


## Seaford Neighbourhood Plan Site Notes for Site SC14 East Albany Road/Sutton Drive reviewed Sept 2018

<b>Site Name and address if known</b>	East Albany Road/Sutton Drive, Seaford BN25 3NA (land rear of 99 Stafford Road)
<b>Name of site owner Details of any consultation held</b>	Coastside Homes Ltd, 1 Bell Lane, Lewes, East Sussex BN7 1JU
<b>Photo</b>	
<b>Site Location</b>	Junction of East Albany Road and Sutton Drive O.S. Grid Ref. TV484995
<b>Gross site area</b>	0.061 ha
<b>Current use</b>	Part overgrown green space, part redeveloped as 3 flats
<b>Previous use (if known)</b>	Greenfield
<b>Type (greenfield, brownfield or both)</b>	Green field
<b>SHELAA reference and comments (if any)</b>	<p><b>26SF (AUG 2017) Site Yield 6 units</b>  Suitable, Available &amp; Achievable. Greenfield infill site in central location. Within walking distance of bus stop and town centre services. No environmental or historical constraints identified on or adjacent to site. Previous approvals in 2006 and 2009 for 6x 2 bed flats (LW/09/1082) expired, intentions of landowner unknown.</p>
<b>Planning Policies covered by Lewes Local Plan for the site</b>	<p>Site not treated as amenity open space  <b>LW/15/0859</b> - Planning permission for 2 x three bedroom semi-detached houses together with parking and footpath approved 11.3.16  <b>LW/17/0309</b> Approved for 3 homes. Building commenced July 2017.</p>
<b>Suitability</b>	Suitable for residential

<b>Achievability &amp; Availability</b>	<p>The land has recently been sold (subject to contract)  <a href="http://www.rightmove.co.uk/commercial-property-for-sale/property-47279832.html">http://www.rightmove.co.uk/commercial-property-for-sale/property-47279832.html</a>  The site has not been put forward by the owner.</p>
<b>Acceptability</b>	
<b>Site Summary</b>	<p>Distance to amenities:  Seaford Station: 0.8 km  GP surgery: 0.97 km  Post office: 1.13 km  Secondary school: 1.29 km  Primary school: 0.97 km  Shop: 0.64 km  Bus stop (12): 0.32 km  Source: <a href="https://www.google.co.uk/maps">https://www.google.co.uk/maps</a></p> <p>The speed limit on East Albany Road and Sutton Drive is 30mph  There have been 0 reported traffic accidents at the site and 3 close to the site  The elevation of the site is 13-19m</p>
<b>Further Comment from statutory bodies</b>	
<b>Summary views from residents (would they support this site?)</b>	

