

Seaford Neighbourhood Plan Site Notes for Site SE3 Newlands School, Eastbourne Road reviewed Sept 2018

Site Name and address if known	Newlands School, Eastbourne Road, Seaford BN25 4NP
Name of site owner Details of any consultation held	Jaynic Properties Ltd, The Clubhouse, Somerton Farm Stables, Forest Road, Winkfield Row, Berkshire RG42 7NU tel 01344 885260
Photo	
Site Location	Newlands School, Eastbourne Road O.S. Grid Ref. TV496996
Gross site area	Gross area 6.365 ha Net Amenity area 4.551Ha. (excludes buildings, access roads and cap park).
Current use	Residential school (closed 9 July 2014.)
Previous use (if known)	
Type (greenfield, brownfield or both)	Brownfield and greenfield
SHELAA reference and comments (if any)	28SF (AUG 2017) Site yield 140 Suitable, Available & Achievable. Mix of greenfield and brownfield land. Former School land and buildings, now closed and being promoted for residential development. Number of individual and group TPO designations which should be retained and protected. Site contains one Grade II Listed Building (Manor House). Setting of Listed Buildings should be protected. Site is within walking distance of bus stop but not town centre service. Entire site is within an Archaeological Notification Area. ESCC Archaeologist states there to be a high potential for historic environment. ESCC Landscape Architect states that the main school building and open frontage to

	<p>Eastbourne Road contributes to the local character. Conversion of main buildings and high quality redevelopment with retention of open space has potential. Developable area and yield capacity has been reduced to reflect above constraints. Existing main point of access from Eastbourne Road at southern part of site. Further, secondary, access points to Eastbourne Road and Manor Road North are located in the north west and east of site respectively. ESCC Highways state that the main access road off Eastbourne Road will need to be improved to achieve required widths, but considered achievable. Site approved 5 June 2018 (LW/16/0800) for up to 183 dwellings.</p>
<p>Planning Policies covered by Lewes Local Plan for the site</p>	<p>RE1 (Provision of Sport, Recreation and Play) CP8 (Green Infrastructure)</p> <p>Applying the policy to Seaford East, there is a requirement for 3.36Ha of amenity and casual open space. SE has 0.459 Ha. and is therefore significantly deficient under this policy.</p> <p>LW/16/0800 Outline planning application for the redevelopment of the former Newlands School site for up to 183 residential dwellings, including up to 40% affordable housing, access details, residential conversion of the main Newlands building and demolition of the remaining buildings, proposal also includes public open space, a children's play area, associated parking and landscaping. Approved 5 June 2018.</p> <p>LW/07/0724 Change of use & conversion of existing school buildings including demolition of north east building to be replaced with new building in total to form 54 self contained flats with provision for 54 car parking spaces. Submitted 4/6/2007 Withdrawn 12/9/2007.</p> <p>S/60/0022 Outline application for ten houses. Approved and implemented (6 built) 29/2/1960</p> <p>S/64/0475 Outline application for residential development. Approved 7/12/1964</p> <p>S/72/0113 Outline application for proposed residential development, Newlands School Approved not implemented 6/4/1972</p> <p>LW/76/0841 Conversion of private school building to twenty three flatlets. withdrawn 8/9/1976.</p>
<p>Suitability</p>	
<p>Achievability & Availability</p>	<p>Planning permission was granted prior to the plan gaining sufficient weight. The site therefore contributes to the 'Unidentified District wide target.</p> <p>Site put forward by owner in response to Call for Sites.</p>
<p>Acceptability</p>	
<p>Site Summary</p>	<p>Flood zone 1 – low probability of flooding</p> <p>Distance to amenities:</p> <p>Seaford Station: 1.61 km</p> <p>GP surgery: 1.61 km</p> <p>Walmer Road Post office: 0.97 km</p> <p>Secondary school: 1.45 km</p> <p>Primary school: 1.13 km</p> <p>Shop: 0.64 km</p> <p>Bus stop (12): 0.32 km</p>

	<p>Source: https://www.google.co.uk/maps</p> <p>The speed limit on Eastbourne Road, Sutton Road and Alfriston Road is 30mph. The site is located close to the roundabout at the junction of these three roads. There have been 8 reported traffic accidents at this junction.</p> <p>The elevation of the site is 31-41m</p> <p>UK Biodiversity Action Plan species: Corn Bunting, Lapwing, Grey Partridge, Turtle Dove http://jncc.defra.gov.uk/page-5163</p> <p>Birds of Conservation Concern Red List: Corn Bunting, Lapwing, Grey Partridge, Turtle Dove, and Amber List: Redshank https://www.rspb.org.uk/Images/birdsofconservationconcern4_tcm9-410743.pdf</p> <p>Species "of principal importance for the purpose of conserving biodiversity" covered under section 41 (England) of the NERC Act (2006) and therefore need to be taken into consideration by a public body when performing any of its functions with a view to conserving biodiversity. Corn Bunting, Grey Partridge, Lapwing, Turtle Dove – Source: http://www.magic.gov.uk/</p>
<p>Further Comment from statutory bodies</p>	
<p>Summary views from residents (would they support this site?)</p>	

