


## Seaford Neighbourhood Plan Site Notes for Site SC16 Holmes Lodge, 72 Claremont Road reviewed Sept 2018

<b>Site Name and address if known</b>	Holmes Lodge, 72 Claremont Road, Seaford BN25 2BJ
<b>Name of site owner Details of any consultation held</b>	Michael Parr at the above address <a href="mailto:holmesparr@gmail.com">holmesparr@gmail.com</a> Tel: 01323 898331
<b>Photo</b>	
<b>Site Location</b>	O.S. Grid Ref. TV478994
<b>Gross site area</b>	0.062 ha hectares
<b>Current use</b>	Bed and breakfast
<b>Previous use (if known)</b>	Residential
<b>Type (greenfield, brownfield or both)</b>	Brownfield
<b>SHELAA reference and comments (if any)</b>	<p><b>20SF (AUG 2017) Site Yield 12 units</b></p> <p>Developable - Suitable but Unknown Availability. Brownfield site located within planning boundary. Currently used as a guest house. Within walking distance of bus stop, train station and town centre services and facilities. Outline planning permission (LW/07/0834) for 12 flats has expired, hence unknown availability. Seaford are in the early stages of producing a neighbourhood plan – no preferred housing options have been identified as yet.</p>
<b>Planning Policies covered by Lewes Local Plan for the site</b>	<p><b>CP5</b> (The Visitor Economy)</p> <p><b>LW/07/0834</b> - Outline planning application submitted 21.6.07 for demolition of existing building &amp; erection of 12 x two bed roomed flats with garages, car parking for 18 vehicles and landscaping – approved 5.8.09.</p> <p>Owner did not pursue development due to deterioration in housing market during 2 year period application was being considered.</p> <p><b>LW/06/1298</b> - Demolition of existing building &amp; erection of a three storey block of 12 flats (six x two bedroom &amp; six x one bedroom) - withdrawn</p>

<b>Suitability</b>	
<b>Achievability &amp; Availability</b>	<b>The owner has confirmed the site is available.</b> Email 10.6.17 "it is likely we could sell within two years to downsize and we understand the property would sell for the same price whether with or without planning consent as we have the previous planning consent in the bag. There would be no reason to reject a new application. The site can therefore be considered available."
<b>Acceptability</b>	
<b>Site Summary</b>	<p>According to the Environment Agency website, there is a low risk of flooding from surface water at a depth of below 300mm around the perimeter of the current building.</p> <p>Distance to amenities:  Seaford Station: 0.48 km  GP surgery: 0.64 km  Post office: 0.64 km  Secondary school: 2.09 km  Primary school: 0.97 km  Shop: 0.16 km  Bus stop (12): 0.0 km  Source: <a href="https://www.google.co.uk/maps">https://www.google.co.uk/maps</a></p> <p>The speed limit on Claremont Road is 30mph  The site is on the main A259 and there have been 5 reported traffic accidents at or close to the site</p> <p>The elevation of the site is 17-19m</p>
<b>Further Comment from statutory bodies</b>	<p>Comments on 2007 planning application:</p> <p><b>Parish Council</b>  No objection but wish to see further details in the event of approval</p> <p><b>ESCC Highways</b>  The proposal provides excessive car parking with 18 spaces, which is contrary to national guidance and local parking standards for sustainable development. For 12 flats, 12 parking spaces are required plus secure and covered cycle facilities.</p> <p><b>Southern Water Plc</b>  No objection in principle. Request condition requiring details of means of surface water disposal to be agreed, if permission is granted.</p> <p><b>Sussex Police</b>  Make detailed comments on security issues, which are copied to the agent.</p> <p><b>Chris Flavin ESCC Highways Reg 14 comment</b> <i>"If the current access and parking is utilised for the development, concern arises with the insufficient parking area to accommodate 12 units/flats. Currently, a maximum of 6 to 8 cars could park in the forecourt area, without sufficient turning area to allow vehicles to enter and exit in a forward gear independently. Any redevelopment of this site should take into account the parking and access safety requirements associated with 12 units and this includes suitable on-site turning facilities. Therefore, in the interests of Highway safety, a parking area to accommodate the proposed use of this site that allows for independent turning is recommended to ensure there is provision to prevent reversing vehicles entering or emerging onto the A259".</i></p>
<b>Summary views from residents</b>	<p>On the 2007 planning application the British Legion raised 2 points: whether parking facilities were adequate and whether the steward's flat would suffer</p>

**(would they support this site?)**

loss of light or be overshadowed. The steward objected on the grounds of loss of light.

