

Seaford Neighbourhood Plan Site Notes for Site SS13 Seven Sisters Pub, Alfriston Road reviewed Sept 2018

Site Name and address if known	Seven Sisters Pub, Alfriston Road, Seaford BN25 3PY
Name of site owner Details of any consultation held	Ian Garrod, Asset Manager, Ei Group plc, 3 Monkspath Hall Road, Solihull, West Midlands, B90 4SJ Tel: 07990 550062, Ian.Garrod@eigroupplc.com Email: 12.12.16, 15.5.17
Photo	
Site Location	On the West side of the Alfriston Road approximately 385m from the A 259. OS Grid Ref TV492998
Gross site area	0.207 ha
Current use	Public House
Previous use (if known)	Unknown
Type (greenfield, brownfield or both)	Brownfield
SHELAA reference and comments (if any)	
Planning Policies covered by Lewes Local Plan for the site	CP4 (Encouraging Economic Development and Regeneration) CP7 (Infrastructure)
Suitability	The pub stands within an area of mixed housing and any development will need to offer mixed housing types
Achievability & Availability	On 12.12.16 Ian Garrod, Asset Manager, Enterprise Inns emailed "We do not believe there is any surplus land currently, and the pub appears to use all the available car parking and garden area. That said, 15 years is a long time and things may well change in this timescale. We would therefore be happy for you to allocate The Seven Sisters as a future housing site in the Neighbourhood Plan, but it is unlikely to come forward for development in the foreseeable future." On 12.6.17 Ian Garrod wrote "The lease of The Seven Sisters expires in 2022 so the property could become available for redevelopment, either on expiry, or early surrender, within the lifetime of the current Neighbourhood Plan."

Acceptability	
Site Summary	<p>Distance to amenities: Seaford Station: 1.49 km (on foot), 1.77 km (by car) GP surgery: 1.77 km Post office: 1.77 km Secondary school: 1.77 km Primary school: 0.64 km (on foot), 1.49 km (by car) Shop: 0.08km Bus stop (119): 0.08 km Source: https://www.google.co.uk/maps The speed limit on Alfriston Road is 30mph. There has been 1 reported traffic accident at or close to the site The elevation of the site is 34-36m Footpath Seaford 41 passes along the side of the site</p>
Further Comment from statutory bodies	<p>Chris Flavin ESCC Highways Reg 14 comment <i>"The proposed allocation for 9 units is likely to generate less traffic than a public house/restaurant (assuming that the proposed allocation would replace the existing use) and the site location has good links to bus stop and convenience store approximately 100 metres from the site. Seaford train station and the town centre is 1.5km from the site. The proposed 9 units should be laid out to accommodate the appropriate level of parking and suitable pedestrian access. Any changes to the vehicular access should accord with standards as set out in Manual for Streets. In addition, the proposal of 9 units would represent a reduction of vehicular movements entering/exiting the site compared with the public house use and hence reduce the traffic impact on Alfriston Road (C39)".</i></p>
Summary views from residents (would they support this site?)	

