

Seaford Neighbourhood Plan Site Notes for Site SC7 Yard at 66A&B Chichester Road reviewed Sept 2018

Site Name and address if known	Yard at 66A&B Chichester Road BN25 2DT Also known as The Old House Depository site.
Name of site owner Details of any consultation held	<p>James Rees Remor Properties Ltd Tel. 07802 883010 jrees@remor.org</p> <p>Letter to owner 22.3.17 Email from owner's son 4 April 2017</p> <p>As you are aware, we have looked into developing the site previously but this was all put on hold following the financial downturn. We had previously spoken to Scotia Gas about their intentions for the old gas site as it seemed sensible to link the sites together in some way, but they were not that interested at the time. We are intending to speak to them again this year at some point.</p> <p>We have recently spoken to some of the surrounding freeholders and are aware that they are looking at the possibility of converting their sites to residential. These other sites are relatively self-contained and as such, we feel that they will be looking to develop on an individual basis.</p> <p>We have also had a meeting with the District Council regarding the site and they have made it clear that they would welcome the development of the site to residential use. The only thing holding us back in developing a "plan" is the current uncertainty in the financial markets (which has now been going on for what seems to be an eternity with no end in sight).</p> <p>Therefore, in answer to your question, we would indeed wish for our site to be considered for future development by the Neighbourhood Plan. I would be more than happy to meet up with yourself and anyone else to discuss the future of the general area on an informal basis to see what you feel would be the best course of action.</p> <p>Please feel free to contact me. Just to let you know for your records, my father has moved so the Tadworth address is no longer relevant.</p>
Photo	
Site Location	OS Grid Reference TV483994
Gross site area	0.334 ha

Current use	Low grade open air storage
Previous use (if known)	Large warehouse and garage erected in 1960 on former allotment land, demolished recently.
Type (greenfield, brownfield or both)	Brownfield
SHELAA reference and comments (if any)	<p>29SF (AUG 2017) Site yield 10 units</p> <p>Developable – Suitable but unknown availability. Brownfield site within the planning boundary. Currently vacant land. Previously industrial use has potential for land contamination issues and associated remediation costs. Site is within a built-up area, ESCC landscape architect confirms that development is 'unlikely to have adverse landscape or visual impacts'. Site has existing access on to Chichester Road between numbers 64 and 66. Site is within walking distance of town centre services and public transport. Site is within an Archaeological Notification Area and adjacent to flood zone 3b. ESCC highways state that speed surveys required to confirm required visibility. Access improvements (5m wide road plus pavement) and provision of pedestrian facilities needed. Site has previous unimplemented outline consent for residential use (LW/05/2197). No promotion since, hence unknown availability. Potential for joint scheme with site to the south (04SF). Seaford are in the early stages of producing a neighbourhood plan – no preferred housing options have been identified as yet.</p>
Planning Policies covered by Lewes Local Plan for the site	<p>Site is within Archaeological Notification Area (ANA) DES9166</p> <p>S/60/0144 Outline application for garage and furniture store. Restrictive Planning condition. Approved 23/5/1960</p> <p>S/60/0270 Planning and Building Regulations Application for a garage and furniture store. Building Regulations approved conditionally on 15/8/1960.</p> <p>S/65/0117 extension of existing furniture store. Approved 12/4/1965 and implemented.</p> <p>S/67/0050 Planning and Building Regulations applications for office within existing store building. Building Regs approved under S/67/0050a 04/05/1967.</p> <p>LW/01/0627 outline app. For 14 dwellings. Refused 16/7/2001.</p> <p>LW/05/2197 application for outline approval for residential.</p> <p>No record of further applications, despite demolition of buildings.</p> <p>CP1 (Affordable Housing)</p> <p>CP4 (Encouraging Economic Development and Regeneration)</p>
Suitability	The Environment Agency's map of 'Flooding from surface water' has the southern half of this site as high risk.
Achievability & Availability	<p>The site has been put forward by the owner.</p> <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 a further AECOM report into the geophysical and topographic characteristics of the site which is due for completion in December 2018.</p> <p>The site's potential is restricted by poor access between 64 and 66 Chichester Road. In 2007, the owner purchased 66 Salisbury Road, and widened the entrance by taking the land at the side of 66, and incorporating it into the access, The site of 94 Chichester Road has also been purchased, giving a potential access point. Both of these have been used in AECOM's initial scheme dated November 2017. Land assembly is the critical issue to achieve this, hence the proposed masterplan approach. Achievable within the timescale of the Neighbourhood Plan, but multiple constraints on site mean deliverable in the 2020's.</p>

Acceptability	Despite the constraints of contamination, flood risk, traffic considerations, and displacement of employment, development along the lines of the Dane Valley Project is acceptable.
Site Summary	Distance to amenities: Seaford Station: 0.64 km GP surgery: 0.64 km Post office: 0.64 km Secondary school: 1.93 km Primary school: 0.8 km Shop: 0.48 km Bus stop (12): 0.48 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 2-8m
Further Comment from statutory bodies	
Summary views from residents (would they support this site?)	

