

## Seaford Neighbourhood Plan Site Notes for Site SC2 48A,48B &48C Brooklyn Road reviewed Sept 2018

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| <b>Site Name and address if known</b>                             | 48A,48B &48C Brooklyn Road BN25 2DX   |
| <b>Name of site owner<br/>Details of any consultation held</b>    | David William Dove, (DWD Property Ltd), 80, Brighton Road, Horley, Surrey RH6 7JQ tel 01293 820248<br>dwd.property@virgin.net   |
| <b>Photo</b>  |    |
| <b>Site Location</b>  | 48A,48B &48C Brooklyn Road BN25 2DXOS Grid Ref. TV482993  |
| <b>Gross site area</b>  | 0.151 ha  |
| <b>Current use</b>  | 48A lock up garage<br>48B M-Tech Coachworks 07933 864959<br>48C Johnson's Glass 01323 491777  |
| <b>Previous use (if known)</b>                                    | Car maintenance, glass retailer, building materials factory, gasworks retort house  |
| <b>Type (greenfield, brownfield or both)</b>                      | brownfield  |
| <b>SHELAA reference and comments (if any)</b>                     | <b>None</b>   |
| <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. <b>Approved 30/1/1956 (site part of application).</b></p> <p><b>S/59/0229</b> Outline application for twenty four houses. <b>Refused 28/9/1959.</b> (site part of application).</p> <p><b>S/61/0139</b> Use of old gasworks for experimental works. temporary permission expiring 31/12/196. <b>Temporary permission granted 23/5/1961.</b></p> <p><b>S/62/0169</b> Use as factory. temporary permission expiring 30/06/1963. Request for permanent permission approved conditionally 29/10/1962. Renewal of temporary expiring 31/12/1967. <b>Approved 25/6/1962 and implemented.</b></p> |

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|   | <p><b>S/71/0338</b> Permanent continuation of light industrial user, factory. Restrictive Planning Conditions. 1 <b>Approved 7/10/1971 &amp; implemented.</b></p> <p><b>S/73/0481</b> Additional use of existing factory premises for used car auctions. <b>Refused 29/11/1973.</b></p> <p><b>LW/79/0220</b> Change of Use to car repair workshop including body repairs and spray painting. Restrictive Planning Condition No's. 1 &amp; 4. <b>Approved 22/2/1979 and implemented.</b></p> <p><b>LW/88/0929</b> Alterations to convert 1 light ind. building into 2. <b>Approved &amp; implemented.</b></p> <p><b>LW/06/0941</b> Erection of 2 storey light ind. building. <b>Withdrawn</b></p> <p><b>LW/07/0049</b> erection of 2 storey light ind. building. <b>Approved but not implemented.</b></p> <p><b>LW/10/0425</b> Replacement plg. Perm. For 2 storey light ind. building. <b>Approved 27/7/2010.</b></p> <p>All planning applications since it ceased to be part of the Gas Works have been for industrial. Commercial usage.<br/> CP4 (Encouraging Economic Development and Regeneration)<br/> CP1 (Affordable Housing)</p> |
| <b>Suitability</b>                      | <p>The Environment Agency's map 'Flood risk from surface water shows a <b>medium and high risk</b> of flooding across the site and a very low risk of flooding from rivers and sea.</p> <p>The site is suitable for residential, given that it has similar characteristics to the adjoining site of 51-53 Blatchington Road (The Old Dairy Site SC8) which has already has planning approval for residential. However, like that adjoining site there are significant issues of ground contamination as the land is largely the site of the original gasworks of 1863-1958 and the large Glover-West retort house was on this site since 1927. The issue of poor drainage of Brooklyn Road needs to be addressed. The development capacity of the site could be enhanced if jointly developed with 51-53, as access onto Blatchington Road could be considered to alleviate congestion in Brooklyn Road.</p>  |
| <b>Achievability &amp; Availability</b> | <p>The owner has been informed of the Dane Valley Project on several occasions, and has received the report. The owner has contributed towards the cost of the AECOM second report, and is therefore supportive of the proposal.</p> <p>Part of Dane Valley Project. Achievable within the timescale of the Neighbourhood Plan, but multiple constraints on site mean deliverable in the 2020's. AECOM has issued a capacity report on the whole Dane Valley Project to confirm the feasibility of the project, and LDC Regeneration is supervising the second AECOM investigation to produce a topographic, geophysical survey report and financial viability assessment, reporting in December 2018.</p>  |
| <b>Acceptability</b>                    | <p>Despite the constraints of contamination, flood risk, traffic considerations, and displacement of employment, development along the lines of the Dane Valley Project is acceptable.</p>  |
| <b>Site Summary</b>                     | <p>Distance to amenities:<br/> Seaford Station: 0.32 km<br/> GP surgery: 0.32 km<br/> Post office: 0.48 km<br/> Secondary school: 1.93 km<br/> Primary school: 0.97 km<br/> Shops: 0.32 km<br/> Bus stop (12): 0.48 km</p>  |

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|   | <p>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 3-4m</p> |
| <b>Further Comment from statutory bodies</b>                        |   |
| <b>Summary views from residents (would they support this site?)</b> |   |

