


Seaford Neighbourhood Plan Site Notes for Site SC17 Kemps Garage Steyne Road reviewed Sept 2018

Site Name and address if known	Kemps Garage 14 Steyne Road, Seaford BN25 1HT
Name of site owner Details of any consultation held	David Howarth 14 Steyne Road, Seaford, Tel 01323 892469 [REDACTED]
Photo	
Site Location	Garage adj. to Steyne Hall Seaford OS Grid Ref TV483888
Gross site area	0.151 ha
Current use	Vehicle repair and service centre
Previous use (if known)	Petrol station, Motor Garage and Workshop since 1921
Type (greenfield, brownfield or both)	Brownfield
SHELAA reference and comments (if any)	
Planning Policies covered by Lewes Local Plan for the site	H5 (Building within or affecting Conservation Areas) CP4 (Encouraging Economic Development and Regeneration) In an Archaeological Notification Area There are 9 planning applications associated with the site dating back to 1954. All relate to the motor trade. Other constraints identified on LDC planning portal: Low Pressure Gas Pipelines 40m Buffer Landfill Sites 250M Buffer
Suitability	The site is suitable for a mixed housing development. It is surrounded to the South, East and West by mixed housing comprising detached and semi detached houses and flats, to the North of the site is Steyne Road. Due to its previous use as a petrol station, garage and vehicle workshop the site may suffer from pollution by hydrocarbons.
Achievability & Availability	The site has not been put forward by the owner. On 25.11.16, owner David Howarth said he currently has no plans to develop the site as he is not happy with lack of improvement in infrastructure and facilities with recent developments and does not want to exacerbate problem.
Acceptability	

<p>Site Summary</p>	<p>The Environment Agency's map 'Flood risk from surface water shows a high risk of flooding of up to 900mm on the periphery of the site, and a low risk of flooding from rivers and sea across the whole site.</p> <p>Distance to amenities: Seaford Station: 0.32 km GP surgery: 0.32 km Post office: 0.16 km Secondary school: 1.29 km Primary school: 1.45 km Shop: 0.16 km Bus stop (119): 0.0 km Source: https://www.google.co.uk/maps</p> <p>The speed limit on Steyne Road is 30mph There have been 3 reported traffic accidents at or close to the site</p> <p>The elevation of the site is 4m</p> <p>The site is opposite and borders the Seaford Town Centre Conservation Area.</p>
<p>Further Comment from statutory bodies</p>	
<p>Summary views from residents (would they support this site?)</p>	

