


## Seaford Neighbourhood Plan Site Notes for Site SC26 Jermyn Ford Garage, 10 Claremont Road reviewed Sept 2018

<b>Site Name and address if known</b>	Jermyn Ford Garage, 10 Claremont Road, Seaford BN25 2BA
<b>Name of site owner Details of any consultation held</b>	Tim Jermyn, Jermyn Ford Garage, 10 Claremont Road, Seaford BN25 2BA Seaford Tel. 01323 898818 Emailed: [REDACTED] 13.7.17
<b>Photo</b>	
<b>Site Location</b>	O.S. Grid Ref. TV481992
<b>Gross site area</b>	0.105 Ha
<b>Current use</b>	Car showroom and repair garage
<b>Previous use (if known)</b>	Been in business on this site since 1979.
<b>Type (greenfield, brownfield or both)</b>	Brownfield
<b>SHELAA reference and comments (if any)</b>	NA
<b>Planning Policies covered by Lewes Local Plan for the site</b>	<p><b>CP1</b> (Affordable Housing)  <b>CP4</b> (Encouraging Economic Development and Regeneration)  LW/08/0953 - application not proceeded with  LW/03/1378 - Renewed planning permission  LW/00/1190 - Obtained outline planning permission again  LW/95/1254 - Obtained outline planning permission for demolition of garage and erection of 3-storey block of flats  <b>Yield 20 homes</b></p>
<b>Suitability</b>	Because of the planning history, the owner's willingness, and because relocation of the employment use will involve enhancing the capacity of the intended new location, this proposal is acceptable.
<b>Achievability &amp; Availability</b>	The site has been put forward by the owner, Tim Jermyn.
<b>Acceptability</b>	Acceptable because of 'suitability' comments above.

<p><b>Site Summary</b></p>	<p>Distance to amenities:          Seaford Station: 0.15 km          GP surgery: 0.16 km          Post office: 0.32 km          Secondary school: 1.93 km (by car), 1.77 km on (foot)          Primary school: 1.13 km (by car), 0.64 km (on foot)          Shop: 0.16 km          Bus stop (12): 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 Claremont Road is 30mph          The site is off the main A259 and there have been 5 reported traffic accidents at or close to the site</p> <p>The elevation of the site is 3-5m</p> <p>The Environment Agency's long term flood risk map, flood risk from surface water shows a <b>low and medium risk</b> of flooding across the site, and a very low risk of flooding from rivers and sea.</p>
<p><b>Further Comment from statutory bodies</b></p>	<p>Chris Flavin ESCC Highways Reg 14 comment "A new development of 35 dwellings is currently under construction along Claremont road, directly opposite the site (application No. LW/12/0857). I suggest the proposed site could compliment the development currently under construction - making use of the tactile pavement, and pedestrian crossings, resulting in a pedestrian friendly area. This site can be supported from a highway and transport perspective".</p>
<p><b>Summary views from residents (would they support this site?)</b></p>	

