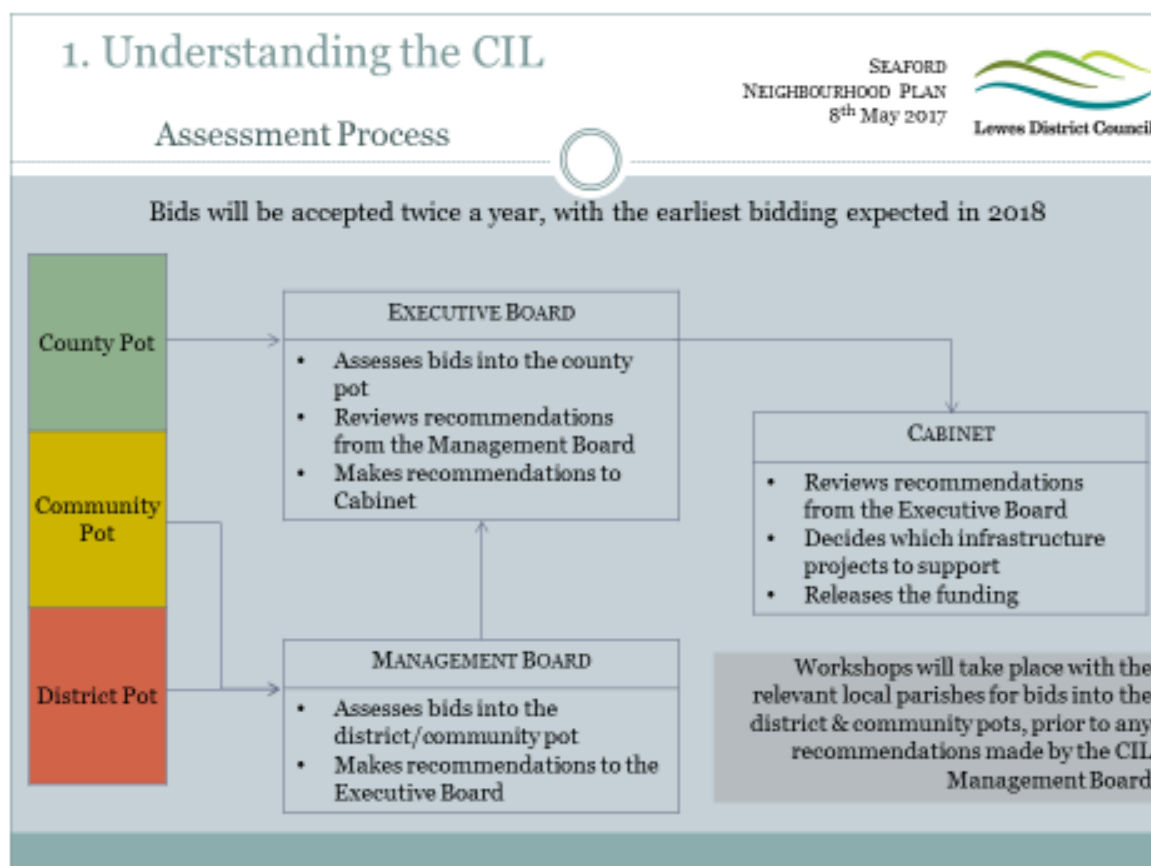
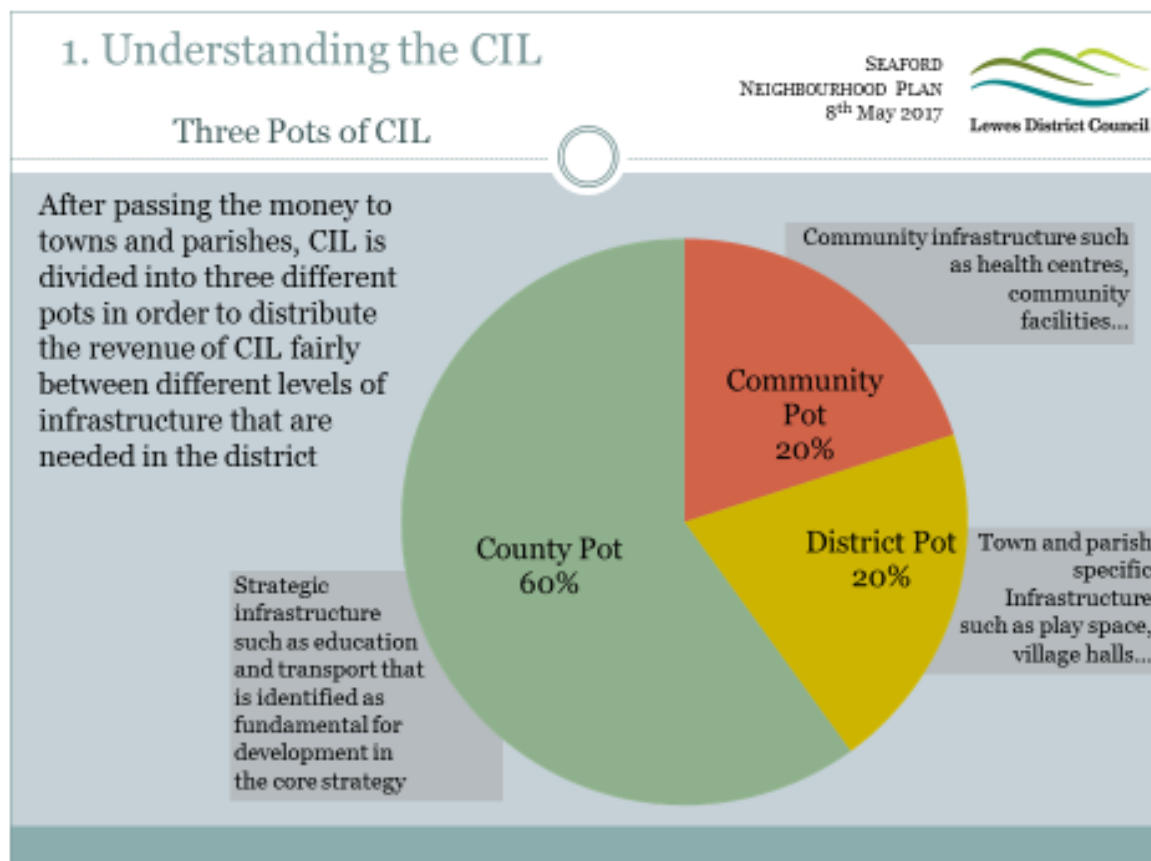
- 8.1 The Seaford Neighbourhood Plan will be implemented through a combination of the local planning authorities' consideration and determination of planning applications for development in the parish and through steering public and private investment into a series of infrastructure projects contained in the plan. The community aspirations set out in Chapter 7 will inform an Action Plan which will be implemented by Seaford TC in the lead working in partnership with other relevant bodies.

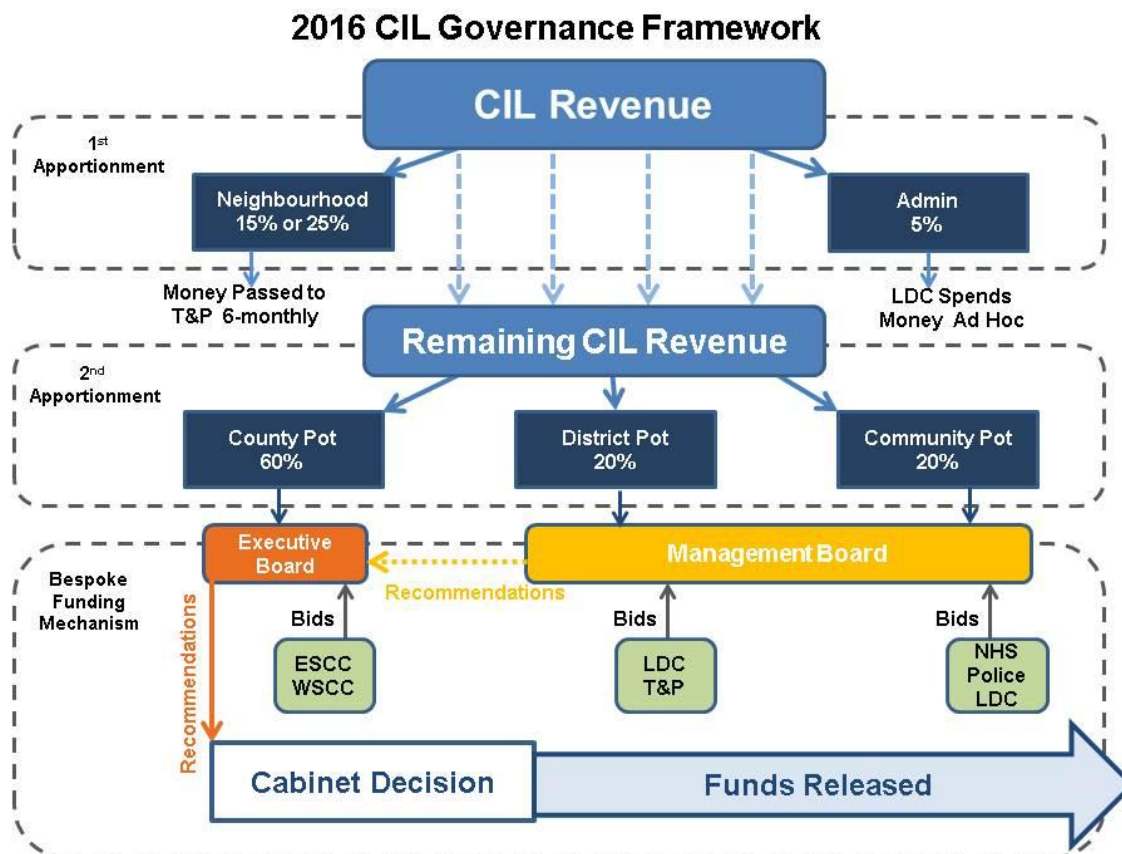
Development Management

- 8.2 Most of the policies contained in the Neighbourhood Plan will be delivered by landowners and developers responding to its proposals for encouraging and managing development. In preparing the Plan, care has been taken to ensure, as far as possible, that these proposals are achievable.
- 8.3 Whilst Lewes DC and the South Downs National Park Authority will be responsible for determining planning applications for development within Seaford Parish, in line with their Core Strategy and Local Plans and the Seaford Neighbourhood Plan, Seaford TC will use the Seaford Neighbourhood Plan to frame its representations on submitted planning applications. It will also work with the authorities to monitor the progress of sites coming forward for development.

Infrastructure Projects

- 8.4 The Community Infrastructure Levy has largely replaced the pooling of S106 agreement financial contributions and is charged on qualifying residential and commercial development. At least 25% of the levy collected by the local planning authorities from development in the Parish of Seaford will be transferred to Seaford TC once it has made a Neighbourhood Plan. The Action Plan referred to in Chapter 7 above will be used to inform the Infrastructure Delivery Plans of the local planning authorities and to guide Seaford TC's own expenditure of its proportion of the Community Infrastructure Levy. The following figures illustrate how the Lewes DC's Community Infrastructure Levy is apportioned between the local authorities and sets out the governance arrangements for deciding expenditure.





- 8.5 Local Town, District and County Councillors involvement in the Management Boards and Workshops should give a high priority to these tasks as it is an important to ensure the appropriate infrastructure is in place to support development in the Town

Monitoring and Review of the Neighbourhood Plan

- 8.6 The Sustainability Appraisal of the Neighbourhood Plan sets out a number of indicators to assess whether the Plan is meeting its sustainability objectives (**Appendix E**). These will be regularly monitored in partnership with the local planning authorities, as a significant change in these indicators could trigger the need for a review. Similarly changes in the local planning context, such as an increase in the housing requirement or a deficiency in the five-year supply of housing land, could result in the Neighbourhood Plan needing to be reviewed.

APPENDICES

Appendix A Proposals Maps

Appendix B Details of the Allocated Local Green Spaces

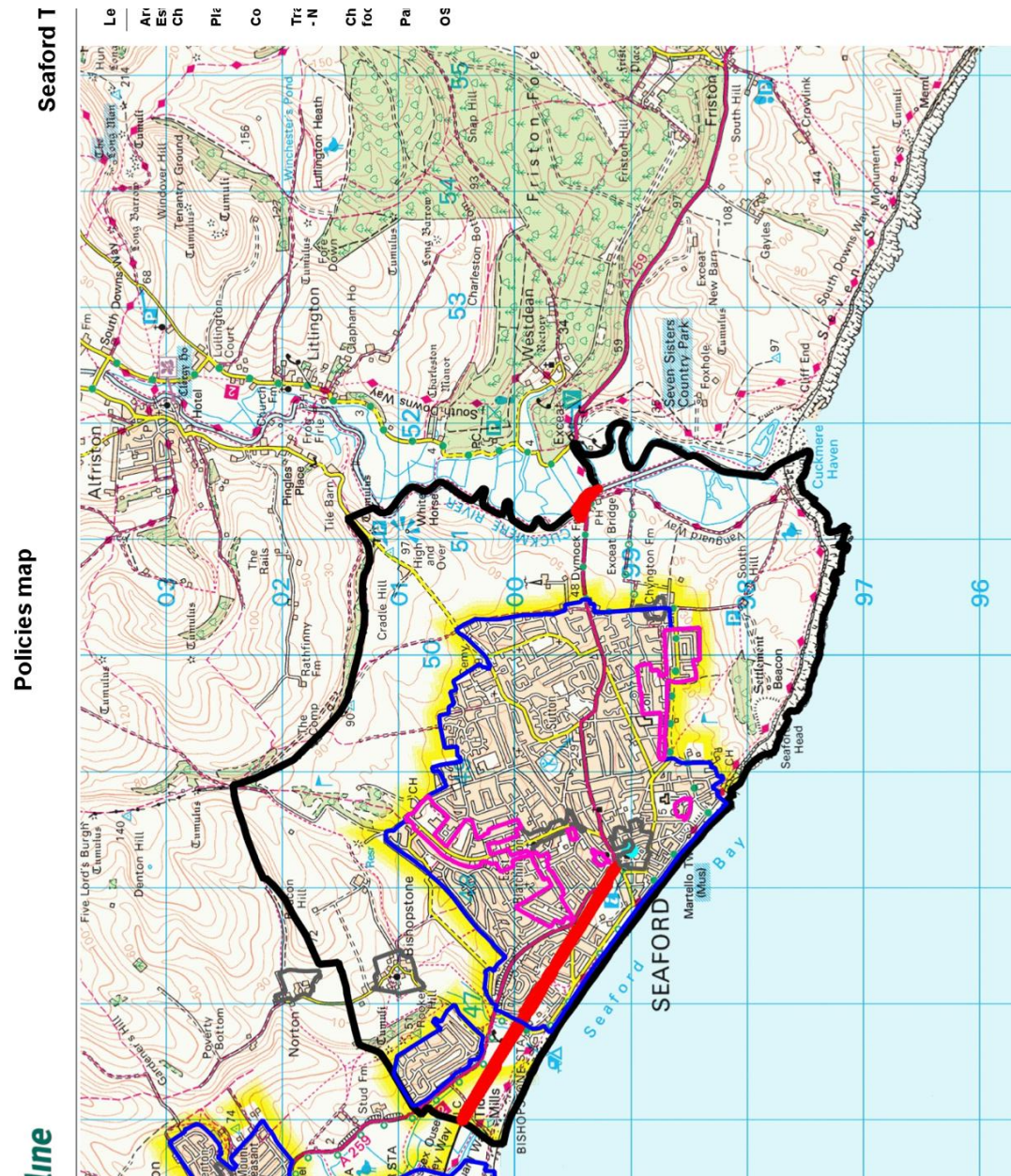
Appendix C Heritage Assets

Appendix D List of Proposed Transport Improvements

Appendix E Sustainability Objectives (extract from Sustainability Appraisal being
published separately)

Appendix A Proposals Maps

i) Conservation Areas, Areas of Established Character, Transport Proposals and boundaries

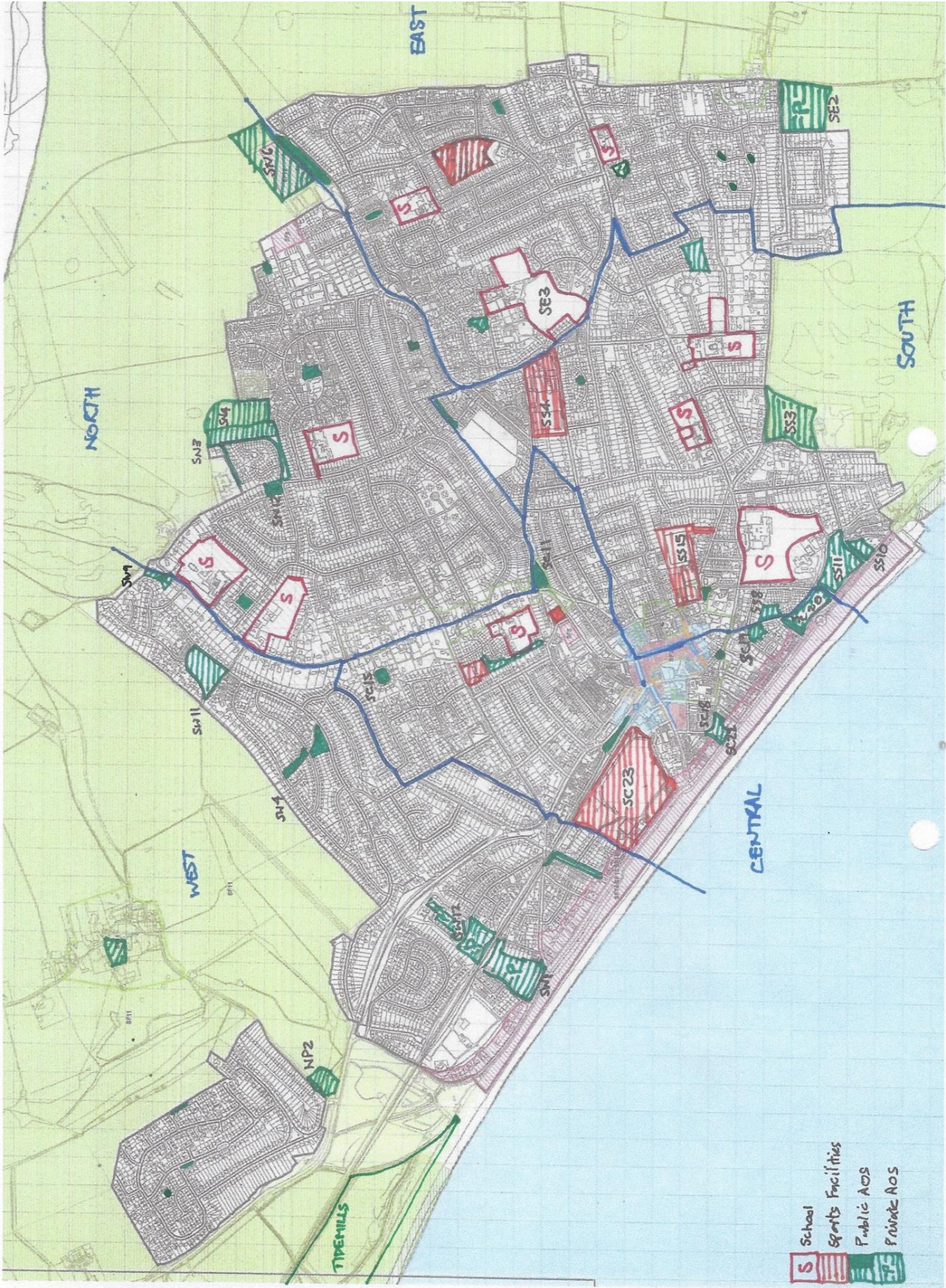


Appendix A Proposals Maps

ii) Seafront Improvement Proposals



Appendix A Proposals Maps
iii) Recreation facilities (map)



Appendix A Proposals Map

iii) Recreation facilities (schedule)

2017 Seaford Green Spaces

Site name	LDC Ward	Category	Seaford NP site list No.	size (ha)	sub total	Category sub total	total	percentage of total
Bowden House School (SEN boarding school)	SN	Schools		3.025				
St John's School, (SEN Boarding School)	SN	Schools		2.281				
Cradle Hill Primary School (LEA School)	SN	Schools		1.454	6.76			
Chyngton Primary School (LEA School)	SE	Schools		0.835				
Cuckmere House (SEN Boarding School)	SE	Schools		0.301				
Newlands School (est Sports facilities area)	SE	Schools	SE3	1.75	2.886			
Seaford Head upper & playing fields (LEA Sch.)	SS	Schools		1.617				
Seaford Head Lower School (LEA School)	SS	Schools		3.893				
Annecy Primary School (RC School)	SS	Schools		1.021	6.531			
Seaford Primary School (LEA School)	SC	Schools		1.249	1.249	17.426		33.9%
The Crouch Gardens	SS	Sports Facilities	SS15	2.78				
Downs Leisure Centre	SS	Sports Facilities	SS4	2.016	4.796			
The Salts	SC	Sports Facilities	SC23	8.813				
Blatchington Bowls Club	SC	Sports Facilities		0.228				
Seaford Tennis Club	SC	Sports Facilities		0.502	9.543			
Walmer Road	SE	Sports Facilities		2.444	2.444	16.783		32.6%
Alfriston Road/ Lansdown Road strip	SN	Public AOS		0.58				
Bowden Rise AOS	SN	Public AOS		0.221				
Chalvington Fields play area	SN	Public AOS	SN4	1.896				
Coxwell Close playground	SN	Public AOS		0.092				
Normansal Park Avenue	SN	Public AOS	SN3	1.693				
The Ridings, Lexden Road	SN	Public AOS	SN2	0.291				
Vale Close AOS	SN	Public AOS		0.067				
Argent Close/The Peverells Playground	SN	Public AOS		0.285	5.125			
Badger's Copse	SE	Public AOS		0.198				
Bodiam Close	SE	Public AOS		0.137				
Sandore/Millfield AOS	SE	Public AOS		0.195				
Seaford Close	SE	Public AOS		0.127	0.657			
Micklefield Way AOS	SS	Public AOS		0.709				
Aquila Park playground	SS	Public AOS		0.071				
Bramber Lane/Crooked Lane AOS	SS	Public AOS		0.038				
Etherton Way AOS	SS	Public AOS		0.11				
Fairways Close green	SS	Public AOS		0.04				
Fairways Road green	SS	Public AOS		0.032				
Martello Fields Centre	SS	Public AOS	SS11	1.952				
Martello Fields East	SS	Public AOS	SS10	0.389				
Poynings Close green	SS	Public AOS		0.054				
The Boundary	SS	Public AOS	SS8	0.334	3.729			
Blatchington Pond	SC	Public AOS	SC11	0.371				
Esplanade Gardens	SC	Public AOS	SC18, SC22	0.383				
Martello Fields West	SC	Public AOS	SC20	1.204				
The Covers	SC	Public AOS	SC19	0.218				
St Crispian's AOS	SC	Public AOS		0.179				
Steyne Road Drinking Fountain garden	SC	Public AOS		0.025				
Foster Close AOS	SC	Public AOS	SC24	0.383				
Firle Close AOS	SC	Public AOS	SC15	0.212	2.975			
Rosemount Close AOS	SW	Public AOS		0.096				
St Andrew's Drive	SW	Public AOS		0.069				
Windsor Close strip	SW	Public AOS		0.047				
Edinburgh Road verge	SW	Public AOS		0.447				
Katherine Way 2 sites, 1 incl. play equipment	SW	Public AOS	SW4	0.632				
Princess Drive	SW	Public AOS	SW11	1.293				
The Brickfield	SW	Public AOS	SW1	2.169	4.753	17.239	51.448	33.5%
				51.448				

Note: yellow highlight indicates maintained at public expense.

Private sites of 'open land, with NP aspiration as AOS

Chyngton Way field	SE	Private OS	SE2	2.75	2.75			
Land adj. Hillhead, Firle Road	SW	Private OS	SW9	0.68				
land adj 47 Surrey Road	SW	Private OS	SW12	1.012	1.692	4.442	4.442	100.0%

	Requirement (Ha)	Provision (Ha) *	Difference (Ha)
Requirement per LDC Policy RE1			
outdoor sports, inc' pitches courts& greens	41.375	34.209	-7.166
children's play equipped & casual	17.037	17.239	0.202
total	58.411	51.448	-6.963
Seaford pop. (2015 census projection)	24,338		

* note Private OS excluded as not available.

schools do not include buildings or car parks or access roads.

Seaford Population 2015	Households	Population	Average	No 0-15 yr olds	% 0-15	No. 65+	% 65+	
Seaford Central	2446	5,016	2.1	642	12.8	1,499	29.9	42.7
Seaford East	2131	4,805	2.3	681	14.2	1,756	36.5	50.7
Seaford North	2194	5,315	2.4	977	18.4	1,514	28.5	46.9
Seaford South	1916	4,517	2.4	623	13.8	1,510	33.4	47.2
Seaford West	2107	4,685	2.2	507	10.8	1,807	38.6	49.4
total	10794	24,338	2.3	3,430	14.1	8,086	33.2	47.3

Appendix A Proposals Map

iv) Housing Development Site Proposals

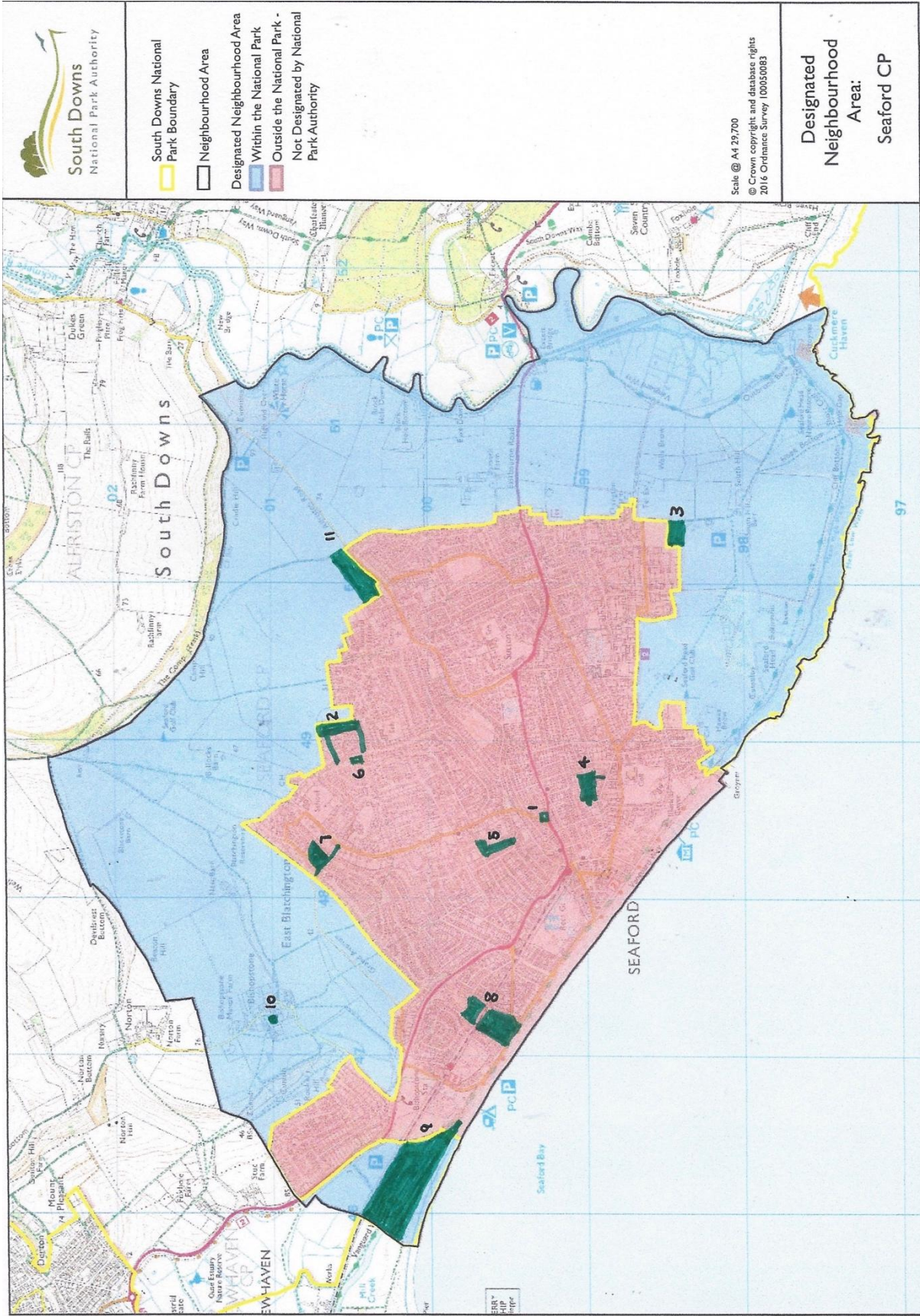


Appendix A Proposals Map

v) Dane Valley Project Site Proposals



Appendix B Details of the Allocated Local Green Spaces
(see SEA 8 for key to site numbers)



Appendix C

Heritage Assets in Seaford

Part A recorded on the National Heritage List for England (www.historicengland.org.uk) as of 1st March 2017, 70 results:

Heritage Category: Grade I Listed Buildings

CHURCH OF ST ANDREW, BISHOPSTONE, Seaford, Lewes, East Sussex
THE PARISH CHURCH OF ST LEONARD, CHURCH STREET, Seaford, Lewes, East Sussex

Heritage Category: Grade II* Listed Buildings

THE PARISH CHURCH OF ST PETER, BLATCHINGTON HILL, Seaford, Lewes, East Sussex

Heritage Category: Grade II Listed Buildings

18, SOUTH STREET, Seaford, Lewes, East Sussex
2, 3 AND 4, CROUCH LANE, Seaford, Lewes, East Sussex
FITZGERALD HOUSE, 1-14, CROFT LANE, Seaford, Lewes, East Sussex
CAUSEWAY HOUSE, 37, STEYNE ROAD, Seaford, Lewes, East Sussex
SEAFORD RAILWAY STATION, SEAFORD, Seaford, Lewes, East Sussex
THE GABLES, BLATCHINGTON HILL, Seaford, Lewes, East Sussex
THE STABLES (BELONGING TO 'THE GABLES'), BLATCHINGTON HILL, Seaford, Lewes, East Sussex
MONKS ORCHARD, BLATCHINGTON HILL, Seaford, Lewes, East Sussex
CHURCHYARD WALL, CHURCH STREET, Seaford, Lewes, East Sussex
ALMA HOUSE, 4, CHURCH STREET, PHOENIX CORNER HOUSE, CHURCH STREET, Seaford, Lewes, East Sussex
SEAFORD COLLEGE OF EDUCATION, COLLEGE ROAD, Seaford, Lewes, East Sussex
STONE HOUSE (IMMEDIATELY BEHIND SEAFORD HOUSE), CROUCH LANE, Seaford, Lewes, East Sussex
SUTTON PLACE, EASTBOURNE ROAD, Seaford, Lewes, East Sussex
THE STAR HOUSE, HOMEFIELD ROAD, EAST BLATCHINGTON, Seaford, Lewes, East Sussex
ALBION HOUSE, 2, HIGH STREET, Seaford, Lewes, East Sussex
5-9, HIGH STREET, Seaford, Lewes, East Sussex
THE OLD HOUSE, 15 AND 17, HIGH STREET, Seaford, Lewes, East Sussex
BARN OPPOSITE DORCAS COTTAGE, SAXON LANE, Seaford, Lewes, East Sussex
5 AND 5A, STEYNE ROAD, 7 AND 9, STEYNE ROAD, Seaford, Lewes, East Sussex
1-4, STEYNE ROAD, 1-4, MARINE TERRACE, Seaford, Lewes, East Sussex
151 AND 152, CHYNGTON LANE, Seaford, Lewes, East Sussex
OUTBUILDING IMMEDIATELY EAST OF DOVECOTE AT CHYNGTON HOUSE, CHYNGTON LANE, Seaford, Lewes, East Sussex
OUTBUILDING SOUTH OF CHYNGTON HOUSE, CHYNGTON LANE, Seaford, Lewes, East Sussex
CHYNGTON COTTAGES, 155 AND 156, CHYNGTON LANE, Seaford, Lewes, East Sussex
FIELD COTTAGE, BELGRAVE ROAD, EAST BLATCHINGTON, Seaford, Lewes, East Sussex
WALL OF CHURCHYARD AND ENCLOSURE TO THE EAST, BISHOPSTONE, Seaford, Lewes, East Sussex
ARCHWAY LEADING INTO CROUCH GARDEN, EAST STREET, Seaford, Lewes, East Sussex
MARTELLO TOWER, THE ESPLANADE, Seaford, Lewes, East Sussex
GARDEN WALL AT NO 2, HIGH STREET, Seaford, Lewes, East Sussex
GARDEN WALL TO THE NORTH AND SOUTH OF PEAR TREE COTTAGE, SAXON LANE, Seaford, Lewes, East Sussex
GARDEN WALL AT SAXON LODGE, SAXON LANE, Seaford, Lewes, East Sussex

CHYNGTON HOUSE, CHYNGTON LANE, Seaford, Lewes, East Sussex
OUTBUILDING IMMEDIATELY WEST TO DOVECOTE AT CHYNGTON HOUSE, CHYNGTON LANE, Seaford, Lewes, East Sussex
THE OLD TOWN HALL, SOUTH STREET, Seaford, Lewes, East Sussex
44 46 48 AND 50, HIGH STREET, Seaford, Lewes, East Sussex
BISHOPSTONE RAILWAY STATION, STATION ROAD, BISHOPSTONE, Seaford, Lewes, East Sussex
TWIN COTTAGE, 3, BLATCHINGTON ROAD, TWIN HOUSE, 5, BLATCHINGTON ROAD, Seaford, Lewes, East Sussex
COWSHEDS EAST OF CHYNGTON HOUSE, CHYNGTON LANE, Seaford, Lewes, East Sussex
GARDEN WALL IN FRONT OF NOS 1 TO 4 (CONSECUTIVE), STEYNE ROAD MARINE TERRACE, Seaford, Lewes, East Sussex
THE REGENCY LOUNGE, 20, HIGH STREET, Seaford, Lewes, East Sussex
SMUGGLERS COTTAGE, PELHAM ROAD, WEST HOUSE, PELHAM ROAD, 15, PELHAM ROAD, Seaford, Lewes, East Sussex
GARDEN WALL AT FIELD COTTAGE, BELGRAVE ROAD, EAST BLATCHINGTON, Seaford, Lewes, East Sussex
ALMSHOUSES (NOW 2 DWELLINGS), BISHOPSTONE, Seaford, Lewes, East Sussex
THE MANOR HOUSE, BISHOPSTONE, Seaford, Lewes, East Sussex
BARN OPPOSITE CHURCH AND TO THE SOUTH OF MARKSDOWN, BISHOPSTONE, Seaford, Lewes, East Sussex
CHURCHYARD WALL, BLATCHINGTON HILL, Seaford, Lewes, East Sussex
DREW COTTAGE, 28, BLATCHINGTON HILL, RECTORY COTTAGE, 26, BLATCHINGTON HILL, Seaford, Lewes, East Sussex
12-16, HIGH STREET, Seaford, Lewes, East Sussex
PEAR TREE COTTAGE, SAXON LANE, Seaford, Lewes, East Sussex
SAXON LODGE, SAXON LANE, Seaford, Lewes, East Sussex
51, STEYNE ROAD, 1, ST MARTINS, Seaford, Lewes, East Sussex
DOVECOTE SOUTH EAST OF CHYNGTON HOUSE, CHYNGTON LANE, Seaford, Lewes, East Sussex
NEW BARN, BISHOPSTONE, Seaford, Lewes, East Sussex
STEYNE HOUSE, 35, STEYNE ROAD, Seaford, Lewes, East Sussex
ABERDEEN HOUSE, 41, STEYNE ROAD, Seaford, Lewes, East Sussex
HONEYSUCKLE COTTAGE, 1, SOUTH STREET, SAXON COTTAGE, 3, SOUTH STREET, Seaford, Lewes, East Sussex

Heritage Category: Scheduled Ancient Monuments

- Medieval crypt, Church Street, Seaford, Lewes, East Sussex
- Bowl barrow on High and Over, Seaford
- 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

Part B Sites to be added to the Heritage List for England

1. Sutton Park Road War Memorial:

It is understood that Seaford Town Council has already made an application for the site to be included on the National Heritage List for England. Following feedback from the Seaford Museum and Heritage Society, it is proposed to seek clarification that this includes the inscribed Victoria Cross memorial which was placed there in 2005. Subject to clarification, no further action is required.

2. Steyne Drinking Fountain and Jubilee Gardens:

This is located at the junction of South Street and Steyne Road in Seaford. The inscription reads as follows: *"Erected by public subscription to commemorate the completion of fifty years of the reign of her most gracious Majesty Queen Victoria. A.D. 1887."* Following feedback from the Seaford Museum and Heritage Society it is understood that the site is the location of the ancient Cinque Port. The actual drinking fountain is believed to be originally part of a gun mount at the Seaford Fort on the Esplanade. It was placed within the Jubilee Gardens in 2002, where it was transformed into a sun-dial to commemorate the Golden Jubilee of Her Majesty Queen Elizabeth II. It is proposed that an application is made for both sites be added as heritage assets to the National Heritage List for England.

3. Coastguard Cottages overlooking the Seven Sisters:



This iconic group of Coastguard Cottages, built in the 1820's has been a feature of this famous panorama of the Seven Sisters. At a public presentation in July 2017, several residents made representations that with the effects of coastal erosion, the future of these cottages, as with those at Birling Gap, was in doubt. It is therefore worth investigating the risks of losing this historic element in this coast's heritage, whilst there is a chance. Adding the group of cottages to the National Heritage List will give them a wider public profile, and assess if it is feasible to protect them.

Appendix D:

List of Proposed Transport Improvements

The following specific issues were raised through public engagement on Transport:

Rail

- Maintain two-station provision, with station quality improvements, additional proximity parking, and pedestrian access to Seaford Station from Richmond Road.
- Continued train connectivity is overwhelmingly supported.

Road provision

- Provide Bus bays, taxi bays, secure-cycle and pedestrian areas, 20 mph limit, electric vehicle charging, and adequate off-road domestic parking, in developments and redevelopments.
- Maintain free parking provision on the seafront where existing, and current parking time-limits and restrictions in shopping streets and school approaches.
- Provide separation of industrial estate and residential street traffic. Provide sufficient and appropriate road links to industrial / commercial areas e.g. Cradle Hill.
- Improve vehicular flow through pinch-points at Exceat, Alfriston and Newhaven.
- Provide roundabouts on A259 connecting all proposed developments, residential or light industrial.

Cycling

- Increase percentage of journeys using cycles by making improvements in the cycling infrastructure (both exclusive and shared with motor traffic) and by extending 20mph speed limits.
- Further prioritise road safety e.g. separating pedestrians and cyclists from other modes of transport wherever possible, and enhancing the number of safe A259 joining / crossing points.
- Enforce the separation of motor vehicle and cycle use, where separate provision is already made (A259 Seaford to Newhaven).

Other public transport (including buses)

- Provide additional public transport for the north of Seaford to town centre shops, doctors, main bus and rail hubs, and the seafront.
- Provide more frequent bus services later into the evening.
- Examine / remedy the time-delay-effect of three 'loops' for buses in Newhaven (Denton, Railway Station, North Lane) which hinder the timeliness of services to / from Seaford.
- Remedy on-street parking difficulties for larger buses e.g. Vale Road, Chyngton Estate, Hawth Hill (before some services are withdrawn).
- Add public hospital transport to Eastbourne and Hastings Hospitals.
- Support the widespread demand for a Newhaven-Dieppe passenger ferry service with timetables catering for day-trip passengers, and the re-instatement of a fast-ferry service.

Accessibility: Pedestrians and those with disabilities

- Widen narrow, or provide new, footways (e.g. Blatchington Hill, Blatchington Road, Firle Road, Sheep Pen Lane, Saxon Lane, Crouch Lane) or implement singling of vehicular direction, or speed restriction and ensure sufficient pavement width.
- Preserve / enhance existing footways and tarmacs with enhanced features: accessibility, lighting, removal of vegetation. Ensure these pedestrian (and cycle in some cases) facilities are continued through new developments i.e. are not prohibited by 'gating'.
- Improve safety at school entrances by enforcing 20mph limits and parking restrictions, additional 20mph zones and additional crossings e.g. Belgrave Road adj. to Kingsway for Seaford Primary School.
- Attend to dropped kerbs which are too precipitous for wheeled-disability-users' safety.

Appendix E: Sustainability Objectives

The Sustainability Appraisal seeks to test the contribution that the Seaford Neighbourhood Plan (SNP) will make towards achieving sustainable development. The first part of this process is identification of a number of objectives, questions and indicators, presented below in the Sustainability Framework. Combined, these will be used to inform the SNP by assessing the sustainability impacts of the options considered and policies taken forward in the plan. The objectives are based on the three strands of sustainability - environmental, social and economic. The questions/ indicators have been chosen to quantify and measure the degree to which each objective has been achieved or will be achieved, although additional considerations and further details have been taken into account where necessary. The Sustainability Framework has emerged through careful appraisal of higher-level plans, the collection of baseline data and local knowledge of sustainability challenges faced in the Parish.

Objectives, questions and indicators

The sustainability objectives are set out below and each is followed by its corresponding questions and indicators. The following colour coding of the objectives is provided to indicate whether each relates to **ENVIRONMENTAL OBJECTIVE**, **SOCIAL OBJECTIVE** OR **ECONOMIC OBJECTIVE**

Sustainability objectives and indicators (the Sustainability Framework) of the SNP are as follows:

Objective	Questions & Indicators	Category	SEA/SA Topic
1. Housing 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.	Questions: 1. Does the SNP approach support the number of homes required by Lewes DC in the Parish? 2. Will the approach deliver quality and sustainably built homes to meet local need, including for younger/ older residents and those on the housing register? 3. Does the approach help meet affordable housing needs? 4. Does the approach encourage the use of brownfield land in the first instance, and land efficiency? 5. Is the approach/ site appropriate given the Parish's setting within/ by the National Park? 6. Does it preserve and enhance the existing built environment? Indicators: • Number of new homes completed; • Number of affordable dwellings completed; • Hectares of brownfield land redeveloped for housing; • Number of new homes built to meet the needs of younger residents and/or older people. • Number of people on the housing register. • Number of homes within the existing	Social	Housing/Health /Community

	built environment.		
2. Sustainable Transport (including walking/cycling) 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.	Questions: 1. Does the approach encourage sustainable modes of transport? 2. Would the approach increase congestion significantly? 3. For site allocation: is the site within walking distance of a school, convenience store, a GP surgery, an existing transport stop – e.g. bus stop or railway station? Indicators: - Number of retained and/ or new sustainable and public transport facilities provided in the SNP area. - Number of households /dwellings proposed within a 10-minute walk (approximately 800m) of a transport stop – i.e. bus stop or railway station. - Number of new cycling facilities.	Social/ Economic	Roads and Transport
3. Community infrastructure: To maintain and enhance community infrastructure within the Parish	Questions: 1. Will the SNP retain and/or enhance the provision of community services and facilities? 2. Will accessibility to new and/or existing facilities be retained and/or enhanced? 3. Will there be sufficient medical provision to not negatively impact patient care? 4. Will there be sufficient school places? Indicators: - Quantum of new and/ or retained community infrastructure proposed in the Parish - Number of new and/or retained GPs in the SNP area. - Number of patients per GP - GP Appointment waiting times - Number of school places - Number of existing community facilities improved or enhanced	Social	Housing/Health /Community
4. Green Infrastructure To maintain and enhance green infrastructure within the conurbation.	Questions: 1. Does the SNP enhance and preserve key green spaces within the SNP area? 2. Does the approach promote access to recreational space such as open space and recreational facilities, woodlands, ponds, allotments and hedgerows? 3. Does the approach support links into the National Park? Indicators: - 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. - Number of local green spaces allocated within the SNP and supported by the community.	Environmental	Nature Conservation & Landscape & Housing/Health /Community

	Number of opportunities to increase and enhance green infrastructure links into the South Downs National Park.		
5. Heritage Assets To protect or enhance the heritage assets and historic environment of the Parish.	Questions: - Does the approach take account of listed buildings in the SNP area and respect the historic character? - 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? Indicators: - Number of heritage assets and their setting enhanced and/ or preserved as part of development. - Number of positive features of local character identified through the character statement protected or enhanced as part of any development proposals.	Environmental	Heritage
6. Countryside, Landscape and Key Views To conserve and enhance the countryside of the Parish and surrounding area, including the setting of the National Park	Questions: - Will the approach enhance and preserve the valued landscape of the SNP area? - Is development in keeping with the landscape and existing features, including the setting of the National Park? - Does the approach take account of the key views in and around the SNP area? - Does the SNP minimise impact on the countryside? Indicators: - Number of key views identified. - Number of sites allocated for development beyond the defined built up area boundary. - Number of landscape masterplans delivered which will provide multifunctional green infrastructure	Environmental	Nature Conservation & Landscape
7. Flooding 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	Questions: - Does development avoid areas at risk of flooding as defined by the Environment Agency? - Does development encourage the removal/ not adversely affect surface water? - Does the combination of sites ensure that it will not exacerbate the risk of flooding? Indicators: - Number of properties at risk of flooding within the Parish/SNP area, as defined by the Environment Agency Flood Maps. - Number of flood improvement schemes incorporated within development	Environmental	Air and Climate

	proposals.		
8. Biodiversity To protect and enhance the biodiversity of the SNP area	Questions: 1. Does the approach enhance and preserve locally, nationally and internationally designated areas as well as local wildlife sites and priority habitats and species? 2. Will the SNP enhance and/ or preserve the wildlife and biodiversity of the SNP area? 3. Does development minimise the impact on the biodiversity of the SNP area? Indicators: • Number of enhancement schemes incorporated into development. • Preserve and enhance the condition of nationally protected and local wildlife sites within the neighbourhood plan area. • Number of priority habitats and species impacted.	Environmental	Nature Conservation
9. Sustainable Design 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.	Questions: 1. Does the SNP promote energy efficiency and the use of renewables within the plan area? 2. Does development promote water efficiency? 3. Does the SNP see to reduce the impact on climate change? Indicators: • Number of new developments that incorporate renewable energy systems. • Number of new development incorporating sustainable urban drainage systems (SUDS). Number of new schemes where measures to ensure the sustainable use of water and energy form part of the overall design.	Environmental	Heritage & Air and Climate
10. Local businesses and tourism Enhance and maintain the local economy by: (i) supporting employment and businesses in the SNP area and (ii) encourage tourism throughout the Parish.	Questions: 1. Will the approach support local retail and employment opportunities? 2. Will the approach support tourism? Indicators: • Net amount of employment floor space maintained and/ or created in the SNP area. • Number of vacant business spaces • Number of tourists and new tourist facilities.	Economy	Economic Characteristics