

Seaford Neighbourhood Plan Site Notes for Site SC3

Units 1-4 incl. Industrial estate 48 Brooklyn Road reviewed Sept 2018

Site Name and address if known	Industrial estate 48 Brooklyn Road BN25 2DX
Name of site owner Details of any consultation held	<p>Owner Sue Barratt, [REDACTED]</p> <p>Units 1&2: Fix-All Motors- Mark Patton, [REDACTED]</p> <p>Unit 3: Carrara Coachworks – Mark Brewer, [REDACTED]</p> <p>Unit 4: Greve & Son Home Improvements- John Greve, [REDACTED]</p> <p>[REDACTED]</p> <p>Old pumphouse and land- Wilsons, with land sublet to Swindells for car parking</p>
Photo	
Site Location	Units 1-4, 48 Brooklyn Road BN25 2DX OS Grid Ref. TV483993
Gross site area	0.148 ha
Current use	4 industrial units & parking for Swindells plus old pumping station, builders yard.
Previous use (if known)	Unit 1 is late Victorian Unit 2 was added after 1960. Ind. Units 3 & 4 were built in 1980 (LW/80/1243 app. 16/10/1980 pump house built 1909.
Type (greenfield, brownfield or both)	brownfield
SHELAA reference and comments (if any)	None
Planning Policies covered by Lewes Local Plan for the site	<p>S/49/0069 Planning and Building Regulations Application for proposed petrol storage tank and electrically operated pump. Building Regulations Approved 24/6/1949.</p> <p>S/50/0019 Planning and Building Regulations Application for</p>

	<p>proposed sanitary accommodation. Approved 24/4/1950 and implemented.</p> <p>S/69/0211 Planning and Building Regulations Application for a garage with work shop and two self-contained flats over. Building Regulations approved 4/9/1969.</p> <p>S/71/0474 Planning and Building Regulations application for covered area for vehicles. Building Regs Approved 6/1/1972 and implemented.</p> <p>S/73/0051 Planning and Building Regulations application for office. Building Regs Approved 1/3/1973 and implemented.</p> <p>LW/80/1243 rebuilding of existing workshop & storage facilities- Approved 16/10/1980 & implemented</p> <p>Archaeological Notification Area DES9166.</p> <p>CP1 (Affordable Housing)</p> <p>CP4 (Encouraging Economic Development and Regeneration)</p>
Suitability	<p>The Environment Agency's map 'Flood risk from surface water shows a high risk of flooding across the whole site and a very low risk of flooding from rivers and sea.</p> <p>It may be possible to turn Brooklyn Road into an almost-wholly residential street, by relocating industrial uses (apart from the SW Pumping Station & the electrical sub station). A change of use to housing could be an acceptable usage for this site, particularly if its development was part of a larger re-planning incorporating Sites SC4, SC5, SC7 & SC9.</p>
Achievability & Availability	<p>The site has not been put forward by the owner. The owner has been informed on several occasions about the Dane Valley Project, and has received the report but is opposed to the development, therefore this site has been specifically excluded from the first stage of the Neighbourhood Plan, but nevertheless has been included in the overall assessment, in case the owner changes her mind.</p> <p>Part of Dane Valley Project. AECOM has issued a capacity report on the whole Dane Valley Project to confirm the feasibility of the project, and LDC Regeneration is supporting the proposal also.</p>
Acceptability	<p>Despite the constraints of contamination, flood risk, traffic considerations, and displacement of employment, development along the lines of the Dane Valley Project is acceptable.</p>
Site Summary	<p>Distance to amenities:</p> <p>Seaford Station: 0.32 km</p> <p>GP surgery: 0.32 km</p> <p>Post office: 0.48 km</p> <p>Secondary school: 1.93 km</p> <p>Primary school: 0.97 km</p> <p>Shops: 0.32 km</p> <p>Bus stop (12): 0.48 km</p> <p>Source: https://www.google.co.uk/maps</p> <p>The speed limit on Brooklyn Road, Blatchington Road and Chichester Road is 30mph</p> <p>There have been 8 reported traffic accidents at or close to the site</p> <p>The elevation of the site is 4-6m</p> <p>Footpath Seaford 11 passes along the front of the site.</p>
Further Comment from statutory bodies	

**Summary
views from
residents
(would they
support this
site?)**

