



# Neighbourhood Plan Policy and Community Aspiration Proposals

## 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 Seafont**

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

- a) It does not detract from the natural, open, un-commercialised environment of the Seafont;
- b) It does not impact on the spatial or visual openness or attractiveness of the Seafont and its vistas;
- c) It enhances and preserves the biodiversity and amenity use of the Seafont; and
- d) Opportunities are taken to enhance the public realm of the Seafont 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:

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**.