

Seaford Neighbourhood Plan Site Notes for Site SS16 Timber Requirements Ltd, Steyne Road reviewed Sept 2018

Site Name and address if known	Timber Requirements Ltd, 75, Steyne Road, Seaford E. Sx. BN25 1QG
Name of site owner Details of any consultation held	Scott Charlwood, 75 Steyne Road, Seaford BN25 1QG Tel: 01323 894421
Site Location	OS Grid Ref. TV486988
Gross site area	0.117 Ha
Current use	Timber merchants
Previous use (if known)	Council Depot (up to 1962)
Type (greenfield, brownfield or both)	Brownfield
SHELAA reference and comments (if any)	
Planning Policies covered by Lewes Local Plan for the site	E1 (Planning for Employment) RES5 (Unidentified Residential Sites) H9-H11 (Archaeological Sites) S/62/0338 – Outline planning application for 3 flats and 21 garages – approved S/62/0260 - Outline application for the demolition of stables and sheds and the erection of two blocks of three flats each and sixteen garages – refused S/60/0190 - Outline application for a house and twenty garages – approved S/60/0095 - Outline application for three bungalows - refused In an Archaeological Notification Area.
Suitability	4 applications were made between 1960-62 to test the site's suitability for housing. 2 applications were approved, S/62/0338 being the densest. The site is a long narrow strip running North/South, development for housing may prove challenging. It is surrounded to the South, East and West by mixed housing comprising detached and semi detached houses and flats, to the South of the site is Steyne Road. The Environment Agency's map of risk of flooding from rivers and sea shows that there is a low risk along Steyne Road.
Achievability & Availability	The site has not been put forward by the owner. Spoke to owner, Scott Charlwood 21.11.16, he has no plans to develop but is open to propositions
Acceptability	Development may be challenged by owners of properties in Ashurst Road
Site Summary	Distance to amenities: Seaford Station: 0.64 km GP surgery: 0.64 km Post office: 0.48 km Secondary school: 0.97 km Primary school: 1.49 km Shop: 0.48 km Bus stop (119): 0.16 km Source: https://www.google.co.uk/maps

	The speed limit on Steyne Road is 20mph as it's opposite a school. There has been 1 reported traffic accident at or close to the site
Further Comment from statutory bodies	
Summary views from residents (would they support this site?)	

