


## Seaford Neighbourhood Plan Site Notes for Site SC12 46 Brooklyn Road reviewed Sept 2018

<b>Site Name and address if known</b>	46 Brooklyn Road BN25 2DX
<b>Name of site owner Details of any consultation held</b>	Steve Hampton, 2, Hindover Crescent, Seaford BN25 2NP Tel 01323 899327 mob. 07850 383904 email <a href="mailto:steve@sjhampton.co.uk">steve@sjhampton.co.uk</a>
<b>Photo</b>	
<b>Site Location</b>	46 Brooklyn Road BN25 2DX OS Grid Ref. TV482993
<b>Gross site area</b>	0.024 ha
<b>Current use</b>	Storage & office for furniture removal firm
<b>Previous use (if known)</b>	Building for storage (replaced in 1978- LW/78/0055, with existing building within a yard).
<b>Type (greenfield, brownfield or both)</b>	Brownfield, not part of former Gas works.
<b>SHELAA reference and comments (if any)</b>	None
<b>Planning Policies covered by Lewes Local Plan for the site</b>	<b>S/63/0010</b> Planning and Building Regulations Application for eight garages. Building Regulations approved 28/1/1963 not implemented. <b>LW/78/0055</b> Demolition of existing store and erection of new store building. Restrictive Planning Condition No 1. Amended Plan Approved 21/06/1978 and implemented. CP1 (Affordable Housing) CP4 (Encouraging Economic Development and Regeneration)
<b>Suitability</b>	Given the possibility of turning Brooklyn Road into an almost-wholly residential street, by relocating industrial uses (apart from the SW Pumping Station, a change of use could be an acceptable usage for this site, particularly if the

	<p>site could accommodate off-street parking.</p> <p>The Environment Agency's map 'Flood risk from surface water shows a <b>medium and high risk</b> of flooding across the site, and a very low risk of flooding from rivers and sea.</p>
<b>Achievability &amp; Availability</b>	<p>There has been only 1 planning application on this site, in 1974, to replace the previous building, so the planning consideration above has not been tested. However, the permanent improvement of the Brooklyn Road situation is achievable given an overall planning strategy for Brooklyn and Blatchington Roads.</p> <p>The site has not been put forward by the owner but informal expression of potential redevelopment with 3 town houses has been suggested.</p> <p>Was originally part of Dane Valley Project, but now excluded as can be developed separately from the main area</p>
<b>Acceptability</b>	<p>Despite the constraints of contamination, flood risk, traffic considerations, and displacement of employment, development along the lines of the Dane Valley Project is acceptable.</p>
<b>Site Summary</b>	<p>Distance to amenities:</p> <p>Seaford Station: 0.32 km</p> <p>GP surgery: 0.32 km</p> <p>Post office: 0.48 km</p> <p>Secondary school: 1.93 km</p> <p>Primary school: 0.97 km</p> <p>Shops: 0.32 km</p> <p>Bus stop (12): 0.48 km</p> <p>Source: <a href="https://www.google.co.uk/maps">https://www.google.co.uk/maps</a></p> <p>The speed limit on Brooklyn Road, Blatchington Road and Chichester Road is 30mph</p> <p>There have been 8 reported traffic accidents at or close to the site</p> <p>The elevation of the site is 5m</p>
<b>Further Comment from statutory bodies</b>	
<b>Summary views from residents (would they support this site?)</b>	

