

Seaford Neighbourhood Plan Site Notes for Site SS9 Mardon Garage Steyne Road reviewed Sept 2018

Site Name and address if known	Mardon Garage 81 Steyne Road, Seaford BN25 1QG
Name of site owner Details of any consultation held	Phil and Paul Joy, 81 Steyne Road, Seaford BN25 1QG Tel: 01323 894019
Site Location	Mardon Garage at Junction of Steyne Road and Ashurst Road, Seaford OS Grid Ref. TV486987
Gross site area	0.059 ha
Current use	Garage Workshop and Car Sales
Previous use (if known)	Motor Garage and Workshop
Type (greenfield, brownfield or both)	Brownfield
SHELAA reference and comments (if any)	
Planning Policies covered by Lewes Local Plan for the site	LW/81/0046 - Planning application for retention of existing garage and showroom and erection of five new flats over - refused (decision letter not retained in archive) E1 (Planning for Employment) RES5 (Unidentified Residential Sites) H9-H11 (Archaeological Sites) ST22 – 24 (Derelict or Contaminated Land) In an Archaeological Notification Area.
Suitability	The site is surrounded to the South, East and West by mixed housing comprising detached and semi detached houses and flats, to the North of the site is Steyne Road. Due to its previous use as a garage and vehicle workshop the site may suffer from hydrocarbon pollution.
Achievability & Availability	The site has not been put forward by the owner. Owner was contacted informally by Debbie Ward, who said that their long term plan was to develop the site, but looking at 10 -15 years' time, which would be when they would be looking at retirement.
Acceptability	
Site Summary	The Environment Agency's 'Flood risk from rivers or from the sea' and 'surface water' maps show the southern edge of the site as low risk of flooding. 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: 1.45 km Shop: 0.48 km Bus stop (119): 0.16 km Source: https://www.google.co.uk/maps

	<p>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</p> <p>The elevation of the site is 6m</p>
Further Comment from statutory bodies	
Summary views from residents (would they support this site?)	

