


Seaford Neighbourhood Plan Site Notes for Site SC4 Blatchington Road Industrial Units reviewed Sept 2018

Site Name and address if known	Blatchington Road Industrial Units, Seaford
Name of site owner Details of any consultation held	<p>Unit 1 owned by White & Co. Dorking [REDACTED]</p> <p>Unit 2 Owned by Michael King [REDACTED]</p> <p>[REDACTED] held by Suffolk Life Annuities, [REDACTED]</p> <p>Unit 3 Owner Jo Norris held by SLA. Unit 4 freehold owner Joe Norris Unit 5 Owner Joe Norris. [REDACTED]</p> <p>21, Cheltenham Drive, Seaford, BN25 3PH</p> <p>Unit 6. Owned by Michael King [REDACTED]</p> <p>Unit 7 Paul Franklin [REDACTED]</p>
Photo	
Site Location	Blatchington Road Industrial units, Blatchington Road, Seaford OS Grid Ref. TV483993
Gross site area	0.153 ha
Current use	Vehicle workshops and light industrial usage
Previous use (if known)	Former Gas Works extension site from 1928-1972. Declared surplus by SEGB in 1972. It is not known if ground remediation took place at the time of industrial unit construction (1984) therefore treat as possibly polluted.

Type (greenfield, brownfield or both)	Brownfield
SHELAA reference and comments (if any)	None.
Planning Policies covered by Lewes Local Plan for the site	<p>The planning history of this site after the closure of gas works plant on site is as follows</p> <p>S/73/0476 outline app. For 4 dwellings. Appr. 28 Mar 1974 not implemented</p> <p>S/73/0530 ESCC outline app. For 9 persons flats. Appr. 28 Mar 1974 not implemented</p> <p>LW/75/0753 Outline application for retail discount warehouse. Refused 15/7/1975.</p> <p>LW/75/1320 Outline application for warehousing. Withdrawn.</p> <p>LW/75/1534 Light industrial ten self-contained units. Withdrawn 6/2/1976</p> <p>LW/82/1701 Application for a block of three workshops with offices over. Restrictive Planning Condition No's 1 & 5. Approved 3/11/1983 not implemented.</p> <p>LW/84/0252 7x light industrial units with offices over. Approved 21 Mar 1984 and implemented</p> <p>LW/84/0649 7x light ind. Units w. offices over (revised) Approved 15 May 1984 and implemented</p> <p>LW/97/1770 Change of use from vehicle body repairs (Class B2) to motor vehicle repair and MOT testing (Class B2) Approved 12/12/1997 and implemented</p> <p>LW/14/0528 Enlarge front opening for wider roller shutter door and internal alterations. Approved & implemented 9/9/2014.</p> <p>The site is in an Archaeological Notification Area. The site is therefore suitable for housing development, but in view of flood risk, the likely archaeological significance, and likely industrial contamination from former uses, it may need to be part of a comprehensive approach including each adjoining site.</p> <p>CP1 (Affordable Housing) CP4 (Encouraging Economic Development and Regeneration)</p>
Suitability	<p>The Environment Agency's map 'Flood risk from surface water shows a low risk of flooding across the main part of the site, high risk on the perimeters and a very low risk of flooding from rivers and sea.</p> <p>The site is archaeologically significant, being part of the medieval Chapel Croft, which was used for the location of the St. James' leper hospital and burial ground.</p>
Achievability & Availability	<p>Part of the site- Units 2, 6 & 7, have been put forward by the owners. The owner of Units 1,3,4 & 5 opposes the proposed Dane Valley Project. All the owners have been informed on several occasions about the Dane Valley Project, and have received the report. The owners of Units 2, 6 & 7 have paid their contributions towards the AECOM topographic, geophysical and financial feasibility work which is expected to report by December 2018. It is therefore proposed to exclude Units 1-5 inclusive from the first stage of the Dane Valley Project, but to allow for a later change of mind, to include the area in the overall masterplan.</p> <p>A Planning Guidance Document, dated September 2004 was produced for the adjacent Gas Works Site in Blatchington Road by Lewes District Council.</p>

	<p>The planning guidance provided in the document is thought relevant to any development of the Industrial Unit site. The first stage is considered achievable within the timescale of the Neighbourhood Plan, but multiple constraints on site mean deliverable in the 2020's. AECOM is preparing 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 archaeology, contamination, flood risk, traffic considerations, and displacement of employment, development along the lines of the Dane Valley Project is acceptable.</p>
Site Summary	<p>A 0.153 ha brownfield site suitable for housing development but within a Category 3a Flood Zone. Could be included in a larger development of the entire West side of Blatchington Road.</p> <p>Distance to amenities: Seaford Station: 0.32 km GP surgery: 0.32 km Post office: 0.48 km Secondary school: 1.77 km Primary school: 0.80 km Shop: 0.16 km Bus stop (12): 0.32 km Source: https://www.google.co.uk/maps</p> <p>The speed limit on Brooklyn Road, Blatchington Road and Chichester Road is 30mph There have been 8 reported traffic accidents at or close to the site</p> <p>The elevation of the site is 4-5m</p>
Further Comment from statutory bodies	
Summary views from residents would they support this site?	

