


## Seaford Neighbourhood Plan Site Notes for Site SC6

### land adj to Water Pumping Station 37 Brooklyn Road reviewed Sept 2018

<b>Site Name and address if known</b>	land adj to Water Pumping Station 37 Brooklyn Road BN25 2DX
<b>Name of site owner</b> <b>Details of any consultation held</b>	Southern Water, Southern House, Yeoman Road, Worthing BN13 3NX Sen Surveyor Sussex- Daniel Clark tel: 01903 272684 <a href="mailto:daniel.clark@southernwater.co.uk">daniel.clark@southernwater.co.uk</a>
<b>Photo</b>	
<b>Site Location</b>	37 Brooklyn Road BN25 2DX OS Grid Ref. TV482993
<b>Gross site area</b>	0.028 ha
<b>Current use</b>	Vacant land within curtilage of pumping station site.
<b>Previous use (if known)</b>	Pumping station for storm & foul sewage was built 1976 replacing a coal fired foul, waste and surface water pumping station built in 1909.
<b>Type (greenfield, brownfield or both)</b>	brownfield
<b>SHELAA reference and comments (if any)</b>	None
<b>Planning Policies covered by Lewes Local Plan for the site</b>	<b>S/73/0178</b> Outline application for sewage pumping station. Approved by ESCC.21/11/1973. <b>LW/76/1122</b> Pumping Station for storm & foul sewage- Approved 15/9/1976 & implemented. <b>LW/09/0861</b> change of use to 8 parking bays. Approved 30/9/2009 but not implemented. CP4 (Encouraging Economic Development and Regeneration) CP1 (Affordable Housing)
<b>Suitability</b>	The Environment Agency's map 'Flood risk from surface water shows a <b>high</b>

	<p><b>risk</b> of flooding across the main part of the site, high risk on the perimeters and a very low risk of flooding from rivers and sea.</p> <p>Development may need to be part of a comprehensive approach including each adjoining site.</p> <p>Given the possibility of turning Brooklyn Road into an almost-wholly residential street, by relocating industrial uses (apart from the SW Pumping Station), a change of use could be an acceptable usage for this site, particularly if the site could accommodate off-street parking. A major constraint on the site is the water services under this land, and this may mean that the site cannot support housing but could support a complementary use such as amenity open space or car parking.</p>
<b>Achievability &amp; Availability</b>	<p>The site has not been put forward by the owner. On 15 August 2017, Southern Water said <i>"there are a number of reasons why it would not be appropriate for this land to be developed, namely:</i></p> <ol style="list-style-type: none"> <li><i>1. There are two rising sewer mains running through the middle of the land. One is 450mm in diameter, the other 300mm across. Given the easements which would be required either side of each pipe, this would neutralise close to half of the land in question</i></li> <li><i>2. For a variety of reasons, we would not allow any residential development within 15 metres of the pumping station's wet well - this effectively excludes nearly all of the land</i></li> <li><i>3. We need to retain the land to give us scope for future potential upgrading of the station, as and when necessary.</i></li> </ol> <p><i>The above said, there may be a way forward for some form of agreement, whereby a car parking area was constructed by developers and the spaces could be leased from us on an annual basis, subject to us having the over-riding right to use the land for our purposes at some future date.</i></p> <p>Part of Dane Valley Project. AECOM is preparing a capacity report on the whole Dane Valley Project to confirm the feasibility of the project, and LDC Regeneration is supporting the proposal also. Achievable within the timescale of the Neighbourhood Plan, but multiple constraints on site mean deliverable in the 2020's.</p> <p><b>LW/09/0861</b> was granted approval to create 8 car parking spaces for Wilsons (Alfriston) opposite. It has not been implemented, but if so done, it could justify retention of their building in its current use.</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:</p> <p>Seaford Station: 0.32 km</p> <p>GP surgery: 0.32 km</p> <p>Post office: 0.48 km</p> <p>Secondary school: 1.93 km</p> <p>Primary school: 0.97 km</p> <p>Shops: 0.32 km</p> <p>Bus stop (12): 0.48 km</p> <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> <p>Footpath Seaford 11 passes along the north side of the site.</p>
<b>Further Comment from statutory bodies</b>	
<b>Summary views from residents</b>	

(would they support this site?)

