


## Seaford Neighbourhood Plan Site Notes for Site SN5 Homefield Place, Homefield Road -reviewed Sept 2018

<b>Site Name and address if known</b>	Homefield Place, 10 Homefield Road, Seaford BN25 3DG
<b>Name of site owner Details of any consultation held</b>	<p>East Sussex County Council. Property Estates Property Services, Orbis - Kate Nicholson Tel: 01273 336487 <a href="mailto:property.estates@eastsussex.gov.uk">property.estates@eastsussex.gov.uk</a></p> <p>Email 3.1.17 "Homefield Place is a vacant property which was declared surplus and currently occupied by Guardians. It is a site that we wish to review this year and I would welcome understanding what core principles or criteria you are seeking within your neighbourhood plan to such a site"</p>
<b>Photo</b>	
<b>Site Location</b>	On the North side of Homefield Road approximately 190 m from the junction with Blatchington Hill. OS Grid Ref. TV486998
<b>Gross site area</b>	0.431 ha
<b>Current use</b>	Redundant Adult Social Care residential home for ESCC approved for disposal 20 Oct 2016. Vacant, occupied by guardians.
<b>Previous use (if known)</b>	Private School and Sanatorium
<b>Type (greenfield, brownfield or both)</b>	Brownfield
<b>SHELAA reference and comments (if any)</b>	
<b>Planning Policies covered by Lewes Local Plan for the site</b>	<b>CP7</b> (Infrastructure)
<b>Suitability</b>	Located in a residential area. Housing Yield assessed at 19 homes. The Environment Agency's map 'Flood risk from surface water shows a <b>low to medium risk</b> of flooding on the periphery of the site
<b>Achievability &amp; Availability</b>	The site has not been put forward by the owner, however, it is available. It has been marketed and ESCC has accepted a bid subject to contract, for

	redevelopment <b>as a care home</b> , subject to planning approval, which ESCC expect to be forthcoming. No application is registered on the Lewes DC Planning portal yet (at 9 October 2018).
<b>Acceptability</b>	
<b>Site Summary</b>	<p>Distance to amenities:  Seaford Station: 0.97 km  GP surgery: 1.13 km  Post office: 1.13 km  Secondary school: 1.77 km  Primary school: 0.48 km  Shop: 0.8 km  Bus stop (12A): 0.48 km  Source: <a href="https://www.google.co.uk/maps">https://www.google.co.uk/maps</a></p> <p>The speed limit on Homefield Road is 30mph  There have been 0 reported traffic accidents at or close to the site</p> <p>The elevation of the site is 30m</p>
<b>Further Comment from statutory bodies</b>	Chris Flavin ESCC Highways Reg 14 comment <i>"In highway and transport terms, the site appears suitable for 19 units, provided that the parking standard for this level of development can be met in accordance with ESCC's guidelines"</i> .
<b>Summary views from residents (would they support this site?)</b>	

