

Seaford Neighbourhood Plan Site Notes for Site SC25 Royal British Legion Club, 70 Claremont Road reviewed Sept 2018

Site Name and address if known	Royal British Legion Club, 70 Claremont Road, Seaford BN25 2BJ
Name of site owner Details of any consultation held	Royal British Legion, Haig House, 199 Borough High Street, London SE1 1AA Seaford Tel. 01323 890154 Emailed: postmaster@seafordbritishlegion.co.uk 14.3.17 David Arnold, Property Manager 07920 594539 Emailed darnold@britishlegion.org.uk 16.5.17 and spoke to David Arnold.
Photo	
Site Location	O.S. Grid Ref. TV478994
Gross site area	0.093 Ha
Current use	Club with 1 flat for employee since 1946
Previous use (if known)	Pelham House Girls School (private)
Type (greenfield, brownfield or both)	Brownfield
SHELAA reference and comments (if any)	NA
Planning Policies covered by Lewes Local Plan for the site	CP7 (Infrastructure) No relevant planning applications for change of use since 1959.
Suitability	The site next door has previously received planning permission for conversion into flats.
Achievability & Availability	The site has not been put forward by the owner. Spoke to Property Manager, David Arnold, on 16 May 2017. The site is held in trust by the charity. The Seaford club signed a 10 year internal, repairing only lease in 2015. It is operating as a business and, as long as it is profitable, he would expect the

	lease to continue and be renewed. If at any stage the lease was to be surrendered and the site was to become vacant, he would look to maximise the benefit to the charity by converting the site into mixed community and/or residential use. He is not putting the site forward, however, it is suitable for a site specific policy.
Acceptability	
Site Summary	<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: https://www.google.co.uk/maps</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 The elevation of the site is 16-20m</p>
Further Comment from statutory bodies	
Summary views from residents (would they support this site?)	

