

# THE DANE VALLEY PROJECT- WHAT'S IT ALL ABOUT?

## 1. WHERE IT IS.



### Key to Sites Plan

1. 48A, 48B 48C Brooklyn Road (NP Ref SC 2)
2. 51/53 Blatchington Road, The old dairy (NP Ref SC 8)
3. 48 Brooklyn Road (NP Ref SC 1)
4. land adj 35 Brooklyn Road –Southern Water Pumping Station (NP Ref SC 6)
5. The Gas Works site, Blatchington Road (NP Ref SC 5)
6. The Clanlu site (NP Ref SC 3)
  - a) Landscape Garden contractor.
  - b) Fix-All Motors
  - c) Greve & Son Home Improvements
  - d) A.M. Bower, Building Contractor
  - e) The old pumping station
7. Yard betw. 64 & 66 Chichester Road (NP Ref SC 7)
8. 46 Brooklyn Road (NP Ref SC 12)
9. The Trek, Blatchington Road (NP Ref SC 9)
10. Industrial units,1-7, Blatchington Road (NP Ref SC 4)

## 2. BIRD'S EYE VIEW 1959 & 2017

1959



2017



### 3. THE 7 CHALLENGES IN THE DANE VALLEY PROJECT

- **ARCHAEOLOGY.** - The 1772 estate map of East Blatchington identifies the 2 fields on which the project sits, as 'Spittal Croft' and 'Chapel Croft'. '*Spittal*' refers to the St James' Hospital, believed to be formerly the medieval Leper Hospital, and it is likely that '*Chapel*' refers to the Leper Chapel and possible associated burial ground. Medieval pottery was found on Chapel Croft in 1929 and donated to Seaford UDC. The County Archaeologist is very interested in the progress of this project.
- **INDUSTRIAL CONTAMINATION.** – The Seaford Gasworks started on Sites 1& 2 in 1864, and expanded in the 20<sup>th</sup> Century onto Sites 3,5,9 & 10, until partial demolition in 1958/9. The manufacture of Town Gas produces toxic bi-products, which remain in the ground and are a hazard that must be attended to, to protect developments. These chemicals can spread through rainwater percolation, and so a wider area that just the above 5 sites needs to be investigated.
- **FLOODING.** - Dane Valley is one of the lowest points in this part of Seaford. Although the old stream is now culverted, the drainage from all the upstream homes right back to Firlie Road, Normansal and Cradle Hill, passes through the Southern Water Pumping station, as does the surface water from the same area. The drainage system has been unable to cope with this at times, and Brooklyn Road residents suffer from flooding, twice in the past 6 years.
- **TRAFFIC.** – Blatchington Road and Brooklyn Road both suffer from continuous daytime kerbside parking. All the Sites apart from Site 7 are serviced individually by these 2 roads. Blatchington Road is a pedestrian route to the railway station, and the combination of dense bankside vegetation, an incomplete, single-side pavement, kerbside parking, and poor street lighting makes this a hazard for pedestrians and through traffic alike. Brooklyn Road, a cul-de-sac, has no adopted turning-head, and so vehicles must turn around using the crossovers for the pumping station and the factory units at Site 1.
- **FRAGMENTATION OF LAND OWNERSHIP.** - The 10 sites are in 12 separate ownerships. This makes co-ordination of development very challenging, unless incentivised. It also precludes effective area-wide solutions to the above challenges.
- **AFFORDABLE HOMES.** - For developments under 10 homes, Lewes DC policy seeks up to 3 affordable homes, for schemes over 10, Lewes requires 40% of the homes to be affordable. If enforced strictly, the 88-home capacity suggested for each individual site could produce 32 affordable homes. However, the cost of overcoming the above challenges could make this potential provision uneconomic.
- **LOSS OF EMPLOYMENT.** - The Dane Valley sites have provided employment opportunities since the Gasworks was built in 1864. Change of use for solely housing means permanent employment displacement.

Creating a balanced community therefore requires no net loss of employment opportunities. This is not possible if sites are dealt with individually.

## HOW CAN WE MEET THESE CHALLENGES THROUGH THE NEIGHBOURHOOD PLAN?

### 4. THE DANE VALLEY PROJECT PROPOSALS.

1. A comprehensive assessment of the potential for the whole site. The 1 July 2017 report achieves this at a non-technical level, and the financial support by Central Government, using public funds, will achieve a professional, technical appraisal within a few months, through their agents, **AECOM**. This appraisal will deal with all 7 identified challenges, at no cost to the owners.
2. A comprehensive planning framework. This will guide owners as to what is possible, and guide statutory undertakers and infrastructure providers in their future investment plans.
3. New employment opportunities. The 1 July 2017 report proposes new starter businesses and live/work units, as an element of the appraisal. Existing businesses will need relocating, where required, to other local industrial sites, both inside and just outside Seaford.
4. Potential for significant additional homes including affordable housing. The 1 July 2017 report envisages at least a 50% increase in the number of homes that could be provided in this town fringe area including an affordable housing element.
5. Improvements to the infrastructure. This includes reassessing the drainage needs for the catchment area of the Brooklyn Road Pumping Station, rationalising the entrance/exit arrangements to the site through simplifying the internal circulation arrangements, investigating the medieval heritage of Seaford, improving pedestrian safety on Blatchington Road, and reinvigorating the 'valley aspect' of the area by new landscaping of the valley sides, and preserving the characteristic flint walls of Blatchington Road which will also enhance Blatchington Pond, and the East Blatchington Conservation area.
6. An end to the piecemeal approach to this key brownfield site. The proposals will permanently transform this important but neglected part of Seaford, whilst providing the means to address the 7 identified challenges.