



## Seaford Neighbourhood Plan Site Notes for Site SS17 The Constitutional Club, Crouch Lane reviewed Sept 2018

<b>Site Name and address if known</b>	Seaford & District Constitutional Club Ltd, Crouch Lane, Seaford, BN25 1PU
<b>Name of site owner Details of any consultation held</b>	Seaford & District Constitutional Club Ltd, Crouch Lane, Seaford, BN25 1PU tel 01323 890087
<b>Site Location</b>	OS Grid Ref. TV484988
<b>Gross site area</b>	0.302 Ha
<b>Current use</b>	Private Members club since 1969.
<b>Previous use (if known)</b>	
<b>Type (greenfield, brownfield or both)</b>	Brownfield
<b>SHELAA reference and comments (if any)</b>	<p><b>27SF (AUG 2017)– site yield 19</b></p> <p>Developable - Suitable but Unknown Availability. Brownfield site within the planning boundary and established residential area. Seaford constitutional club currently occupies the site which appears to be in active use and therefore considered not available. Should site come forward club should be replaced onsite as part of redevelopment or relocated. Located within Archaeological Notification Area and adjacent to Seaford Town Centre Conservation Area. A Grade 2 listed building is also within close proximity of site. Any development of the site would need to take these sensitivities into consideration. Site is within walking distance of town centre, bus stop and train station. Planning application submitted (<b>LW/16/0124</b>– pending consideration) for new club facilities and 19 residential units. ESCC highways, in relation to the planning application, indicate that parking needs consideration to avoid conflict between residents and users of the club. Access to be from Crouch Lane. ESCC Archaeologist concluded with Archaeological Impact Assessment that indicated potential for archaeological remains onsite. Further investigation and programme of works required.</p>
<b>Planning Policies covered by Lewes Local Plan for the site</b>	This is within an ANA, and medieval artefacts were excavated on site (ref MES 25609). An Impact Assessment Report has been written (CBAS0354) in June 2016, following application <b>LW/16/0124</b> – approved 2.11.16 subject to the completion of a Section 106 Agreement to secure the affordable housing element of the scheme. We understand that the S106 has been approved.

	<p>LDLP: – CT01 – Planning Boundary and Countryside Policy LDLP: – ST03 – Design, Form and Setting of Development LDLP: – H07 – Traffic in Conservation Areas H5 – Development within or affecting Conservation Areas</p> <p>LDLP: – SP2 – Distribution of Housing</p> <p>LDLP: – CP1 – Affordable Housing</p> <p>LDLP: – CP7 – Infrastructure</p> <p>LDLP: – CP11 – Built and Historic Environment &amp; Design LDLP: – CP13 – Sustainable Travel</p> <p><b>LW/16/0124</b> Alterations and extension to the Seaford Constitutional Club to provide new club facilities, 8x2 bed flats, 3x1 bed flats &amp; 8x3 bedroom houses together with new carpark layout and landscaping. States on LDC planning portal that decision is awaited. However, at the LDC planning meeting on 2 November 2016, the application was "approved, subject to the completion of a Section 106 Agreement to secure the affordable housing element of the scheme and the conditions as set out in the Report and two further conditions relating to SuDS drainage/management and foul drainage."</p> <p><b>S/72/0017</b> Planning and Building Regulations Application for club premises. Building Regulations Approved. Completed.</p> <p><b>S/70/0221A</b> Outline application for club premises on two floors with residential accommodation over, comprising twenty one flats on three floors. Approved.</p> <p><b>S/69/0390</b> Outline application for proposed new club premises. Approved and implemented.</p>
<b>Suitability</b>	
<b>Achievability &amp; Availability</b>	<p>The site has not been put forward by the owner. Now that planning approval has been granted, it will not count towards our allocation.</p>
<b>Acceptability</b>	
<b>Site Summary</b>	<p>Distance to amenities:          Seaford Station: 0.64 km          GP surgery: 0.64 km          Post office: 0.48 km          Secondary school: 1.29 km          Primary school: 1.29 km (on foot), 1.61 km (by car)          Shop: 0.32 km          Bus stop (119): 0.16 km          Source: <a href="https://www.google.co.uk/maps">https://www.google.co.uk/maps</a></p> <p>The speed limit on Crouch Lane, East Street and Steyne Road is 30mph          There have been 4 reported traffic accidents at or close to the site</p> <p>The elevation of the site is 9-12m</p>
<b>Further Comment from statutory bodies</b>	
<b>Summary views from</b>	

residents  
(would they  
support this  
site?)

