


## Seaford Neighbourhood Plan Site Notes for Site SC1 48 Brooklyn Road reviewed Sept 2018

<b>Site Name and address if known</b>	48 Brooklyn Road BN25 2DX
<b>Name of site owner</b> <b>Details of any consultation held</b>	H Wilson (Alfriston) Ltd Co. Director J Luke Twelftree, 48 Brooklyn Road, BN25 2DX tel;01323 490002 <a href="mailto:luke@hwilsonltd.co.uk">luke@hwilsonltd.co.uk</a>
<b>Photo</b>	
<b>Site Location</b>	48 Brooklyn Road BN25 2DX OS Grid Ref. TV482993
<b>Gross site area</b>	0.021 ha
<b>Current use</b>	Modern offices for H Wilson (Alfriston) Ltd (builders) now in administration, and for Swindells (Chartered Accountants).
<b>Previous use (if known)</b>	Spiritualist church, printers, building materials factory, engine room for gasworks
<b>Type (greenfield, brownfield or both)</b>	brownfield
<b>SHELAA reference and comments (if any)</b>	None
<b>Planning Policies covered by Lewes Local Plan for the site</b>	<p><b>S/55/0164</b> Outline application for light industry. Restrictive Planning Cond. No.1. Approved 30/1/1956 (site part of application).</p> <p><b>S/59/0229</b> Outline application for twenty four houses. Refused 28/9/1959. (site part of application).</p> <p><b>LW/75/1758</b> Construction of extra floor in works and change of use for manufacture and storage of furniture. Restrictive Planning Conditions. No. 1. Approved 28/1/1976 but not implemented.</p> <p><b>LW/88/1312</b> Change of use to motor vehicle restoration. Approved but not implemented.</p> <p><b>LW/03/1163</b> Change of use from B1 to place of worship. Approved but not implemented</p> <p><b>LW/09/1151</b> Alterations to frontage, new roof covering &amp; new replacement flat roof. Approved and implemented</p>

	<p>CP4 (Encouraging Economic Development and Regeneration)  CP1 (Affordable Housing)</p>
<b>Suitability</b>	<p>The Environment Agency's map 'Flood risk from surface water shows a <b>low to medium risk</b> of flooding across the site and a very low risk of flooding from rivers and sea.</p> <p>Given that this part of the building was completely gutted by Wilsons in 2010 to create this modern office building, a change of use is unlikely to be sought. However, in the future the possibility of turning Brooklyn Road into an almost-wholly residential street, by relocating industrial uses (apart from the SW Pumping Station), a change of use could be an acceptable usage for this site, particularly if the site could accommodate off-street parking on Site SC6 opposite.</p>
<b>Achievability &amp; Availability</b>	<p>The site has not been put formally forward by the owner but he has accepted that it forms part of the Dane Valley Project. Since Wilson's went into liquidation in June 2018, Luke Twelftree has put new tenants into the first floor office suite. AECOM has produced a capacity report on the Dane Valley Project which has confirmed the feasibility of the project. The refurbished building will continue to provide employment within the proposed project.</p>
<b>Acceptability</b>	<p>If developed on its own with a change of use to residential, the site is capable of yielding 2 homes but if developed comprehensively with adjoining building and sites, a greater potential will be unlocked, both for employment or residential.</p>
<b>Site Summary</b>	<p>Distance to amenities:  Seaford Station: 0.32 km  GP surgery: 0.32 km  Post office: 0.48 km  Secondary school: 1.93 km  Primary school: 0.97 km  Shops: 0.32 km  Bus stop (12): 0.48 km  Source: <a href="https://www.google.co.uk/maps">https://www.google.co.uk/maps</a></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 4m.</p> <p>Footpath Seaford 11 passes along the side of the site.</p> <p>There has been only 1 planning application on the site opposite, LW/09/0861, which was granted approval to create 8 car parking spaces for Wilsons. It has not been implemented, but if so done, it could justify retention of this building in its current use.</p>
<b>Further Comment from statutory bodies</b>	
<b>Summary views from residents (would they support this site?)</b>	

