



The Old Dairy, 51-53 Blatchington Road, Seaford, BN25 2AF

Residential Development & Refurbishment Opportunity to
provide 9 Residential Houses

- Close Town Centre site
- No affordable contribution
- Outline Consent for part new build/part conversion

Summary

Price	Offers in the region of £900,000
Business Rates	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
EPC Rating	EPC exempt - Due for demolition

Description

This site which is currently utilised as storage and a first floor flat (rented) has a recent consent for the conversion and extension of three buildings at the front to 3 Residential Dwellings and demolition of buildings to the rear and construction of a further 6 new Residential Dwellings. The units will comprise 7 x 2 bedroomed Units & 2 x 1 Bedroomed units.

Location

Seaford is a large South Coast Town placed between the coast and South Downs National Park with good communications via the Coast road to Brighton and access to the A/M27 at the port town of Newhaven with its regular service to Dieppe. The town is served by the Mainline Railway Station linking the South Coast, Gatwick Airport and London Victoria in under 2 hours.

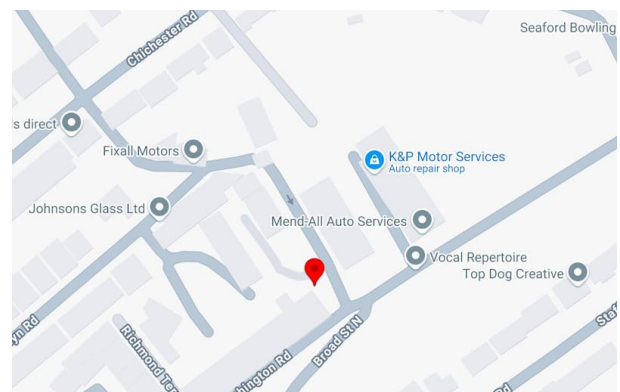
Blatchington Road is a popular location within an Area of Established Character close to the Town Centre with its extensive shopping facilities.

Viewings

Viewing strictly by appointment with the owners agents Bree Prenton 01323-302333 or info@breeprenton.co.uk

AML

In line with the relevant legislation, Anti-Money Laundering checks will need to be carried out on all relevant parties.



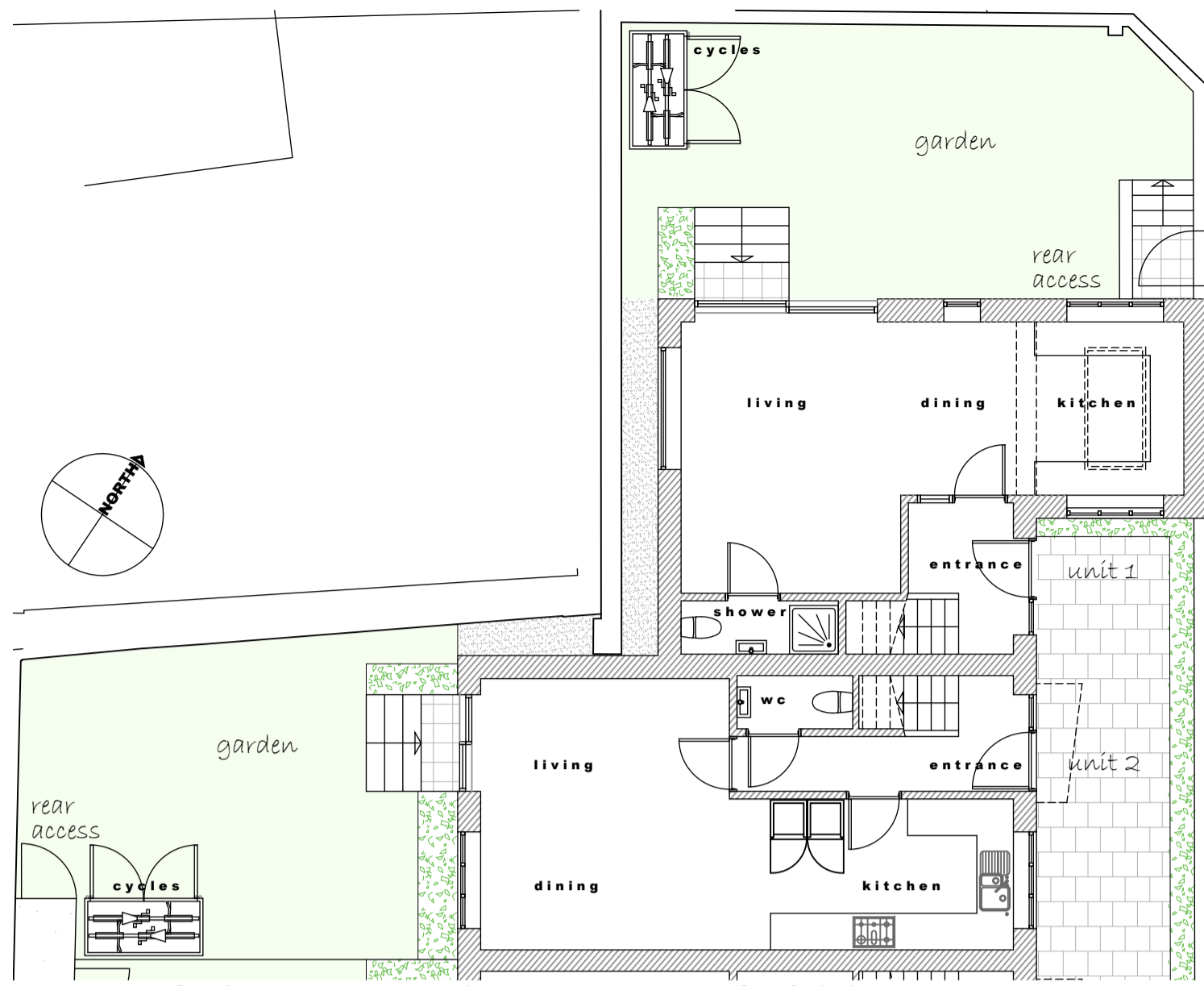
Viewing & Further Information

Jack Bree MRICS

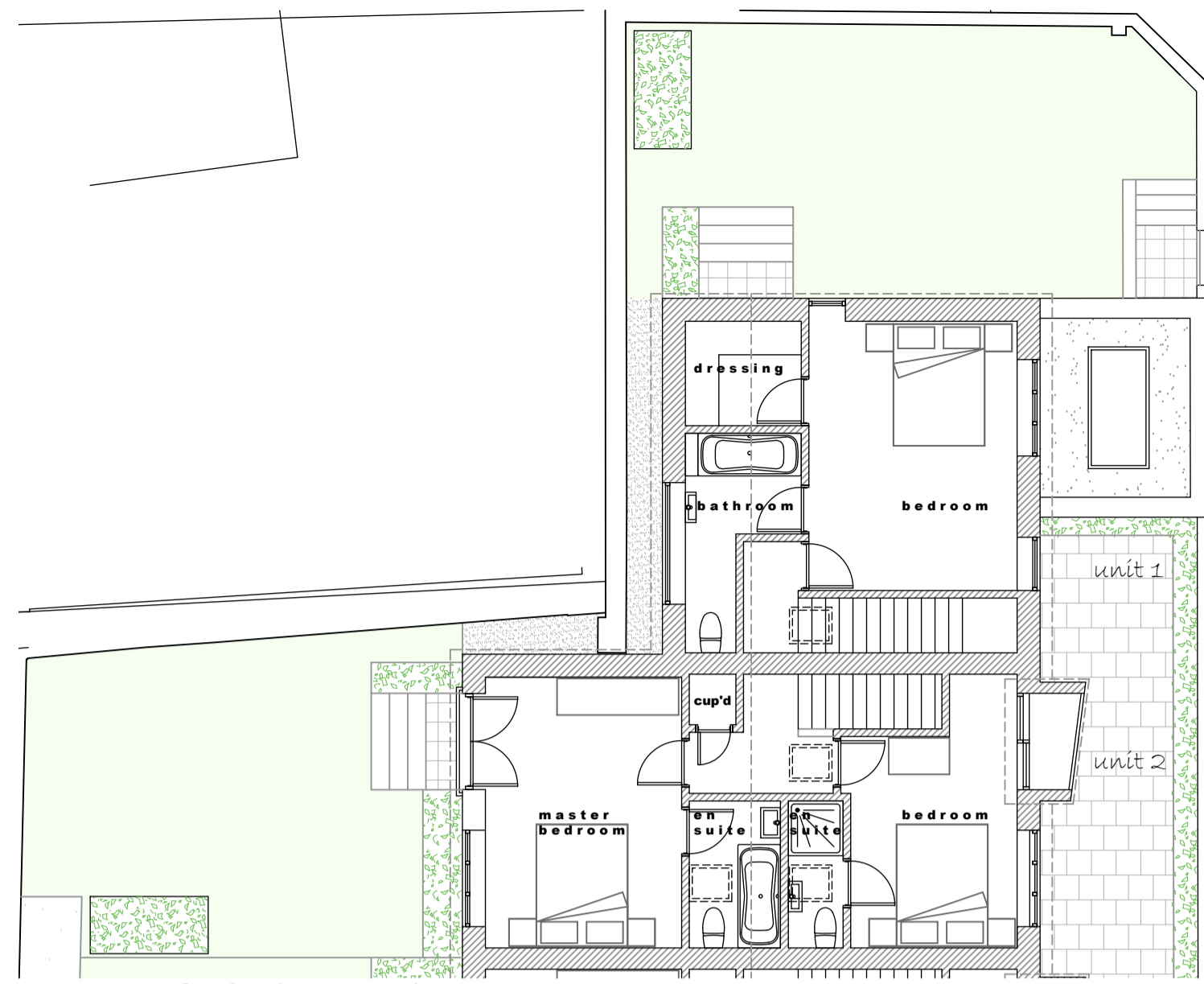
jack@breeprenton.co.uk

Anton Bree FRICS

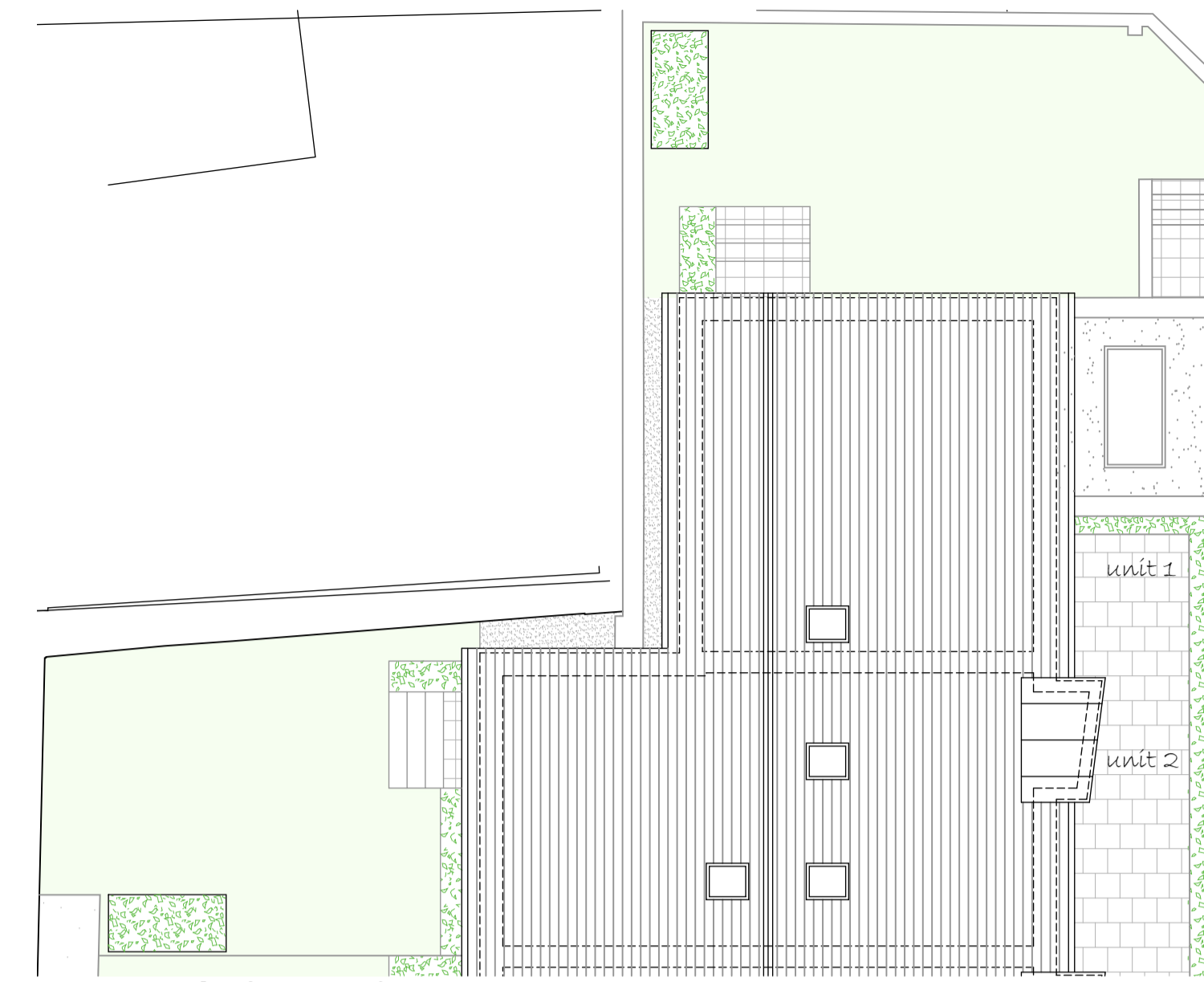
+44 132 330 2333
anton@breeprenton.co.uk



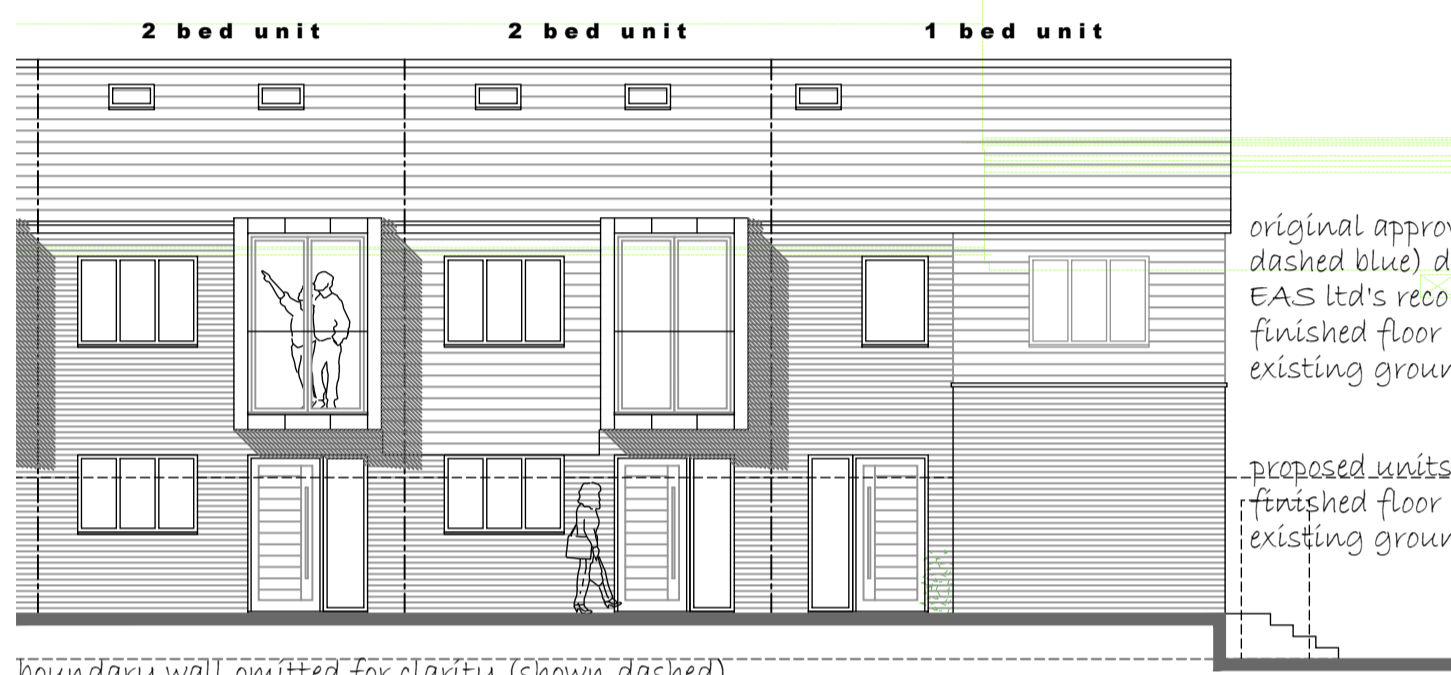
units 1-2 ground floor plan 1:100



units 1-2 first floor plan

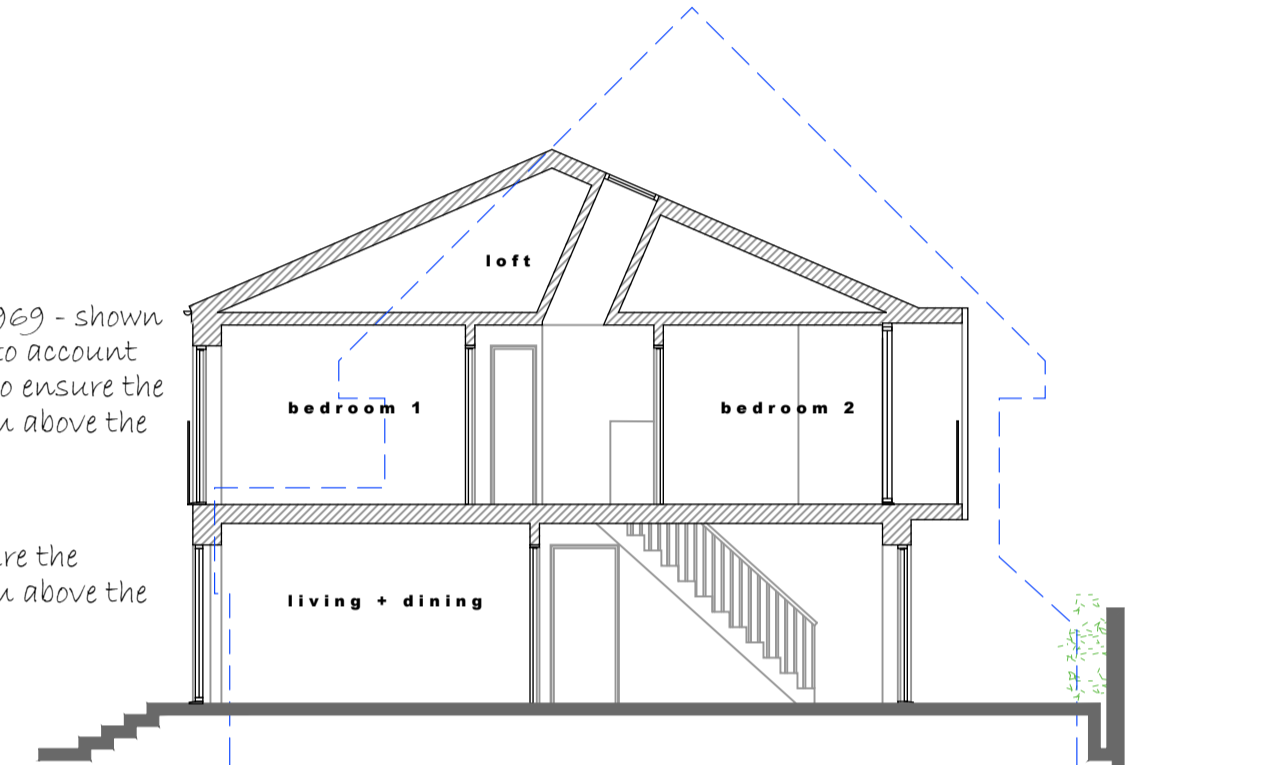


units 1-2 roof plan



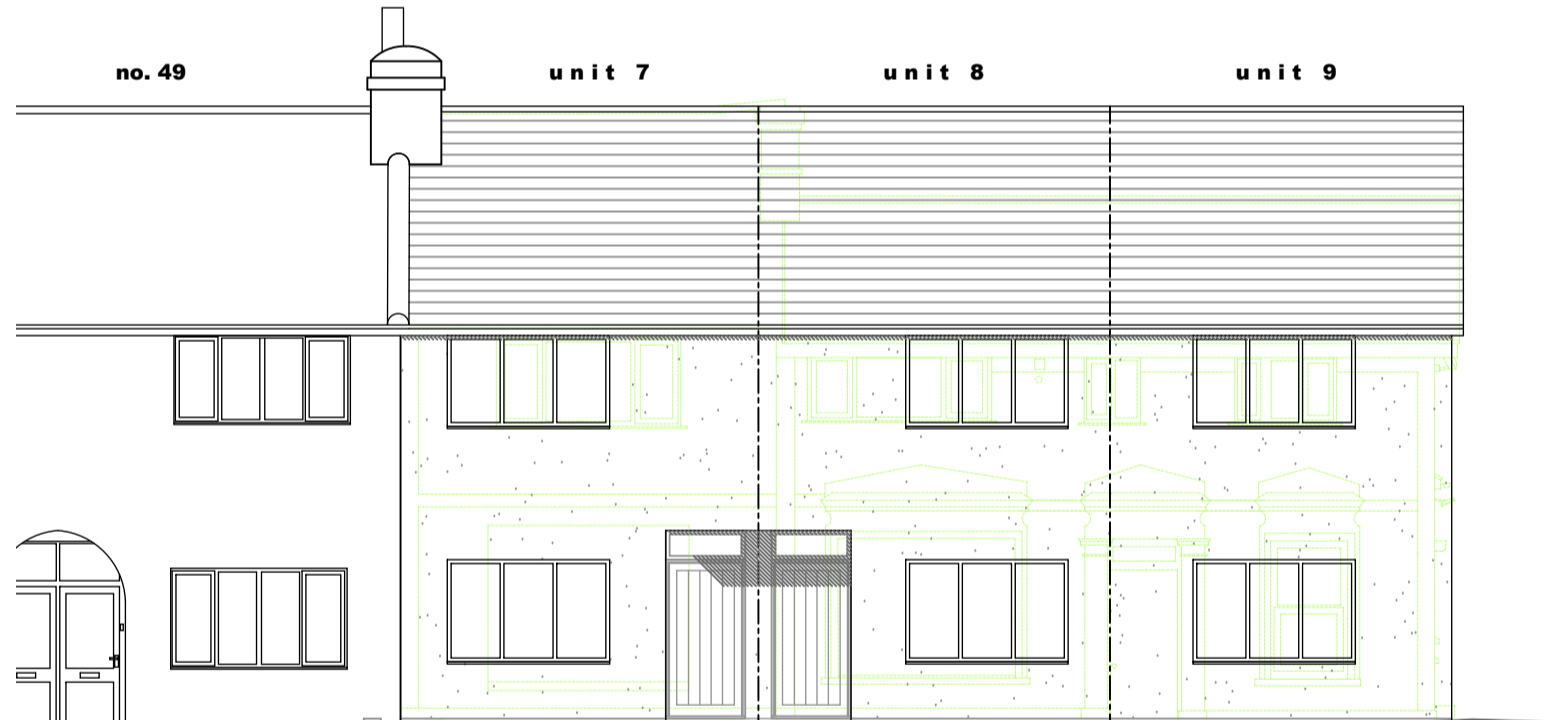
units 1-6 typical elevation 1:100

original approval (LW/08/0969 - shown dashed blue) did not take into account EAS Ltd's recommendation to ensure the finished floor level is 600mm above the existing ground level.
 proposed units raised to ensure the finished floor level is 600mm above the existing ground level.

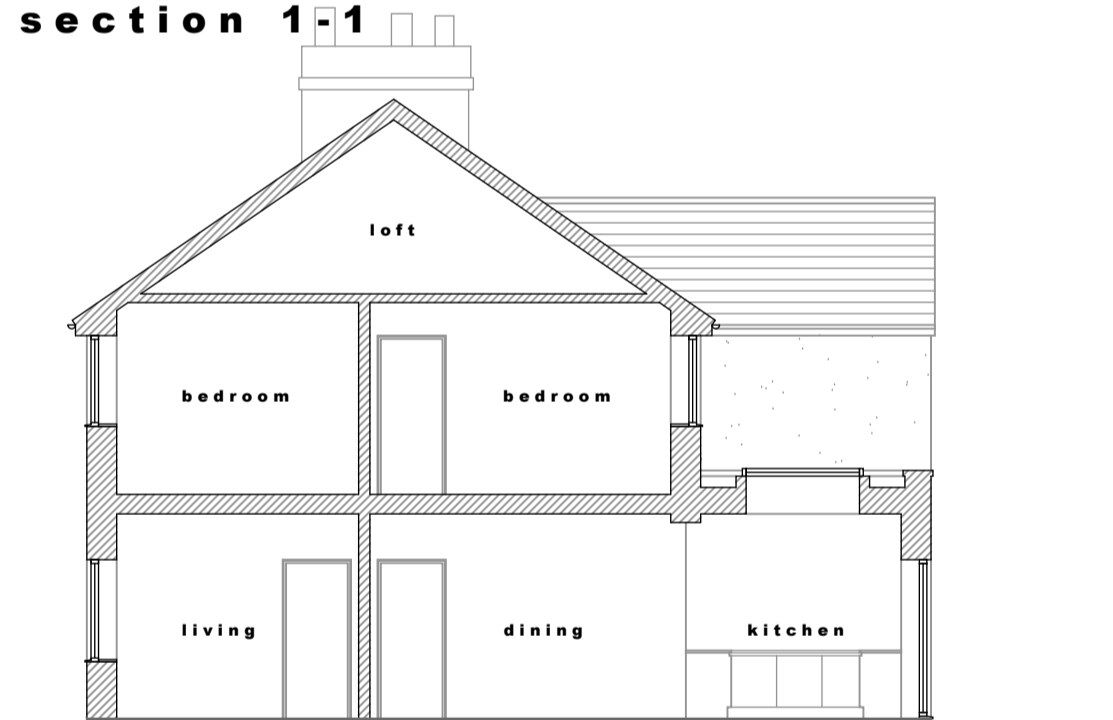


typical 2 bed unit section 1-1

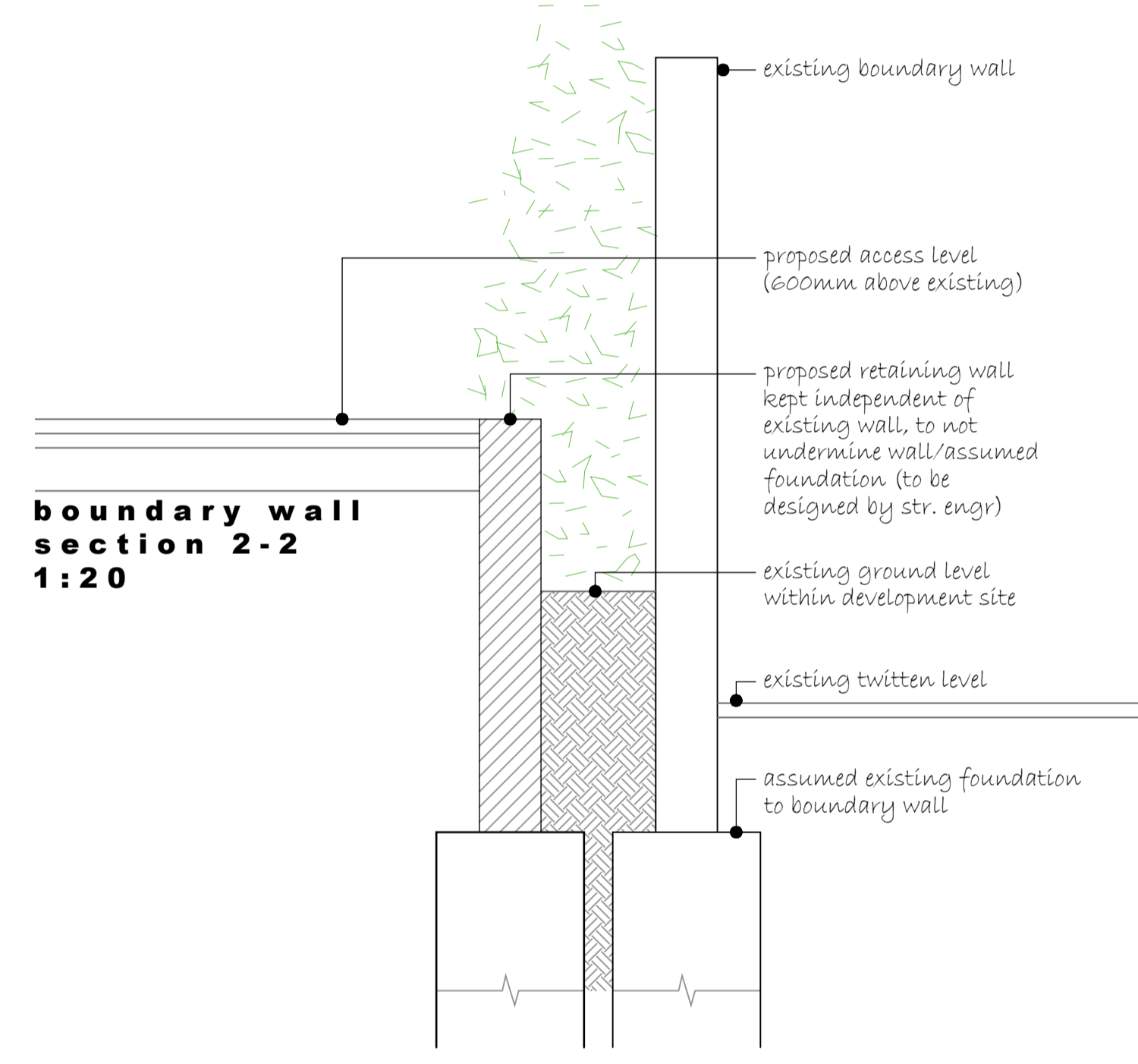
Outline of approved scheme Application Ref N° LW/08/0969



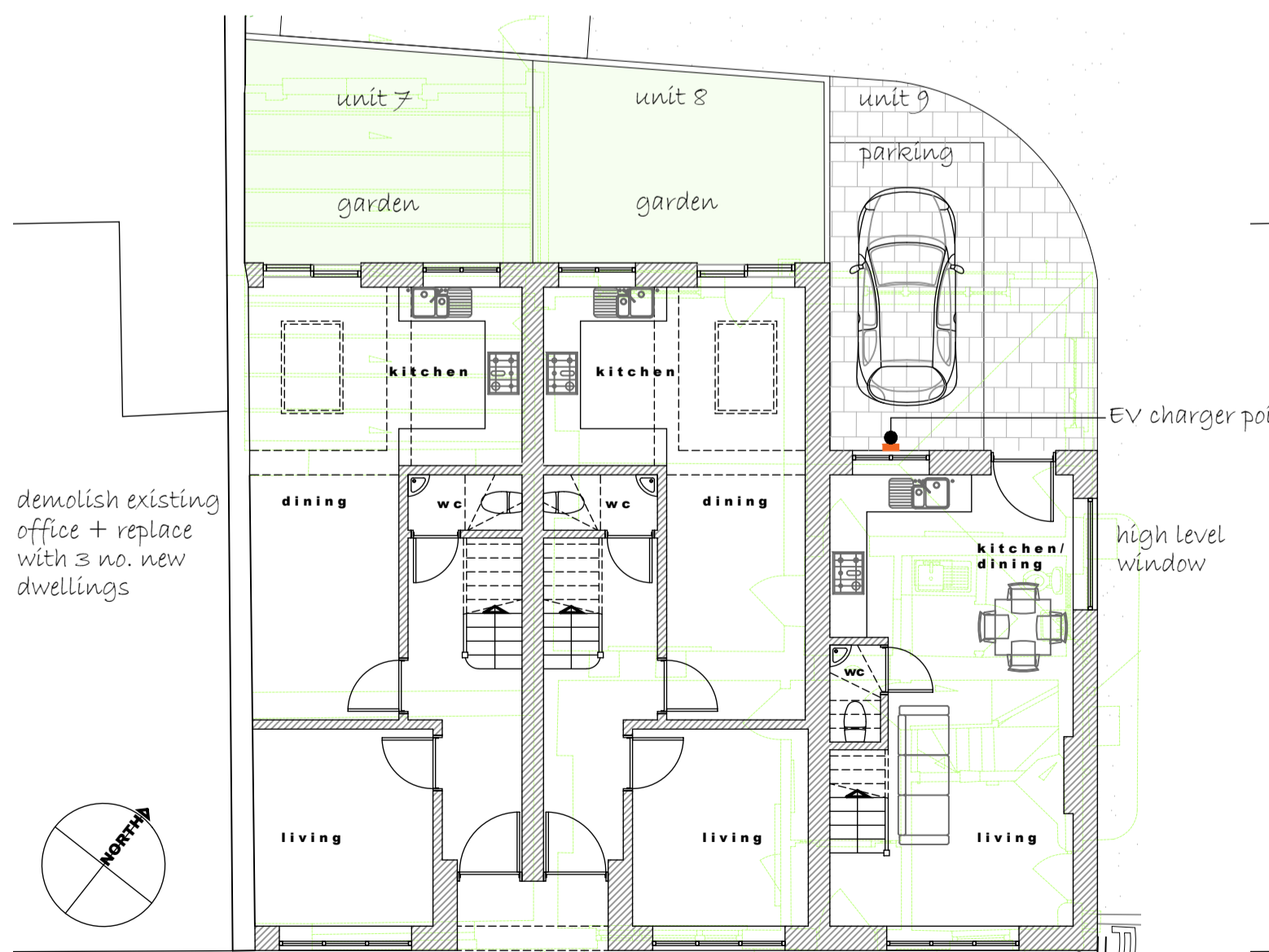
units 7-9 front elevation



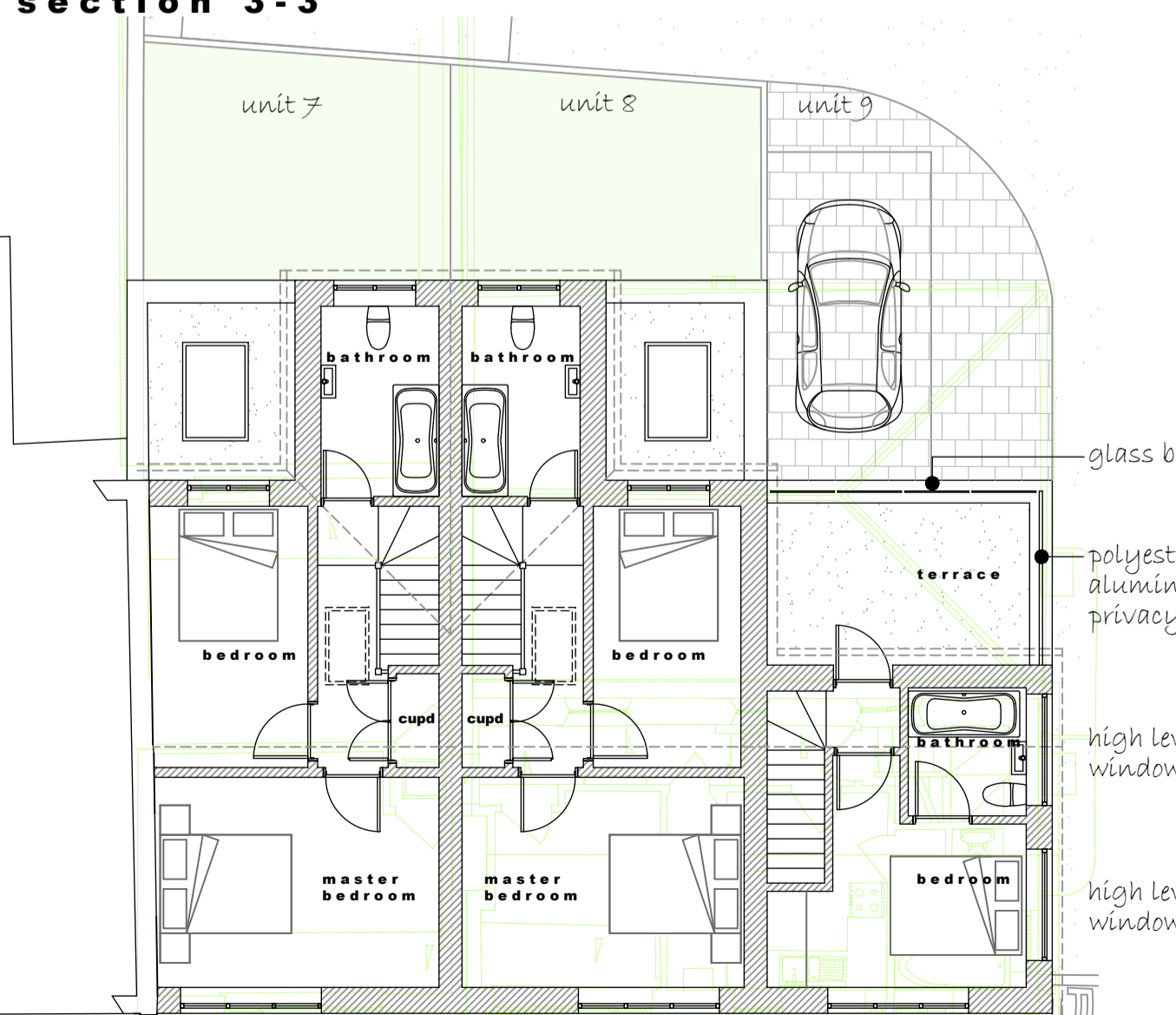
typical 2 bed unit section 3-3



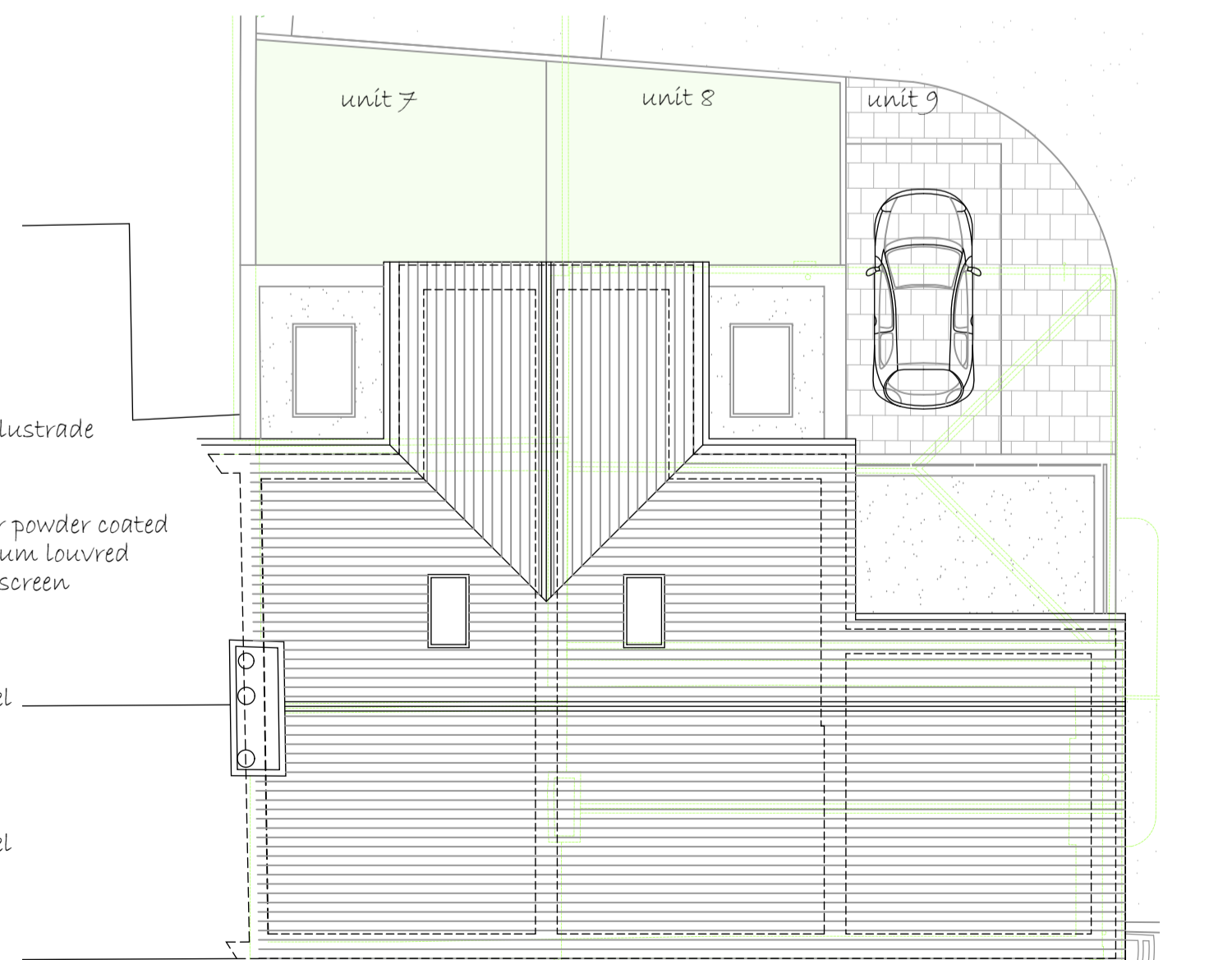
boundary wall section 2-2 1:20



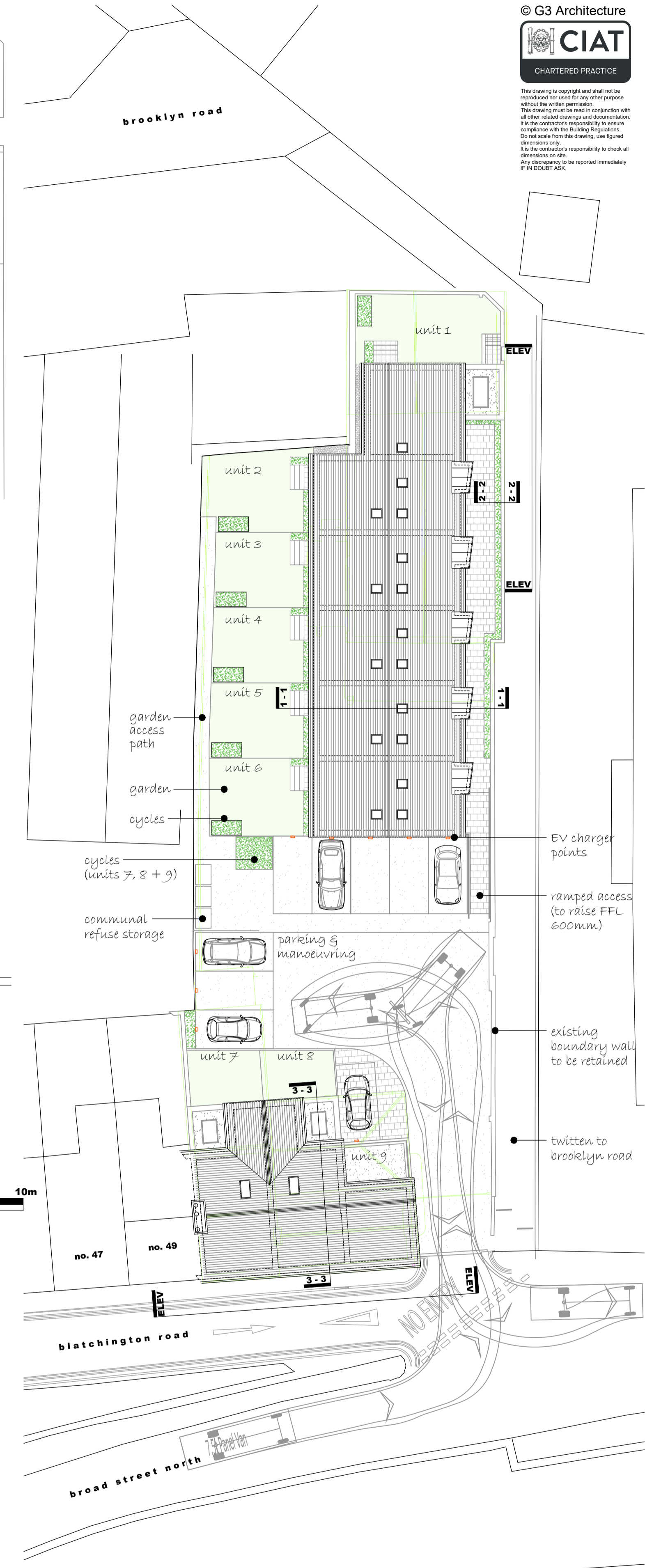
units 7-9 ground floor plan



units 7-9 first floor plan



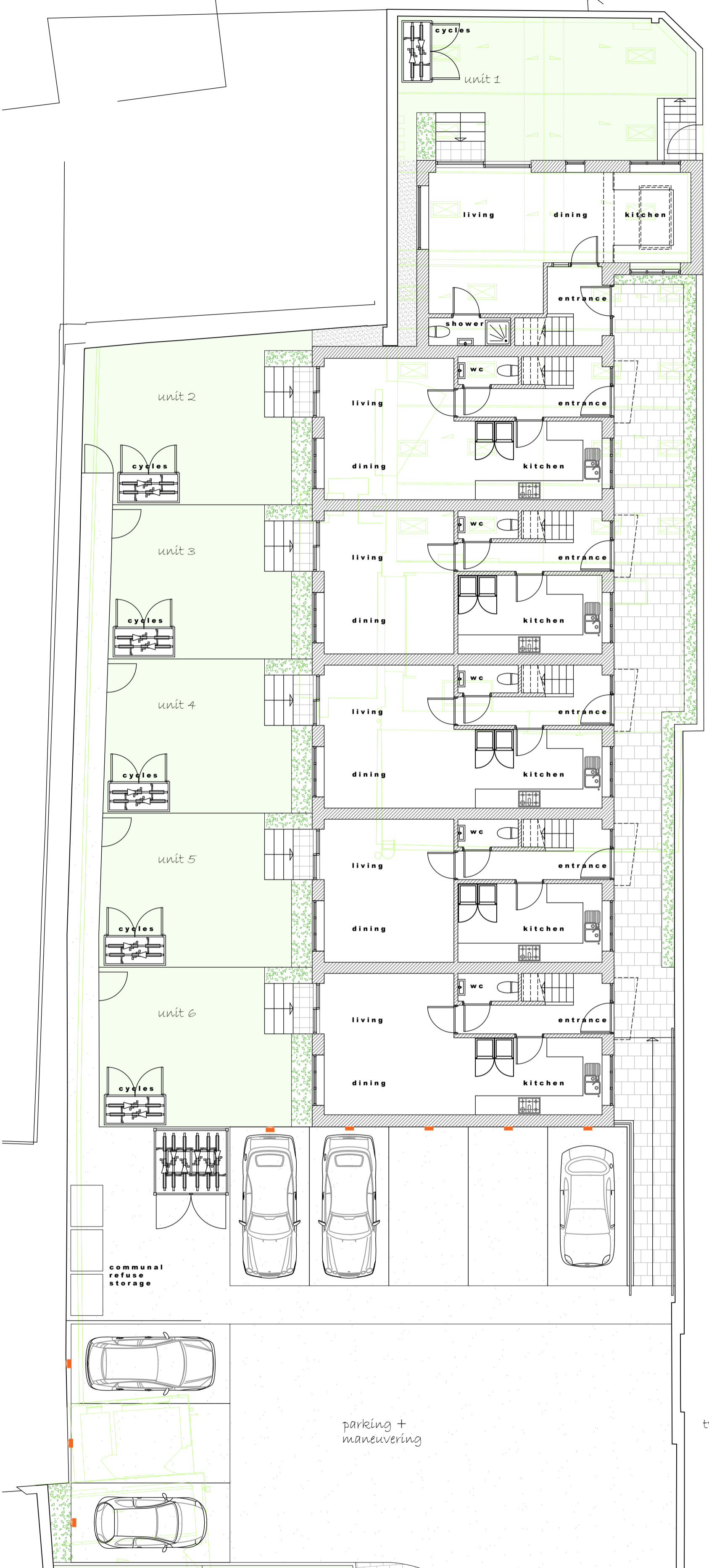
units 7-9 roof plan



site layout plan 1:200

notes + revisions

client + project	title	scale	dwg ref
Mr. G. Ori & Mr. T. Ori	Proposed Site Layout Plan, Ground, First + Roof Plans, Elevations, Sections + Boundary Wall Section	As noted - A1	04mepj0204459dwg
The Old Dairy, Blatchington Road Seaford		date	number
		12.09.2024	2445.PL01
		status	
			PLANNING



ground floor plan
units 1-6



first floor plan
units 1-6

refer to drawing 2445.PL01
for units 7-9



roof plan
units 1-6

notes + revisions	key:
	■ = EV charging point

client + project
Mr. G. Ori & Mr. T. Ori

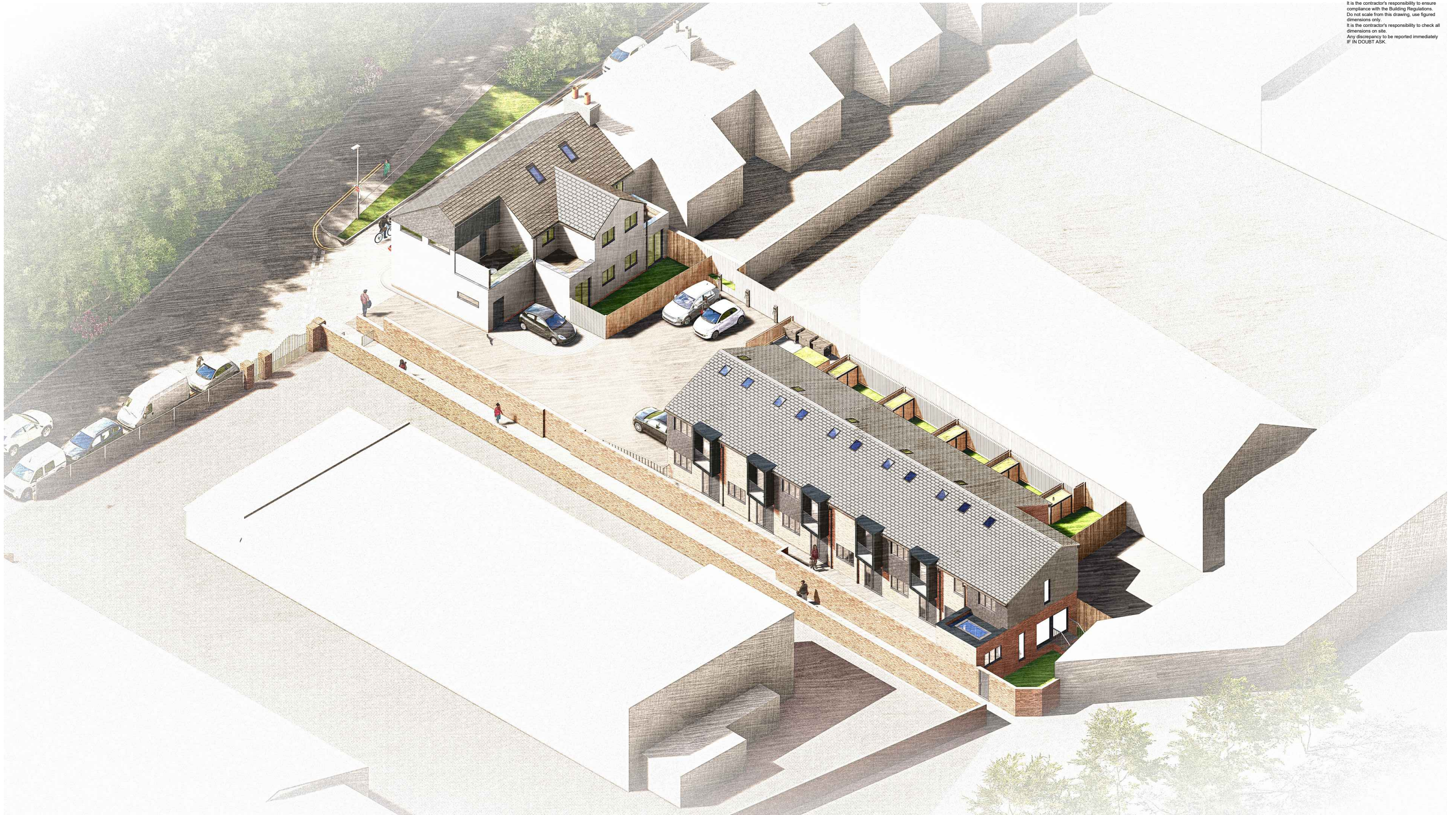
The Old Dairy, Blatchington Road
Seaford

title

Proposed Ground, First Floor + Roof
Plans Units 1-6

scale
1 : 100 - A1
date
12.09.2024
status

dwg ref
s:\mmp\2024\2445\planing
number
2445.PL02
status



**artist impression
site layout**

notes + revisions				client + project	title	scale	number
				Mr. G. Ori & Mr. T. Ori	Artist Impression	NTS	2445.PL05
				The Old Dairy, Blatchington Road	Site Layout	12.09.2024	PLANNING
				Seaford			



**artist impression
 blatchington road entrance**

notes + revisions				client + project	title	scale	number
				Mr. G. Ori & Mr. T. Ori	Artist Impression	NTS	2445.PL06
				The Old Dairy, Blatchington Road	Blatchington Road Entrance	12.09.2024	PLANNING
				Seaford			



**artist impression
 view from blatchington road twitten**

notes + revisions			client + project	number
			Mr. G. Ori & Mr. T. Ori	2445.PL09
			The Old Dairy, Blatchington Road Seaford	PLANNING
			title	scale
			Artist Impression View From Blatchington Road Twitten	NTS
				date
				12.09.2024



Lewes District Council

Planning Services

Southover House, Southover Road, Lewes, East Sussex, BN7 1AB

Tel: 01273 471600 Fax: 01273 484452 Minicom: 01273 484488

www.lewes-eastbourne.gov.uk DX No. 3118 Lewes-1

Ian Fitzpatrick - Director of Regeneration and Planning

Mr G Ori
Brooklyn Hyundai
c/o Mr M Greve
G3 Architecture
26 Sutton Park Road
Seaford
BN25 1QU

LW/24/0817

Town and Country Planning Act 1990

**Town and Country Planning (Development Management Procedure) (England)
Order 2015**

Notice of Outline Planning Permission

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that it **GRANTS** outline permission for the following development.

Outline Planning Application for Outline application for the demolition of existing garages/workshops, erection of 5 no. two bed & 1 no. one bed terraced houses, and conversion/redevelopment of 51-53 Blatchington Road to form two 2 bed houses and one 1 bed house.

At 51 - 53 Blatchington Road Seaford East Sussex BN25 2AF

Parish: Seaford

to be carried out in accordance with Plan and Application No. LW/24/0817 submitted to the Council on 24 December 2024.

Outline permission is granted under the provisions of paragraph (5) of Part 3 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, and the subsequent approval of the Lewes District Council of the detailed particulars of the landscaping of the site is required before any development is commenced, such matters being reserved from this permission.

To meet the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended) this permission shall meet the following conditions:

- Application for approval of the Reserved Matters shall be made to the Local Planning Authority before the expiration of **three years** from the date of this permission.

- The development hereby permitted shall be begun before the expiration of two years from the date of the final approval of the last of the Reserved Matters.

The application is subject to the following conditions:

1. This decision relates solely to the following plans:

<u>PLAN TYPE</u>	<u>DATE RECEIVED</u>	<u>REFERENCE</u>
Additional Documents	23 December 2024	Flood Risk and Drainage Assessment
Other Plan(s)	23 December 2024	2445.PL04 - Proposed Cycle Store Plans and Elevations
Proposed Elevation(s)	23 December 2024	2445.PL03 - Proposed Elevations
Proposed Floor Plan(s)	23 December 2024	2445.PL02 - Proposed Ground, First Floor and Roof Plans - Units 1-6
Other Plan(s)	23 December 2024	2445.PL01 - Proposed Layout Plan, Ground, First & Roof Plans, Elevations & Sections
Location Plan	23 December 2024	2445.LP01 - Proposed Block Plan and Site Location Plan

Reason: For the avoidance of doubt and in the interests of proper planning.

2. Prior to their application, details and photographs of all external materials, including paving, and boundary treatment shall have been submitted to and approved in writing by the Local Planning Authority and the development thereafter carried out in accordance with the approved details.

Reason: To ensure a satisfactory development in keeping with the locality having regard to policies CP11 and DM25 of the Lewes District Local Plan and para. 135 the NPPF.

3. Prior to the commencement of any construction works suitable arrangements shall be put into place to prevent the discharge of surface water from the site onto neighbouring land, including the public highway, with these arrangements maintained in place throughout the construction phase.

Prior to the first occupation of the development hereby approved, full details of surface water drainage infrastructure, including capacity of attenuation tanking and confirmation of discharge rates to the surface water sewer (with evidence of connection agreement with Southern Water), shall be provided along with evidence in the form of photographs and documentation to confirm the drainage infrastructure has been installed in accordance with those details. The surface water drainage system shall be retained as approved thereafter.

Reason: In order to ensure surface water is managed effectively in accordance with LLP1 policy CP12, LLP2 policy DM22, and para. 161 and 181 of the NPPF.

4. Prior to the commencement of any construction works, detailed drainage drawings and calculations shall be submitted based upon an agreed drainage strategy which shall confirm that surface water runoff from the proposed development shall be limited to greenfield runoff rates (if not discharged to ground) and surface water attenuation up to and including storms with a 1% (plus climate change allowance) annual exceedance probability [AEP] shall be stored without flooding onsite or downstream. Evidence of this (in the form hydraulic calculations) shall be submitted with the detailed drainage drawings.

The details of any outfall connection to a public sewer should be provided as part of the detailed design including approval from the Statutory Sewage Undertaker.

The detailed design of any shallow soakage and attenuation systems should be informed by findings of groundwater monitoring between autumn and spring together with infiltration testing at the design depth and location of the proposed soakway. The design should leave at least 1m unsaturated zone between the base of the soakaways and the highest recorded groundwater level. For tanked attenuation systems, details of measures which will be taken to manage the impacts of high groundwater on the hydraulic capacity and structural integrity should be provided.

The detailed design should include information on how surface water flows exceeding the capacity of the surface water drainage features will be managed safely.

Reason: In order to ensure surface water is managed effectively in accordance with LLP1 policy CP12, LLP2 policy DM22, and para. 161 and 181 of the NPPF.

5. Prior to the commencement of any development, a maintenance and management plan for the entire drainage system should be submitted to and approved by the local planning authority in conjunction with the Lead Local Flood Authority in order to ensure the designed system takes into account design standards of those responsible for maintenance. The management plan should cover the following:

- a) Clearly state who will be responsible for managing all aspects of the surface water drainage system, including piped drains, interceptors and the appropriate authority should be satisfied with the submitted details.
- b) Provide evidence that these responsibility arrangements will remain in place throughout the lifetime of the development should be provided to the Local Planning Authority.

Reason: In order to ensure surface water is managed effectively in accordance with LLP1 policy CP12, LLP2 policy DM22 and para. 161 and 181 of the NPPF.

6. Prior to the first occupation of any part of the development hereby approved, evidence (including surveys, as built plans, site records and photographs as necessary) should be submitted as evidence that the drainage system has been constructed as per the final agreed detailed drainage designs.

Reason: In order to ensure surface water is managed effectively in accordance with LLP1 policy CP12, LLP2 policy DM22 and para. 161 and 181 of the NPPF.

7. Prior to the first occupation of any part of the development foul drainage arrangements shall be in place and confirmation of a connection agreement for access to the public sewer system, issued by Southern Water, shall be provided to the Local Planning Authority.

Reason: In order to ensure drainage is managed correctly and surrounding water bodies are protected from pollution in accordance with LLP1 policies CP10 and CP12, LLP2 policy DM22 and paras. 161, 196 and 198 of the NPPF.

8. Prior to the first occupation of any part of the development all flood resilience and mitigation measures recommended in section 7 of the accompanying Flood Risk and Drainage Assessment shall be provided and shall thereafter be maintained in place for the lifetime of the development.

Reason: To ensure future occupants of the development are not exposed to unacceptable flood risk in accordance with LLP1 policy CP12, LLP2 policy DM22 and para. 161 and 181 of the NPPF.

9. The development shall not be occupied until suitably sized secure and covered cycle and bin storage facilities for use by the occupants of each dwelling have been provided in appropriate locations in accordance with plans which have been submitted to and approved in writing by the Planning Authority. The approved facilities shall thereafter be retained for the approved uses only.

Reason: In order that the development site is accessible by non- car modes, to control environmental impact and pollution and to meet the objectives of sustainable development in accordance with LLP1 policies CP11 and CP13, LLP2 policies DM20 and DM25 and para. 117 and 196 of the NPPF.

10. Prior to the first occupation of any part of the development, full details of all sustainability measures to be provided as part of the development, following the principles set out in the submitted Energy and Sustainability Strategy, shall be submitted to, and approved by the Local Planning Authority and the development carried out and maintained in full accordance with the approved details.

Reason: In order to ensure suitable sustainability measures are incorporated into the development and maintained in accordance with LLP1 policy CP14, LLP2 policy DM20 and para. 161 of the NPPF.

11. Prior to the first occupation of the development hereby permitted, details of the measures to be incorporated into the development demonstrating how the principles and practices of the 'Secured by Design' scheme have been included shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Sussex Police Designing Out Crime Officers. Once approved, the development shall be carried out in accordance with the agreed details.

Reason: In order to ensure existing and future occupants live in a safe environment in accordance with LLP1 policy CP11, LLP2 policy DM25 and para. 135 of the NPPF

12. No external lighting shall be installed on buildings or within the development site other than in accordance with a lighting strategy which is to be submitted to and approved by the Local Planning Authority prior to installation.

Reason: In order to protect the amenities of neighbouring residents and foraging habitat for bats in accordance with LLP1 policy CP11, LLP2 policies DM24 and DM25 and para. 135 and 192 of the NPPF.

13. No development shall take place, including any works of demolition, until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.
- demonstrate that best practicable means have been adopted to mitigate the impact of noise and vibration from construction activities;
- include details of the use of protective fences, exclusion barriers and warning signs;
- provide details of the location and appearance of the site offices and storage area for materials, including a bunded area with solid base for the storage of liquids, oils and fuel;
- details of any external lighting.
- construction hours

Reason: In order to safeguard environmental and residential amenity and in the interests of highway safety and the wider amenities of the area having regard to LLP1 Policy CP11, LLP2 policies DM20 and DM21 and para. 135 and 196 of the NPPF.

14. No development shall commence until the vehicular access serving the development has been constructed in accordance with plan 2445.PL01

Reason: To ensure the safety of persons and vehicles entering and leaving the access in accordance with LLP1 policies CP11 and CP13, LLP2 policy DM25 and para. 117 of the NPPF.

15. Prior to the first occupation of the development parking and turning areas shall be provided in accordance with full details to be submitted to and approved by then Local Planning Authority and shall be retained thereafter for that use only.

- All parking bays shall measure at least 2.5m by 5m (add an extra 50cm where spaces abut walls/fences).
- Parking bays adjacent to neighbouring fencing/boundaries shall be provided with a landscaped buffer, raised kerb or bollards to prevent vehicles using them colliding with them.
- All parking bays shall be provided with an operable electric vehicle charging point prior to the first occupation of any of the dwellings.

Reason: To provide adequate space for the parking and turning of vehicles in the interest of highway safety in maintaining the free flow of traffic in accordance with LLP1 policies CP11 and CP13, LLP2 policy DM25 and para. 117 of the NPPF.

16. No development approved by this planning permission shall take place until a remediation strategy that includes the following components to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing by the local planning authority:

- a) Additional site investigation scheme, based on preliminary investigations already undertaken to provide information for a detailed assessment of the risk to all receptors that may be affected , including those off site.
- b) The results of the site investigation and the detailed risk assessment referred to in (a) and based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
- c) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (b) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express written consent of the local planning authority.

The scheme shall be implemented as approved.

Reason: To ensure that risks from any land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with LLP2 policies DM20 and DM21 and para. 196 and 198 of the NPPF.

17. No occupation of any part of the permitted development shall take place until a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority.

The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall include any plan (a long-term monitoring and maintenance plan) for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan.

The long-term monitoring and maintenance plan shall be implemented as approved.

Reason: To ensure that any remediation, if deemed necessary, is satisfactorily completed in accordance with LLP2 policies DM20 and DM21 and para. 196 and 198 of the NPPF.

18. The building to be demolished as well as the building to be converted may contain asbestos. Accordingly, prior to demolition, a Demolition asbestos survey should be undertaken by a competent person in accordance with the current guidance and practice. A copy of the report should be provided to the local planning authority together with a mitigation plan that removes the risk to future occupiers of exposure to asbestos.

Reason: To ensure that risks from asbestos to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors having regard to LLP2 policy DM21 and para. 196 and 198 of the NPPF.

19. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the local planning authority) shall be carried out until the developer has submitted a remediation strategy to the local planning authority detailing how this unsuspected contamination shall be dealt with and obtained written approval from the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To prevent hazard and environmental damage as a result of contamination in accordance with LLP2 policies DM20 and DM21 and para. 198 of the NPPF.

20. Prior to the commencement of any development, including site clearance and demolition, at least two bat emergence and re-entry surveys must be undertaken on the site between May and August inclusive. The results of these surveys must be provided to the Local Planning Authority and any recommendations made in the report, including any requirement for a Mitigation Licence to be issued by Natural England prior to the commencement of works, shall be adhered to in full.

Reason: To ensure that the development does not cause harm to protected species in accordance with LLP1 policy CP10 and para. 192 of the NPPF.

I Fitzpatrick

Ian Fitzpatrick
Director of Regeneration and Planning
Lewes District Council and Eastbourne Borough Council

Date: 21 July 2025

Please read the attached notes.

Note to applicant

Building Regulations – Your attention is drawn to the need for compliance with the Building Regulations and general statutory provisions in force in the area and nothing herein shall be regarded as dispensing with such compliance and shall not be taken as granting any licence or approval for any other purposes whatsoever. Your attention is drawn to the Party Wall Act 1996 and your responsibilities to your neighbours under this legislation. Your attention is drawn to the provisions of Section 35 of the East Sussex Act 1981 regarding Access for Fire Brigade.

Note

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If this is a minor commercial development, and you want to appeal against your local planning authority's decision, then you must do so within 12 weeks of the date of this notice. For all other types of development you must appeal within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/appeal-planning-decision>.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

East Sussex Act 1981

Your attention is drawn to the provisions of Section 35 of this Act concerning access for the Fire Brigade, as follows,

- (1) Except as provided in subsection (2) below, where plans for the erection or extension of a building are deposited with a District Council in accordance with Building Regulations, the District Council shall reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show:-
 - (a) that there will be adequate means of access for the fire brigade to the building or, as the case may be, to the building as extended; and
 - (b) that the building or, as the case may be, the extension of the building, will not render inadequate any existing means of access for the fire brigade to a neighbouring building.
- (2) no requirement concerning means of access to a building or to a neighbouring building shall be made under this section in the case of a building to be erected or

extended in pursuance of a planning permission granted upon an application made under the Act of 1990 unless notice of the provisions of this section is endorsed on or accompanies the planning permission.

- (3) Section 64 (2) and section 65 (2) to (5) of the Act of 1936, (Notice of rejection or passing of plans and enforcement of requirements) shall apply as if this section were a section of the Act of 1936.
- (4) Any person aggrieved by the action of the District Council in rejecting plans under this section may appeal to a Magistrates' Court.
- (5) In this section references to the adequacy of means for the fire brigade shall be construed as references to a means of access adequate, or, as the case may be, inadequate for use for fire-fighting purposes by members of one or more fire brigades and their appliances.