


Seaford Neighbourhood Plan Site Notes for Site SC8 Old Dairy, 51-53 Blatchington Road, Seaford reviewed Sept 2018

Site Name and address if known	Old Dairy, 51-53 Blatchington Road, Seaford BN25 2AF
Name of site owner Details of any consultation held	Gerri Ori, architect Michael Greve, 01273 513207 / 07958 247079 mgreve@g3architecture.co.uk
Photo	
Site Location	O.S Grid Ref. TV483993
Gross site area	0.11 hectares Proposed site yield 9 units
Current use	Vehicle storage and valeting area for Brooklyn Hyundai
Previous use (if known)	Seaford Gas Works (part). This was where the original gasworks was located since 1863 until almost complete demolition in 1958. The road frontage properties were residential until 1907 when changed to industrial use. It is likely to have heavy pollutants across the site.
Type (greenfield, brownfield or both)	Brownfield
SHELAA reference and comments (if any)	<p>21SF (AUG 2017) Site Yield 9 units Suitable, Available & Achievable. Brownfield site located within planning boundary. Currently used as car storage depot with associated buildings. Within walking distance of bus stop, train station and town centre services and facilities. Adjacent to Archaeological Notification Area. Within flood zone 3a. Planning permission granted 19 June 2009 (LW/08/0969 - Outline for conversion of existing building on Blatchington Road frontage to 3 houses, and erection of terrace of 6 houses to the rear –discontinuation of commercial use –applicant G. Ori, Brooklyn Motors Ltd) has now expired, However, proponent has confirmed that site is still available. Seaford are in the early stages of producing a</p>

	neighbourhood plan – no preferred housing options have been identified as yet.
Planning Policies covered by Lewes Local Plan for the site	<p>S/55/0164 Outline application for light industry. Restrictive Planning Cond. No.1. Approved 30/1/1956 (site part of application).</p> <p>S/59/0229 Outline application for twenty four houses. Refused 28/9/1959. (site part of application)</p> <p>S/60/0179 Outline application for a milk distribution depot. Approved 15/8/1960 and implemented.</p> <p>S/62/0085 Change of use to milk bottling plant. Approved 30/4/ 1962 and implemented.</p> <p>LW/91/0975 Change of use from offices to residential flat. Approved 10/9/1991not implemented</p> <p>LW/91/1067 Section 63 application for continued use of first floor as Taxi Office Approved 8/10/1991</p> <p>LW/97/0166 Change of use from vacant Milk Distribution Depot to use for the parking, storage, sale, hire and maintenance of motor vehicles (including continued use of existing office & flat). Approved 13/3/1997and implemented</p> <p>LW/07/1547 Erection of nine two bedroomed houses with new access way and six garages. Withdrawn 6/2/2008</p> <p>LW/08/0969 Conversion of 51& 53 Blatchington Road to 3 homes, & erection of 6 houses to rear. Approved 19/6/2009 but not implemented.</p> <p>New application for renewal of outline planning approval being sought September 2018.</p> <p>CP1 (Affordable Housing)</p> <p>CP4 (Encouraging Economic Development and Regeneration)</p> <p>H12 (Areas of Established Character)</p>
Suitability	<p>The Environment Agency's map of 'Flood risk from surface water' has this site as a medium and low risk of flooding and a very low risk of flooding from rivers and sea.</p> <p>The site sits on the NE end of ancient Spittal Croft- the land running from Twyn House to the alleyway on the north- eastern edge of the site occupied by the medieval St James Hospital and so an archaeological assessment may need to be made.</p>
Achievability & Availability	<p>The site has been put forward by the owner as part of the Call for Sites. Part of Dane Valley Project. AECOM has issued a capacity report on the whole Dane Valley Project to confirm the feasibility of the project. LDC Regeneration is supervising AECOM carrying out a further geophysical and topographical survey with a financial appraisal. This is due to complete in December 2018. The owner has contributed to the cost of this survey.</p> <p>Achievable within the timescale of the Neighbourhood Plan, but multiple constraints on site mean deliverable in the 2020's</p>
Acceptability	<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>
Site Summary	<p>The latest planning application includes a Preliminary Contamination Risk Assessment which identifies potential ground contamination. There was also a Noise Impact Assessment which raised concerns over the local nightclub, this business has since closed. There would be no loss of employment as the site and its use would just seek an alternative and better suited location.</p> <p>The owner's proposal will be for marketable housing stock.</p>

	<p>Distance to amenities: Seaford Station: 0.32 km GP surgery: 0.32 km Post office: 0.48 km Secondary school: 1.77 km Primary school: 0.8 km Shop: 0.16 km Bus stop (12): 0.32 km Source: https://www.google.co.uk/maps The speed limit on Brooklyn Road, Blatchington Road and Chichester Road is 30mph There have been 8 reported traffic accidents at or close to the site The elevation of the site is 4m Footpath Seaford 11 passes along the side of the site. The houses 51 & 53 fronting Blatchington Road are in an Area of Established Character</p>
<p>Further Comment from statutory bodies</p>	
<p>Summary views from residents (would they support this site?)</p>	

