

Seaford Neighbourhood Plan Site Notes for Site SC5 Gasworks site. Reviewed Sept 2018

Site Name and address if known	Gasworks site, Blatchington Road, Seaford BN25 2AN
Name of site owner Details of any consultation held	Scotia Gas Works Agent: Simon Cherrill Foston Estates, 19, York Road, Stony Stratford, Milton Keynes, MK11 1BJ tel 01908 569084 mob 07976 854071 simon@foston-estates.co.uk Richard G Swain, Property Development Manager M: 07772 388062, E: richard.g.swain@sgn.co.uk SGN, St Lawrence House, Station Approach, Horley, Surrey, RH6 9HJ
Photo	
Site Location	Blatchington Road. O.S. Grid Ref. TV484994
Gross site area	0.38 hectares
Current use	Mostly derelict, but with safeguarded enclosure on Chichester Road with significant, modern gas equipment on it. Also a small yard accessed from Blatchington Road.
Previous use (if known)	Gasworks- an extension from the original 'core' site from Richmond Terrace to The Twitten. This site contained the 3 rd & 4 th gasometers, demolished around 2000. In the medieval period, this site was part of the plot called Chapel Croft which included all the land back to The Trek, and which was used as the leper hospital chapel and burial grounds(see Rodney Castleden's book (on Blatchington Hill 2011 –pp19-26). See also SHELAA comments below.
Type (greenfield, brownfield or both)	Brownfield
SHELAA reference and comments (if any)	04SF Site (AUG 2017) yield 30. The site has been included in the LDC Joint Core Strategy housing targets as 'committed' and therefore cannot be counted towards the new target.

	<p>Developable – Suitable and Available but unknown achievability Brownfield site within urban area close to town centre services and transport links. Site is allocated for residential use (saved LDLP policy SF5, taken forward by Core Strategy). Contact with landowners indicates no immediate delivery of site but allocation should remain. Need to remediate contaminants associated with previous Gasworks use and approx. two thirds of site is within flood zone 3 – may have viability implications. Seaford are in the early stages of producing a neighbourhood plan – no preferred housing options have been identified as yet. Within an Archaeological Notification Area DES9166. Medieval pottery found in 1929, ref MES 1709. No other substantial constraints identified. Infill development with no landscape issues raised. Site has existing access point on to Blatchington Road.</p>
<p>Planning Policies covered by Lewes Local Plan for the site</p>	<p>S/71/0338 Permanent continuation of light industrial user, factory. Restrictive Planning Conditions. Approved 7/10/1971 but not implemented S/71/0476 New access. Approved 6/1/1972 & implemented. S/73/0476 Outline application for erection of four dwellings. Approved by ESCC 28/3/1974 but not implemented. LW/92/1424 Storage & distribution of natural gas. Approved 11/11/1992 & implemented.</p> <p><i>SF5 Land at the former Gas Works site, Blatchington Road (0.34 ha), as identified on Inset Map No 4, is allocated for residential development at a target minimum of 30 dwellings subject to compliance with all appropriate District Wide policies.</i></p> <p>14.16 The former gas works site is now surplus to needs. It is within an area of mixed uses but is considered to be suitable for residential development. It can accommodate a target minimum of 30 dwellings of which around 8 should be affordable to meet local needs.14.17 As the site is in proximity to public transport nodes there may be the opportunity to relax parking standards and seek a contribution, in lieu, towards appropriate mitigation measures such as a contribution towards the improvement of public transport facilities.</p> <p>14.18 Due to the previous use of the land, it is important to ensure that any potential contamination issues will be dealt with appropriately. CP1 (Affordable Housing) CP4 (Encouraging Economic Development and Regeneration) SF5 (Land at Blatchington Road)</p>
<p>Suitability</p>	<p>The Environment Agency's map 'Flood risk from surface water shows a high risk of flooding across the whole site and a very low risk of flooding from rivers and sea. Greater development of this and adjoining sites will require attention to the drainage burden on an already inadequate drainage arrangement, given recent floods in Brooklyn Road. Development may need to be part of a comprehensive approach including each adjoining site.</p>
<p>Achievability & Availability</p>	<p>The site has been put forward by the owner. Email 4.7.17 "I met with Richard Swain on Friday when we discussed the Blatchington Road site. I can confirm that SGN are happy to see the site included within the emerging Seaford Neighbourhood Plan. Thank you for the further update, the ongoing level of communication is very much appreciated."</p>

	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 the second report following a topographic and geophysical survey, and including an initial financial viability assessment. SGN has carried out its own topographic and geophysical survey which is expected in October 2018, and also contributed to the cost of the AECOM surveys also.
Acceptability	Despite the constraints of archaeology, contamination, flood risk, traffic considerations, and displacement of employment, development along the lines of the Dane Valley Project is acceptable.
Site Summary	<p>Distance to amenities:</p> <p>Seaford Station: 0.32 km</p> <p>GP surgery: 0.48 km</p> <p>Post office: 0.48 km</p> <p>Secondary school: 1.77 km</p> <p>Primary school: 0.64 km</p> <p>Shop: 0.32 km</p> <p>Bus stop (12): 0.32 km</p> <p>Source: https://www.google.co.uk/maps</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 2-5m</p>
Further Comment from statutory bodies	
Summary views from residents (would they support this site?)	

