

Seaford Neighbourhood Plan Site Notes for Site SS4 Downs Leisure Centre

Site Name and address if known	Downs Leisure Centre, Sutton Road, Seaford BN25 3NN
Name of site owner Details of any consultation held	Lewes District Council
Photo	
Site Location	O.S. Grid Ref. TV492994
Gross site area	3.127 ha
Current use	Leisure centre, private housing, over 60's club, children's playground and recreational open space
Previous use (if known)	Brownfield (private school)
Type (greenfield, brownfield or both)	Brownfield
SHELAA reference and comments (if any)	17SF (AUG 2017) Site Yield 8 homes (possibly 12) The entire site has been re-appraised by LDC and on 17 September 2018, LDC Cabinet Committee approved an £18.7m mixed use scheme that remodels significant parts of the site, including 8 or 12 x2-bedroomed flats above a retail unit of 4.500 sq. ft.
Planning Policies covered by Lewes Local Plan for the site	RE1 (Provision of Sport, Recreation and Play) RES19 (Provision of Outdoor Playing Space) CP4 (Encouraging Economic Development and Regeneration) CP8 (Green Infrastructure) This is one of the 4 vital sports fields in the town that are the core element in contributing to RE1 policy aims Community asset
Suitability	LDC has clearly carried out its own assessment of the suitability of the site, and in view of the level of investment proposed, and the support of major stakeholders (ESHT and a national operator for the proposed convenience store, the view is that the proposals are entirely suitable, although subject to review and amendment as the scheme evolves through further consultation.
Achievability & Availability	The LDC Cabinet has proposed a 3-phase implementation programme but has not yet given a timeline but has set out a detailed proposal for relocating existing users, and a construction delivery vehicle, so the expectations are that this project will be delivered well within the timescale of the Seaford NP.

Acceptability	Clearly this proposal, sponsored by LDC is supported by the elected members. It is not clear yet if there is wider acceptance from the local population.
Site Summary	<p>Registered as a community asset until 16.03.2020</p> <p>Distance to amenities: Seaford Station: 0.7 miles GP surgery: on site Post office: 0.8 miles Secondary school: 0.7 miles Primary school: 0.9 miles Shop: on site Bus stop (12): 0.1 miles Source: https://www.google.co.uk/maps</p> <p>Dark Skies E1 (Buffer or Rural Transition Zone)</p> <p>The speed limit on Sutton Road is 30mph. There have been 8 reported traffic accidents at or close to the site</p> <p>The elevation of the site is 30m</p>
Further Comment from statutory bodies	The surgery proposals have been supported by East Sussex Healthcare Trust, LDC proposes the homes element will be sold to Aspiration Homes or another Registered Social Landlord,
Summary views from residents (would they support this site?)	The development proposals meet a number of Seaford Neighbourhood Plan objectives, including enlarged GP and health facilities, improved quality of recreation space through a higher capacity G4 floodlit pitch. The recent publication of these proposals means it has not been possible to consult residents on this issue, and so their views are not yet known.



