

Seaford Neighbourhood Plan Site Notes for Site SN8 Land adj. 2 The Holt reviewed Sept 2018

Site Name and address if known	Land adj. 2 The Holt, Seaford BN25 3HR
Name of site owner Details of any consultation held	Seaford Town Council Contact: James Corrigan, Town Clerk, STC 37 Church Street, Seaford, BN25 1HG Tel: 01323 894870 James.Corrigan@seafordtowncouncil.gov.uk
Site Location	Land adj. 2 The Holt O.S. Grid Ref. TQ48503
Gross site area	0.021 Ha.
Current use	Grass verge, greenfield
Previous use (if known)	Grass verge, greenfield
Type (greenfield, brownfield or both)	Greenfield
SHELAA reference and comments (if any)	
Planning Policies covered by Lewes Local Plan for the site	
Suitability	The site is suitable for a single dwelling
Achievability & Availability	The site has been put forward by the owner. STC resolved to sell the site for residential use 20 October 2016 (Report 75/16)
Acceptability	Acceptable. As part of the Neighbourhood Plan survey carried out in 2016, 62.2% of the 945 residents who voted, were in favour of the council selling this site for development.
Site Summary	<p>The Environment Agency's map 'Flood risk from surface water shows a low risk of flooding across the site.</p> <p>The speed limit on The Holt and North Way is 30mph. There have been 0 reported traffic accidents at or close to the site</p> <p>The elevation of the site is 44m</p> <p>According to the SDNP Viewshed Analysis, the site is visible from 2-3 viewpoints in the National Park</p> <p>Distance to amenities: Seaford Station: 1.61 km GP surgery: 1.61 km Post office: 1.61 km Secondary school: 2.41 km (on foot), 2.57 km (by car) Primary school: 0.97 km Shop: 0.8 km Bus stop (119): 0.32 km</p>

	Source: https://www.google.co.uk/maps
Further Comment from statutory bodies	
Summary views from residents (would they support this site?)	
STC comments	

