


Seaford Neighbourhood Plan Site Notes for Site SW3 Buckle lorry park reviewed Sept 2018

Site Name and address if known	Buckle lorry park Seaford BN25
Name of site owner Details of any consultation held	Lewes District Council
Photo	
Site Location	Buckle lorry park, Marine Parade O.S. Grid Ref. TV469996
Gross site area	0.085 ha.
Current use	Car park
Previous use (if known)	
Type (greenfield, brownfield or both)	Brownfield
SHELAA reference and comments (if any)	<p>15SF (AUG 2017) Site Yield 10 units</p> <p>Not Deliverable or Developable – Not Available. Brownfield site within the planning boundary. Currently leased but considered that use can be relocated relatively easily and quickly. Within walking distance of bus stop and train station. Has existing vehicular access. Southern boundary of site located within flood risk zone 3. ESCC highways state that traffic movements likely to be reduced and improvements to pedestrian links from site needed. No shops or services within walking distance. Environmental Health require further investigation due to potential land contamination. ESCC Landscape Architect states that development has potential to improve streetscape. Restrictions on height of development exist, may impact capacity. Potential costs associated with above may impact achievability. Site is no longer considered available to due restrictive covenant impacting achievability of viable scheme.</p>

Planning Policies covered by Lewes Local Plan for the site	Community Asset CP7 (Infrastructure) SF14- SF16 (The Seafront) S/50/0016 - Use as car park Approved 24.4.50 S/73/0426 - Public conveniences. Approved by ESCC 21.11.73 LW/84/1191 - Sea defence equipment depot and public conveniences – approved 20.8.84
Suitability	On edge of zone 3 flood zone. Lorry park to be converted into parking for motorhomes.
Achievability & Availability	LDC have confirmed no current surplus assets. Was part of LDC's New Home Project, and abandoned on 17 February 2016 due to title difficulties The site has not been put forward by the owner.
Acceptability	
Site Summary	Distance to amenities: Bishopstone Station: 0.8 km GP surgery: 1.48 km Post office: 1.61 km Secondary school: 3.06 km Primary school: 1.77 km Shop: 0.8 km Bus stop (120): 0.48 km Source: https://www.google.co.uk/maps The speed limit on Marine Parade is 30mph. There have been 4 reported traffic accidents at or close to the site The elevation of the site is 8-11m Footpaths Seaford 1a & 1b pass in front of the site
Further Comment from statutory bodies	
Summary views from residents (would they support this site?)	

