

Seaford Neighbourhood Plan Site Notes for Site SC21 Station Approach/Dane Road reviewed Sept 2018

Site Name and address if known	3 Station Approach and 1 to 3, 2 and 4 Dane Road, Seaford, BN25 2AR
Name of site owner Details of any consultation held	ROWLAND EDWARD GORRINGE and DAVID SPENCER HITCHINS, 3 Station Approach, Seaford, E Sussex BN25 2AR edwardgorringe@rowlandgorringe.co.uk david.hitchins@rowlandgorringe.co.uk Emailed 1.3.17, 16.5.17, 28.6.17, 15.7.17
Photo	
Site Location	Junction of Station Road and Dane Road/Church Street O.S. Grid Ref. TV481991
Gross site area	0.019 ha
Current use	Commercial premises – Roland Goringe Estate Agents and others
Previous use (if known)	Railway sidings and turntable associated with rail terminus.
Type (greenfield, brownfield or both)	Brownfield
SHELAA reference and comments (if any)	<p>24SF (AUG 2017) Site Yield 12 units Developable - Suitable but Unknown Availability. Brownfield site in town centre location (within Town centre saved policies E3 and E4 to be replaced by emerging Core Strategy Core Policy 6). Highly sustainable site adjacent to town centre services, train station and within walking distance of bus stop. Adjacent to grade 2 listed building and in close proximity to Seaford Town Centre conservation area and Archaeological Notification Area. Previous planning approval for 10 flats over the shops (LW/04/1665) expired, intentions of landowners unknown. Currently in use as retail units. Potential for mixed use development incorporating town centre uses. 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>CP4 (Encouraging Economic Development and Regeneration)</p> <p>CP6 (Retail and Sustainable Town and Local Centres)</p> <p>H5 (Development within or Affecting Conservation Areas)</p> <p>LW/08/0262 Demolition of existing shops and offices. Rebuilding new shops and offices with 13 one bedroom flats above (resubmission of planning application LW/07/0659) - refused. Reasons giving in Decision Notice: The proposed development would be out of character with and detrimental to the character and appearance of the locality and the setting of the nearby grade II listed Seaford railway station. More particularly, the development would be prominently located and substantial in scale but would have a bland appearance and a lack of design quality which would be inappropriate in this context. The proposal would thereby be contrary to national planning policy guidance in PPS1 'Delivering Sustainable Development', PPS3 'Housing' and Policies ST3 and H2 of the Lewes District Local Plan.</p> <p>LW/07/0659 - withdrawn</p> <p>LW/04/1665 - Erection of 10 flats over existing offices & shops – approved.</p>
Suitability	
Achievability & Availability	<p>The site has not been put forward by the owner. However, in March 2017 Edward Gorringe said "....We submitted an application to build 10 flats over the office in Seaford some 2-3 years ago and were successful. However the market dived shortly after and it just wouldn't have been economically viable to develop. We have planning in perpetuity so could well take it up at a later date"..... Cannot see any later application than 2004 and planning permission has expired according to the SHELAA.</p>
Acceptability	
Site Summary	<p>Distance to amenities: Seaford Station: 0.03 km GP surgery: 0.06 km Post office: 0.12 km Secondary school: 1.61 km Primary school: 1.13 km Shops: 0.09 km Bus stop (12): 0.15 km Source: https://www.google.co.uk/maps</p> <p>The site is at the busy junction of Dane Road, Station Approach and Church Street, the speed limit on these roads is 30mph There have been at least 12 reported traffic accidents at or close to the site</p> <p>The elevation of the site is 12m</p> <p>The site is opposite the Town Centre Conservation Area</p>
Further Comment from statutory bodies	<p>Chris Flavin ESCC Highways Reg 14 comment "Given that the use of the site is not currently residential, there appears to be little to no private parking provision for the proposed 12 residential units. There is concern that as a result there would be overspill parking onto the nearby streets for which there is limited capacity due to parking restrictions. It is noted the site lies within close</p>

proximity to local services and amenities, such as the town centre, Seaford Medical Practice, and Seaford train station. This would suggest the convenient location of the site would require less emphasis on the need for private transport. Nevertheless, consideration does need to be given as to how any parking demand arising from these residential units can be suitably accommodated. We would suggest early engagement (i.e. prior to the submission of a planning application) is undertaken with the County Council's Transport Development Control team to discuss this matter.

Summary views from residents (would they support this site?)

