


Seaford Neighbourhood Plan Site Notes for Site SC13 Brooklyn Hyundai, Claremont Road, Seaford Reviewed Sept 2018

Site Name and address if known	Brooklyn Hyundai, Claremont Road, Seaford BN25 2BA
Name of site owner Details of any consultation held	Gerri Ori, Contact is architect Michael Greve, 01273 513207 / 17958 247079 mgreve@g3architecture.co.uk
Photo	
Site Location	O.S Grid Ref. TV480992
Gross site area	0.14 hectares Proposed site yield 12 units
Current use	Brooklyn Hyundai is currently used for vehicle sales, servicing and maintenance.
Previous use (if known)	Filling station, garage and car showroom
Type (greenfield, brownfield or both)	Brownfield
SHELAA reference and comments (if any)	None
Planning Policies covered by Lewes Local Plan for the site	CP1 (Affordable Housing) CP4 (Encouraging Economic Development and Regeneration) 39 planning applications on the site dating back to 1954. All relate to the motor trade.
Suitability	The owner's proposal will be for marketable housing stock. Consideration has been given to whether it may be more suited to hotel usage given its location by the railway station, however, the site is too small. Suitable for residential. According to the architect, having reviewed the site and its natural topography it would be possible to accommodate 12+ dwellings with associated car parking at the lower level of Claremont Road.
Achievability & Availability	Site put forward by owner in response to Call for Sites. There maybe be potential loss of employment or alternatively the business could be relocated. The land owner does not foresee the current use changing

	<p>imminently, given the recent upgrade of the complete business. However he would like the site included for potential residential development in the future. He hopes to relocate his business rather than close it.</p>
Acceptability	
Site Summary	<p>Given the close proximity to Morrison's petrol filling station and the current and previous use of the site, ground contamination should be expected.</p> <p>Distance to amenities: Seaford Station: 0.32 km GP surgery: 0.32 km Post office: 0.32 km Secondary school: 1.93 km Primary school: 0.97 km Shop: 0.32 km Bus stop (12): 0.32 km Source: https://www.google.co.uk/maps</p> <p>The speed limit on Claremont Road and Station Approach is 30mph There have been 0 reported traffic accidents at the site, and 5 close to the site The elevation of the site is 13m</p>
Further Comment from statutory bodies	<p>Chris Flavin ESCC Highways Reg 14 comment <i>"In principle, the site can be considered favourably for housing in transport and highway terms, though details for parking would need to be to ESCC standards and be appropriately positioned and have suitable access provision if different to the existing parking layout"</i>.</p>
Summary views from residents (would they support this site?)	

