

Seaford Neighbourhood Plan Site Notes for Site SN9 Land adj. 130 Firle Road reviewed Sept 2018

Site Name and address if known	Land adj. 130 Firle Road, Seaford BN25 3JD
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. 130 Firle Road O.S. Grid Ref. TQ48707
Gross site area	0.112 Ha.
Current use	Greenfield, including right of way
Previous use (if known)	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 about 3 detached dwellings
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, 59.1% of the 950 residents who voted, were in favour of the council selling this site for development.
Site Summary	<p>The speed limit on North Way is 30mph. There have been 0 reported traffic accidents at or close to the site The elevation of the site is 55-58m According to the SDNP Viewshed Analysis, the site is visible from 2-3 viewpoints in the National Park Footpath Seaford 77 crosses the site.</p> <p>Distance to amenities: Seaford Station: 2.09 km GP surgery: 2.09 km Post office: 2.09 km Secondary school: 2.74 km (on foot), 2.06 km (by car) Primary school: 0.64 km (on foot), 0.8 km (by car) Shop: 0.8 km Bus stop (119): 0.32 km Source: https://www.google.co.uk/maps</p>

Further Comment from statutory bodies	
Summary views from residents (would they support this site?)	
STC comments	STC It is clear from the responses that more would have supported the proposal if they had been reassured that the existing right of way running through this plot will be retained. As well as retaining the right of way, which will require a slight diversion, there is also a piece of land on the Firle Road side that is "orphan" land; not part of the plot on paper and not owned by anyone else. However this is not needed to develop the plot.

