


Seaford Neighbourhood Plan Site Notes for Site SC9 The Trek, Blatchington Road reviewed Sept 2018

Site Name and address if known	The Trek 2000 Club, Blatchington Road, Seaford
Name of site owner Details of any consultation held	Yvonne Newton-Turner The Trek Club Blatchington Rd Seaford, BN25 2AF Phone: 01323 895488 Email: thetrekclub@btinternet.com Emails: 28.11.16, 29.11.16 Letter to owner: 22.3.17
Photo	
Site Location	The Trek 2000 Club, Blatchington Road, Seaford OS Grid Ref. TV483993
Gross site area	0.13 Ha
Current use	Unused building housing former nightclub, Planning permission S/72/1344 granted on 10 July 1972, for licenced club & sports centre on the former gas works site. No record of any contamination, drainage or archaeological issues.
Previous use (if known)	Gas works (extended onto this site in 1928 and closed in 1970).
Type (greenfield, brownfield or both)	Brownfield
SHELAA reference and comments (if any)	
Planning Policies covered by Lewes Local Plan for the site	Archaeological Notification Area (ANA) DES9166 because medieval pottery found nearby in 1929(ref. MES 1709) S/72/1344 granted on 10 July 1972, for licenced club & sports centre Approved & not implemented. LW/78/1168 Outline application for sports and leisure complex. Restrictive Planning Condition No 3. Approved 16/8/1978 and implemented. LW/86/0033 Eighteen mobile market stalls to be held two days per week. Refused 14/2/1986

	<p>LW/86/0750 Change of Use of vacant building to Gymnasium and Health Club, comprising new changing rooms, showers, toilets, sunbeds. Approved 2/7/1986 and implemented.</p> <p>LW/87/1448 outline app. For 10x 1 bed flats. Refused 14/10/1987 and withdrawn on appeal.</p> <p>LW/91/1068 Section 63 application for continued use of two rows of car parking spaces as car sales area and use of ground floor office for car sales office. Approved 8/10/1991 and implemented</p> <p>LW/98/0441 Internal alterations involving conversion of squash courts to extension of night club and provision of two x two bedroom flats above for owners use, and erection of a detached garage. Approved 11/5/1998 and implemented</p> <p>LW/07/0833 Erection of a smoking shelter at the front boundary. Approved 3/9/2007 & implemented.</p> <p>CP1 (Affordable Housing) CP4 (Encouraging Economic Development and Regeneration)</p> <p>LW/17/0369 submitted 3 May 2017, refused 3 April 2018 to convert the club to housing producing a net gain of 9 homes.</p>
Suitability	<p>The site is suitable for housing development and is surrounded to the South and West by a mixture of existing high density housing and industrial units, to the North by industrial units and a Southern Water pumping station, to the South-East by Blatchington Road. Needs to be developed in context of adjoining sites, SC3, SC4, SC5 & SC7.</p> <p>The Environment Agency's map 'Flood risk from surface water shows a low and medium risk of flooding across the site, and a very low risk of flooding from rivers and sea.</p>
Achievability & Availability	<p>A Planning Guidance Document, dated September 2004 was produced for the adjacent Gas Works Site in Blatchington Road by Lewes District Council. The planning guidance provided in the document is thought relevant to any development of the Old Dairy site. Achievable within the timescale of the Neighbourhood Plan, but multiple constraints on site mean deliverable in the 2020's.</p> <p>Email from owner on 28.11.16 "At the moment we are considering several different options that have presented themselves to us since our closure and are therefore currently unable to advise you as to what we may do with the site. We are however aware of the housing shortage in Seaford but as you can appreciate this all came very much out of the blue and we therefore have to take our time in making a decision."</p> <p>The site has been put forward by the owner, as indicated by the various planning applications. The site is part of Dane Valley Project. AECOM has issued a capacity report on the whole Dane Valley Project to confirm the feasibility of the project. LDC Regeneration is supervising AECOM to produce a further geophysical and topographical survey report, and financial viability assessment, due in December 2018.</p>
Acceptability	<p>Despite the constraints of archaeology, contamination, flood risk, traffic considerations, and displacement of employment, development along the lines of the Dane Valley Project is acceptable.</p>
Site Summary	<p>Distance to amenities: Seaford Station: 0.32 km GP surgery: 0.32 km Post office: 0.48 km</p>

	<p>Secondary school: 1.77 km Primary school: 0.8 km Shop: 0.16 km Bus stop (12): 0.32 km Source: https://www.google.co.uk/maps The speed limit on Brooklyn Road, Blatchington Road and Chichester Road is 30mph There have been 8 reported traffic accidents at or close to the site The elevation of the site is 6m Footpath Seaford 11 passes along the side of the site.</p>
Further Comment from statutory bodies	<p>In the response to the current planning application, ESCC objected to the application stating <i>"the application presents an unacceptable on-site/off-site flood risk. Although the proposal is the conversion of an existing building, the residential properties will be more vulnerable to flood risk when compared to the current class use for the building. We request that the applicant provides details of how the surface flood water risk will be managed to protect the proposed properties"</i>.</p>
Summary views from residents (would they support this site?)	

