

Rottingdean
Neighbourhood Plan
2018-2030

"We want Rottingdean to remain a characterful, chalk downland village by the sea, with its distinctive and vernacular architecture and varied natural features"

Foreword

Concealed within a valley in the South Downs and overlooked by its iconic windmill, the historic coastal village of Rottingdean deserves its attractive and popular status. Within four miles of the centre of the city of Brighton and Hove, and being the only Parish within that city, Rottingdean Parish Council accepted the opportunity offered in the government's 2011 Localism Act, of protecting the village for future generations whilst also planning for the future of Rottingdean as a neighbourhood, with its own growth, development and infrastructure needs, for the next 15 years.

This Plan has been driven by what our residents have told us is important to them about living here between the sea and the Downs. I am grateful to all the colleagues who have given much time and thought to how we can maintain and enhance our lovely village. Two thirds of the Parish lie within the South Downs National Park and development is inevitably constrained by its boundaries.

The Plan has been developed over a period of time. It reflects the principles of the Localism Act. It also takes account of the introduction of the National Planning Policy Framework in 2012, and its updates in 2018 and 2019. This policy context has produced a sharp focus in development activity as the development industry has sought to address these important elements of the revised planning system.

For Rottingdean Parish, this meant strong interest in the Urban Fringe Sites identified by Brighton and Hove at that time. Our Parish Council Steering Group worked to put the Plan together in response to local consultation at a time when the Parish Council itself was being consulted on a series of major planning applications aimed at Urban Fringe sites and the former St Aubyns School and playing field. For our village, this is an unprecedented period of growth.

The Planning Brief for St Aubyns was produced by Brighton and Hove City Council working in partnership with Rottingdean Parish Council and the former owners of the St Aubyns site, the Cothill Trust and can be viewed as Appendix [7-2a](#) to this Plan, providing in depth planning guidance for the former School, associated land and its heritage assets. Key because the school lies within the Conservation Area where any development needs to be especially sensitive to its surroundings.

This Plan includes the proposal that the remaining land on the former St Aubyns Playing Field should be designated Local Green Space, making it an accessible public space. We have also identified a number of other sites within the Parish which we feel merit the same protection. We have tried, wherever possible, to reflect the views and needs of Rottingdean residents and stakeholders within our goals and policies which we trust will frame the basis of development for Rottingdean until the year 2030.

Cllr Sue John

Chair – Rottingdean Parish Council

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Parish Profile Plan Overview

Rottingdean Parish Council has developed a Neighbourhood Plan for the area designated by Brighton and Hove Council and South Downs National Park Authority in ~~2014~~March 2013 under the Localism Act 2011 and the Neighbourhood Planning Regulations 2012. The designated area is the whole of the Parish, as shown on Map 1 Rottingdean Parish Neighbourhood Area.

The purpose of the Plan is to develop planning policies that will be used to determine planning applications within the Parish. The policies will eventually become part of the development plan. They will operate in parallel with the strategic policies in the Brighton and Hove Council City Plan and the South Downs Local Plan. In some cases, its policies will encourage development proposals for the benefit of the local community. In others its policies will aim to protect the special character of the Parish.

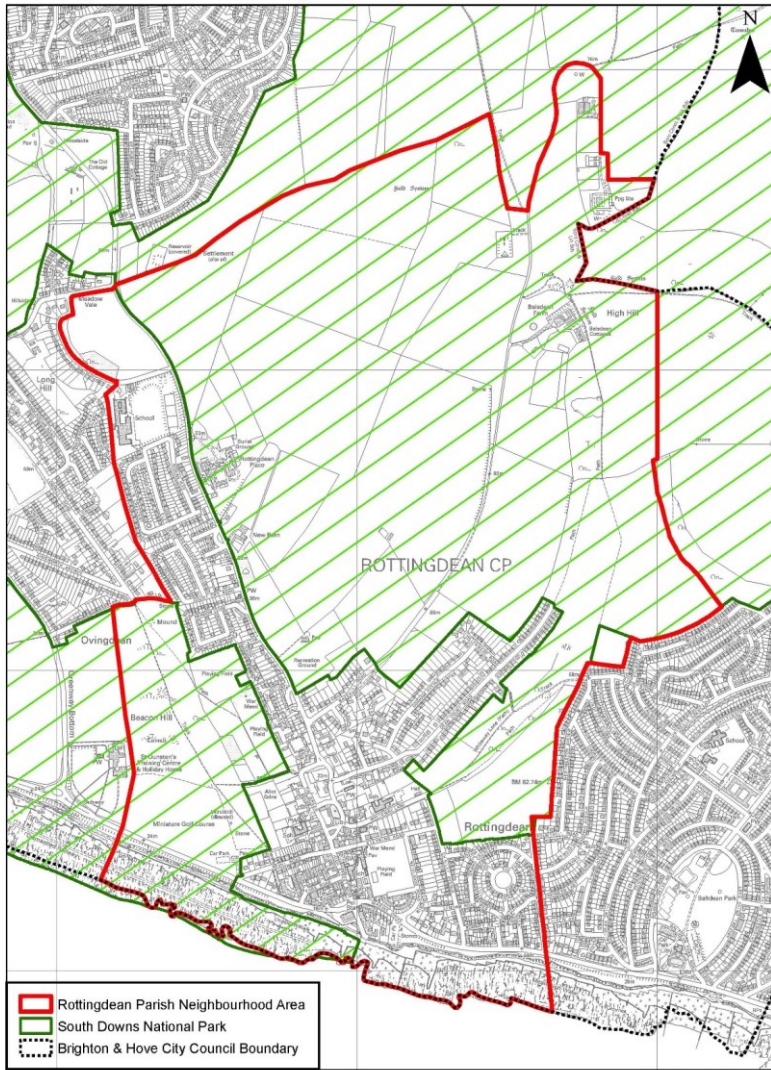
Neighbourhood Plans provide local communities with the chance to shape the future development of their areas. Once approved at a referendum and adopted the Neighbourhood Plan becomes a statutory part of the development plan for the Parish and will carry significant weight in how planning applications are decided. Plans must therefore contain only land use planning policies; however, they may identify proposals that relate to other matters not directly related to planning applications.

Although there is considerable scope for the local community to decide on its neighbourhood planning policies it has to meet some 'basic conditions'

- It must have regard to national policy
- It should be in general conformity with the strategic policies in the development plan
- It must contribute to the principles of sustainable development
- It must not breach and is compatible with EU regulations including the ~~Sustainable~~Strategic Environment Assessment Directive

Map 1 Rottingdean Parish Neighbourhood Area

Rottingdean Parish Neighbourhood Area



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History of the Parish of Rottingdean

The Parish of Rottingdean

The historic downland village of Rottingdean is located 4 miles east of Brighton centre. The village is located within a long north-south aligned valley, which provides shelter from the prevailing south-westerly winds. The valley terminates at the sea to the south, at a low point in the cliffs.

Rottingdean serves as an important centre for the surrounding community and also a destination for tourists. It is a substantial village, which despite suburban development on its fringe, remains as a distinct settlement separate from the urban conurbation of Brighton and Hove.

Historically the village was originally based on agriculture and a number of farmsteads and converted agricultural buildings have survived and form the basis of the historic village centre along with a Saxon Church, the village Green and pond.

The built environment is varied from tight knit groups of vernacular cottages focussed around the High Street, grand detached houses situated in individual garden plots around the Green to farmhouses and converted farm buildings to the north.

The village is set in open downland which forms the South Downs National Park [SDNP], it has its own nature reserve to the west, Beacon Hill, where Rottingdean Windmill is sited. This forms a striking landmark from within the village and when approaching the village from Brighton and is closely associated with the village's identity.

Despite its proximity to the sea, Rottingdean remained an agricultural village although wages were supplemented by some fishing. In the 17th and 18th centuries it is reputed that smuggling also supplemented the more legitimate incomes. The gap in the cliffs provided an ideal point to smuggle goods ashore, a network of tunnels is said to connect the seafront with many village properties. This trade was immortalised by Kipling's 'A Smugglers Song'.

Until the beginning of the 19th century, the village remained a quiet backwater. It was known as the 'Hidden Village' but things began to change with improvements in transport when it started to become a popular haunt for artists and writers when the first developments within Rottingdean started with the erection of large individually designed houses, many of which can be seen around the Green. After World War 1 this trend continued as agriculture declined and farm buildings were converted to homes. Tudor Close is an example of this trend where two barns and a cow shed were converted into Tudor style houses, which later became a hotel before returning once more to houses in the 1950s.

It was from the 1950s that the village grew considerably as it expanded to the south and the sea. Houses were developed to the north of the village in discreet estates that each have their own distinct character as outlined in the village Audit, these properties were built to the west of the main north-south road on agricultural land, the houses hugging the contours of the land in the valley; the land to the east of the main road remains largely agricultural.

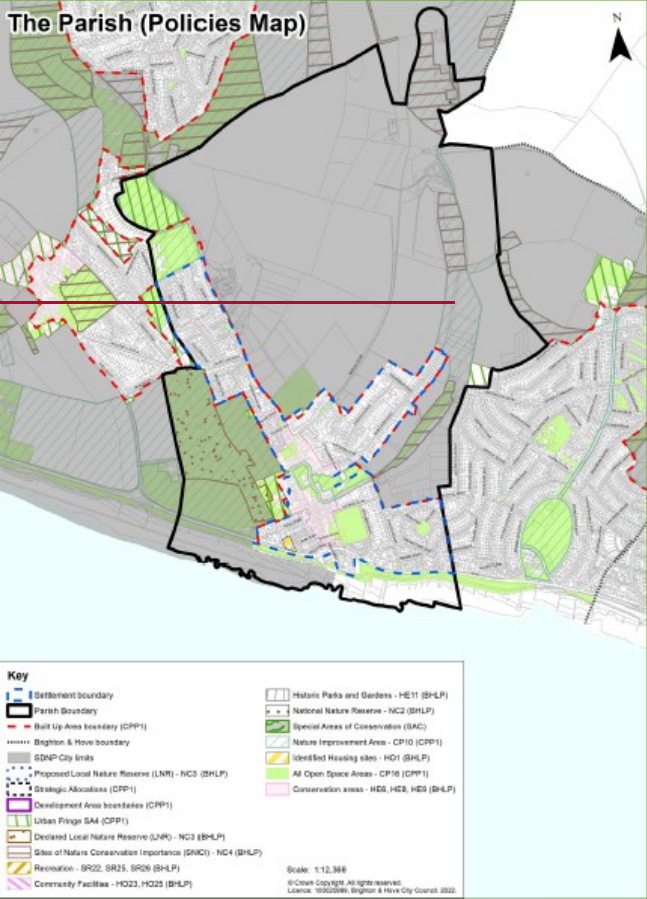
Along the coast road to the west of the village, houses were built along crescents and avenues that again give a distinct style, the houses being on the whole individually designed in garden plots.

To the north west of the village smaller houses were built providing more affordable housing in the centre of the village but expansion is limited due to the Beacon Hill Nature Reserve and the South Downs National Park. As land is now limited, development has continued through back garden development, larger houses being split into flats and in some cases being demolished, the site becoming suitable for several town houses or in the case of the seafront, designer-led flats overlooking the sea.

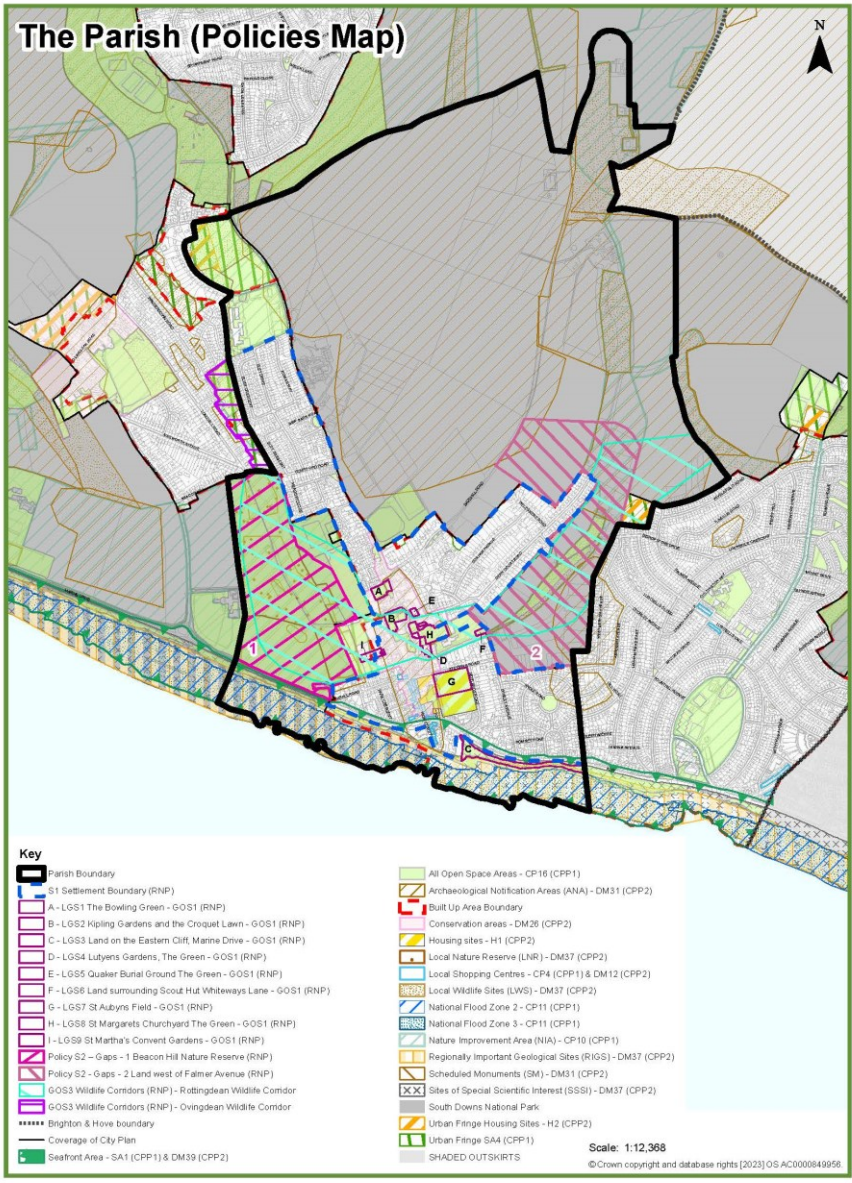
The central historic part of the village is a Conservation Area and is protected through a Conservation Area designation.

Map 1-2 The Parish (Policies Map)

The Parish (Policies Map)



The Parish (Policies Map)



Vision and Objectives of our Plan

We composed and developed the Vision and Strategic Objectives for this Plan in consultation with our residents, local community and voluntary groups and businesses. The Objectives and related Intentions are designed to deliver against this Vision. Chapters 2 to 6 reflect these Strategic Objectives. We felt that Access should underpin the whole Plan; policies intended to improve the accessibility of our village are distributed throughout the Plan and our Project list is also designed to address this. There are additional chapters on Community Facilities, critical to the sustainability of a vibrant and inclusive community and on the importance of appropriate use of Planning Gain (S106/Community Infrastructure Levy) to the delivery of projects which contribute towards the stated Objectives in this Plan.

Vision

We want Rottingdean to remain a characterful, chalk downland village by the sea, with its distinctive and vernacular architecture and varied natural features. We want a village which celebrates, respects and protects its heritage and promotes learning, culture and recreation. We want to ensure a healthier, more sustainable environment with access to quality open spaces and an improved public realm where residents and visitors can visit thriving shops, businesses and heritage assets with ease.

Core Strategic Objectives

Employment & Enterprise

To foster trade, tourism and economic development in Rottingdean

Intention

- To protect the local shopping areas, retain and preserve small shop and business premises along the lines of those that currently exist and conform with existing village characteristics.
- To support and encourage a vibrant retail and service environment to cater for the needs of the local and wider community
- To support and encourage improved pedestrian and disabled access to retail outlets, businesses, amenities and the public realm
- To support and encourage improved broadband access within the Parish
- To encourage and expand seaside tourism
- To maintain and enhance facilities and amenities for visitors and residents
- To encourage and expand cultural tourism and participation in arts and community events by both residents and visitors
- To facilitate access to heritage assets and open spaces
- To encourage coach and public transport as means of accessing Rottingdean and take opportunities to promote sustainable tourism
- To use tourism to promote local trade and the local economy.

Core Strategic Objectives

Air Quality and Traffic Reduction

To reduce the volume of vehicle traffic passing through Rottingdean to tackle congestion and improve air quality, whilst encouraging sustainable transport.

Intention

- To relieve congestion in both the High Street, particularly at peak travel times, and the A259 Coast Road from high volumes of commuter traffic, delivery vehicles and school journeys by improved traffic management and better local transport.
- Support greater use of other forms of transport other than private car, to access Rottingdean, including walking, cycling and increased take up of public transport.
- To address the high air pollution levels caused by idling traffic and vehicle acceleration, particularly by polluting vehicles at key points in Rottingdean High Street and thus reduce the risk to public health. If diesel fuelled vehicles continue to decline in numbers and more drivers stop their engines when idling, this will make an improvement.
- To encourage greater footfall and increased spend in the High Street by reducing traffic noise, volume and fumes and providing a safer, more accessible and ambient environment.
- To reduce the number of lorries abusing the ban on non-essential HGV journeys along the B2123.

Core Strategic Objectives

Environment & Biodiversity

To protect and enhance green and open spaces within the Parish, maintaining the strategic gaps which define the village and protect and enhance biodiversity.

Intention

- To maintain and improve access to green spaces in Rottingdean for public use, for recreation or amenity space.
- To use the Planning Brief for the former St Aubyns School, together with Local Green Space designation, to seek to retain the ~~playingfield~~ playing field, potentially under local civic management, offering greater opportunities for public recreational use.
- To maintain the strategic gaps provided by key green and open spaces which define Rottingdean as a village, distinct from the conurbation of Brighton and Hove and the surrounding villages.
- To protect and improve the biodiversity located in Rottingdean's green and open spaces, including existing wildlife corridors.
- To maintain and enhance recreational facilities provided by green and open spaces within the Parish of Rottingdean.

Core Strategic Objectives

Housing & Design

To facilitate sensitive housing growth including making provision for timely and adequate infrastructure where practicable

Intention

- To maintain the character and key design features of Rottingdean, a historic chalk downland village.
- To adhere to the planning guidance contained in the St Aubyns Planning Brief.
- To maintain the historic access to the seafront, improving access and the public realm
- To ensure that suitable and adequate infrastructure is provided in a timely manner to match identified needs in a period of expansion.
- To make best use of any brownfield site within the Parish taking into consideration the need for housing, economic development, employment and recreational facilities.
- To make best use of any windfall sites which come available during the Plan period, taking into consideration the need for housing, economic development, employment and recreational facilities.

Access

Our aim is for Rottingdean to be a village that is welcoming, inclusive and accessible, providing barrier-free services and amenities that promote independence and equity of access and opportunity, including access to digital services and housing.

- To make provision for local young people to be able to access market housing in the Parish.
- To improve disabled access & permeability through the village, making it more pedestrian friendly.
- To facilitate mobility access to shops and amenity buildings, including toilets.
- To improve mobility access throughout the village
- To improve IT connectivity.

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Chapter 1

Strategic Development in Rottingdean

The Plan's Spatial Framework

The Plan's Spatial Framework ~~Strategic Development in Rottingdean~~

1. Context

1.1 Our starting point for this plan is for Rottingdean to remain recognisable as a downland village, distinct from neighbouring villages.

1.2 The settlement boundary lies within the defined boundary of Rottingdean Parish- (see [Map 1 page 8](#)). The Boundary has been drawn to reflect the present observable, developed edge of the village. It makes provision for the urban fringe sites within it identified in City Plan Part [One SA4](#).

1.3 The preferred strategy presents a coherent combination of sites that effectively complete the opportunities to infill the village envelope without requiring incursions into the surrounding countryside. It is therefore considered the best way to deliver the vision and objectives of the Plan and manage change in the village.

1.4 The preferred strategy has not made direct provision for additional employment or retail land on the edges of the village. The Parish already supports a wide range of businesses including retail and service organisations on Rottingdean High Street and the subsidiary shopping areas outlined elsewhere in this Plan, care and nursing homes, the PO Sorting Office in Nevill Road and numerous sole traders operating from home.

1.5 Policy S1 provides an overall spatial policy context for the Plan. It is based on the identification of the settlement boundary. The first part of the policy offers general support for development within the settlement boundary that respects the site's contribution to the setting of the South Downs National Park and reflect its potential visual sensitivities. The second part identifies a series of development principles with which new development should comply. The third part sets out specific requirements for development within the designated Conservation Area. This approach should be read in association with the general principles included within Policy H3 of this Plan.

1.6 As part of the preparation of the Plan the Parish Council looked at the potential for the residential development of a range of sites within the settlement boundary. This approach would bring forward sustainable development in general terms, and would secure the development of brownfield land in particular. Nevertheless, the Parish Council has decided to craft a general, criteria-based policy for new development within the settlement boundary. It is anticipated that this will provide a degree of flexibility to the development industry within a non-prescriptive policy. However, the Parish Council would actively welcome proposals for the redevelopment of the Post Office Sorting Office, the car park to the rear of 55 High Street and the land at the Telephone Exchange and car park at Park Road.

1.7 Development proposals outside the settlement boundary will be strictly controlled. However, within the wider context of national and local policy development, proposals will be supported which are appropriate to a countryside location or which are consistent with the City Plan Part One. In terms of the former category, proposals will be supported for development as highlighted in paragraph 79 of the NPPF (2019). In terms of the latter category proposals will be supported for development as required to deliver any urban fringe sites which may arise from the City Plan Part One (Policy SA4) and the SDNPA Local Plan.



S1 - Development within and beyond the settlement boundary

The Neighbourhood Plan defines the Rottingdean village boundary, as shown on Map 1. ~~ps~~
Proposals for infill development within the boundary will be supported, provided they accord with the design and development management policies of the development plans and other policies of the Neighbourhood Plan.

In particular development proposals should comply with the following criteria:

- make appropriate use of traditional and vernacular materials in the design and construction of the buildings concerned;
- respect the built character and appearance of the village;
- be in character in terms of scale and proposed density to the immediate locality and not result in an overdevelopment of the site concerned.
- respect the character and appearance of the surrounding countryside and rural setting of Rottingdean and not generate substantial harm to that character and appearance;
- respect the residential amenity of any surrounding properties.
- ensure that lighting schemes for the site comply with the SDNPA's dark skies criteria.
- seek the provision of appropriate footpath and cycle routes from the sites to the National Park.
- ensure any future application for development is designed using a landscape-led approach so that the design, layout and landscaping sensitively respond to local landscape character.
- ensure any future application for development includes a Landscape and Visual Impact Assessment.
- be of a scale, design and layout that can be safely and satisfactorily accommodated within the capacity or safety of the existing highway network; and
- be of a scale, design, layout and technical details that can be satisfactorily accommodated within the capacity of the existing water or sewage infrastructure.
- Proposals for development outside the village boundary will only be supported if they are appropriate to a countryside location and they are consistent with the relevant policies in the adopted Brighton & Hove City Plan or the South Downs National Park Local Plan.

1.8 In addition to the general criteria included in the second part of this policy development proposals in the Conservation Area (as shown on Policies ~~Map 1~~ ~~Map 2~~ ~~8~~), should incorporate the following matters as appropriate to their scale, nature and location within the Conservation Area:

- building details, features and materials which take account of the character and appearance of the Conservation Area and as described in the Conservation Area Character Statement;
- boundary treatments which include native hedgerows, stone, brick or flint walls or iron railings; and
- landscape proposals which include indigenous trees and other forms of vegetation.

1.9 The next policy recognises the valued function of the countryside and working farmland in shaping rural character. In some places, there are paddocks, recreational facilities, agricultural units and dwellings in open countryside or on the edge of village extending into the countryside beyond. The policy does not seek to prevent the improvement and extension of such uses. In addition, the third paragraph of the policy provides flexibility for new commercial and recreational development to be supported where that development would be in accordance with development plan policies. These may include City Plan Policy CP16. The Plan's spatial strategy is reflected in paragraph 1.3. It is on this basis that housing proposals are expected to come forward within or adjacent to the existing extent of the built-up area and without needing to take up land in the surrounding countryside.

Strategic Local Gaps

1.10 This policy has three overlapping functions. The first is to protect the essential countryside character of two key areas between the built-up part of Rottingdean and the settlements of Woodingdean, Saltdean and Ovingdean. The second is to conserve natural wildlife corridors, protect and enhance the views of the South Downs National Park. The third is to prevent coalescence between the separate settlements and to protect their distinctive individual character and setting. The combination of these functions will conserve the way that Rottingdean sits in the wider landscape, and retain the agricultural landscapes preferably as working farmland or grazing areas in order to keep a clear 'rural' buffer between Rottingdean and the surrounding settlements.

1.11 These areas incorporate land to the west of Falmer Avenue on the eastern boundary of Rottingdean, bound by Westmeston Avenue to the east and Dean Court Road to the west and running alongside Whiteway Lane north-eastwards towards High Hill and Beacon Hill Local Nature Reserve. They are shown on Map 2-3 on page 20 and have been drawn to include only the minimum essential area to achieve the policy objective. In each case they make a significant contribution to maintaining the individual character of their adjoining settlements.

1.12 The proposed Strategic Local Gaps are within the South Downs National Park. As such, they have a degree of existing protection. Policy SD25 of the South Downs Local Plan sets out a broad development strategy for the National Park. The third part of that policy comments that the settlement pattern and individual identity of settlements and the integrity of predominantly open and undeveloped land between settlements will not be undermined.

1.13 The part of the neighbourhood area within the National Park is located within the identified Dip Slope. Policy SD25 of the Local Plan supports new development in identified settlements. These settlements do not include Rottingdean as its built form is located within the Brighton and Hove administrative area. Elsewhere development will be permitted outside of settlement boundaries in exceptional circumstances. These are identified as land allocated for development or safeguarded for the use proposed as part of the development plan; where there is an essential need for a countryside

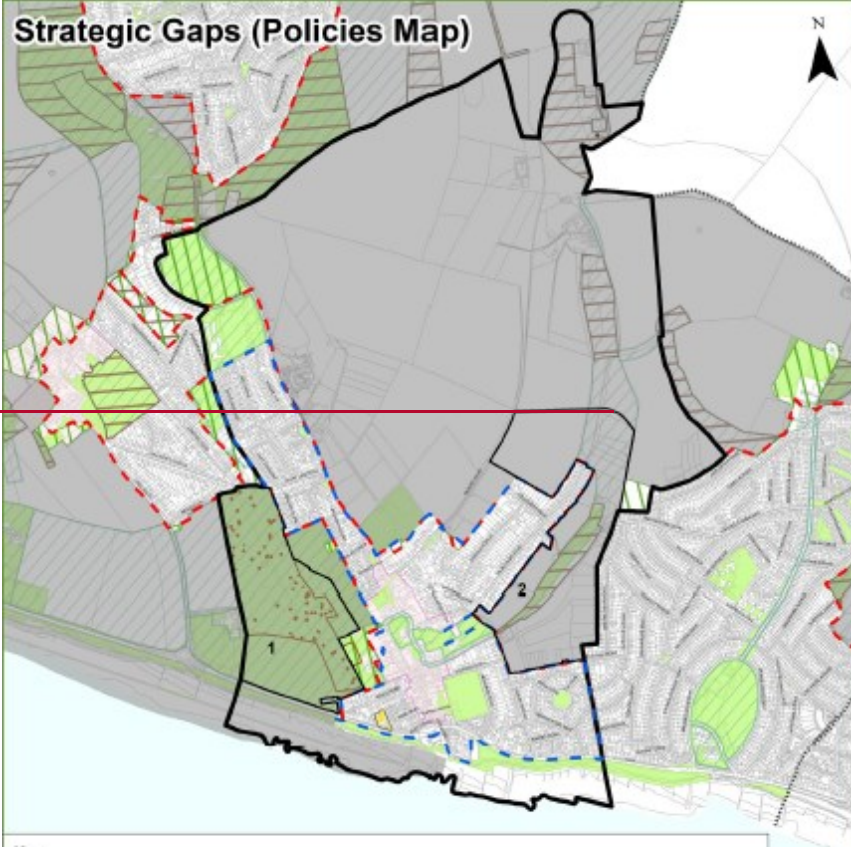
location; for community infrastructure where there is a proven need for the development that demonstrably cannot be met elsewhere; or where it is an appropriate reuse of a previously developed site, excepting residential gardens, and conserves and enhances the special qualities of the National Park.

1.14 The Parish Council has given careful consideration to the nature of this policy in the adopted South Downs Local Plan. On the one hand, Policy SD25 of the South Downs Local Plan provides a strategic context which will naturally safeguard the countryside and its broader relationship to the Downs landscape. On the other hand, the Parish Council wishes to complement the approach taken in the Local Plan by identifying the two Strategic Gaps. Within the context of the broader functions of this policy, their designation will prevent coalescence between the separate settlements and to protect their distinctive individual character and setting. This is an important matter for the local community. The separate settlements of Rottingdean, Ovingdean, Woodingdean and Saltdean have developed around their relationship with the natural landscape and the road network to the north and to coast to the south. This creates a very clear distinction between the built-up parts of the neighbourhood area and the surrounding countryside. In some cases, the gaps between the settlements are both small and highly sensitive. For clarity, the policy only applies within the neighbourhood area.

1.15 As with Policy SD25 of the South Downs Local Plan, the policy does not seek to prevent development that may otherwise be suited to a countryside location. In this case, it seeks to ensure that the scale, massing and height of proposals do not result in the integrity of an identified gap being undermined. Development that is consistent with this policy might include minor extensions to existing buildings,

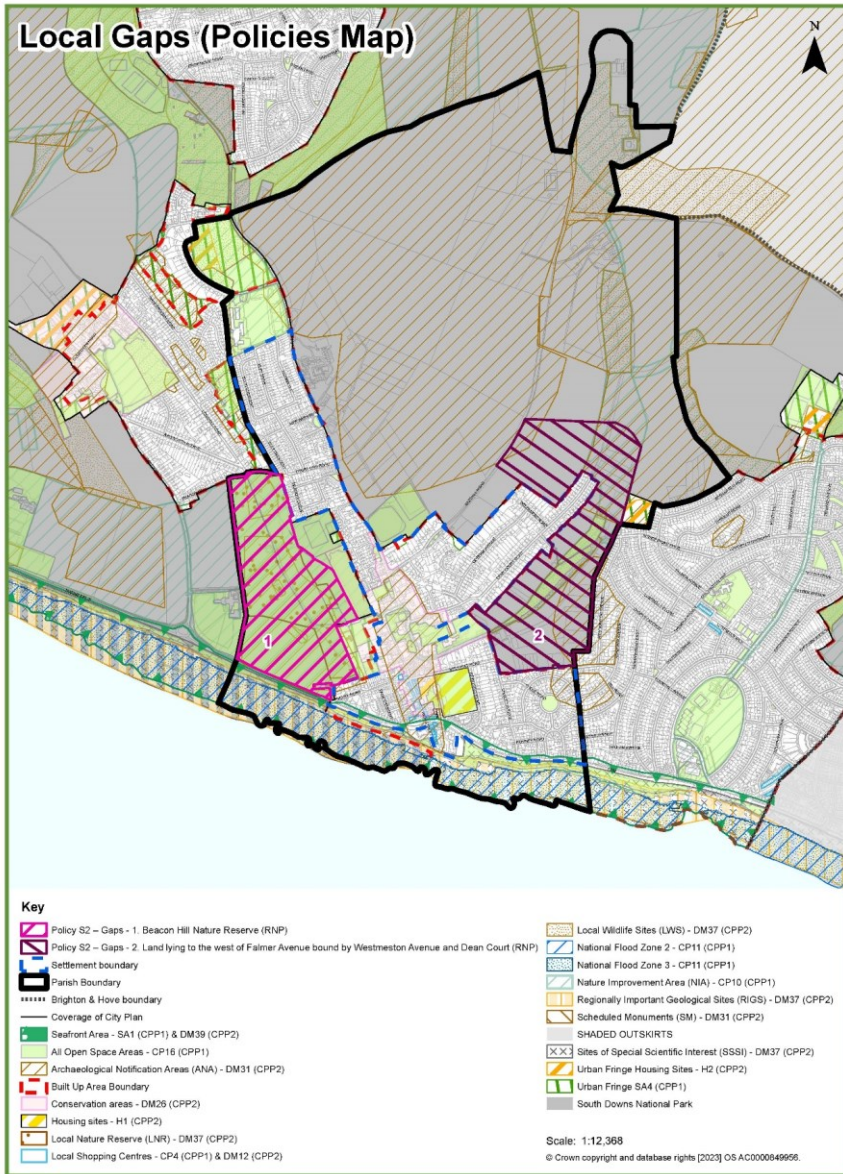
Map 2-3 - Strategic Local Gaps Map

Strategic Gaps (Policies Map)



Key	
1. Beacon Hill Nature Reserve	Historic Parks and Gardens - HE11 (SHLP)
2. Land lying to the west of Palmer Avenue bound by Westmoren Avenue and Dean Court	National Nature Reserve - NC2 (SHLP)
Settlement Boundary	Special Areas of Conservation (SAC)
Parish Boundary	Nature Improvement Area - CP10 (CPP1)
Built Up Area boundary (CPP1)	Identified Housing sites - HD1 (SHLP)
Brighton & Hove boundary	All Open Space Areas - CP18 (CPP1)
GDMP City limits	Conservation areas - HE9, HE8, HE9 (SHLP)
Proposed Local Nature Reserve (LNR) - NC3 (SHLP)	
Strategic Allocations (CPP1)	
Development Area boundaries (CPP1)	
Urban Fringe SA4 (CPP1)	
Declared Local Nature Reserve (LNR) - NC3 (SHLP)	
Sites of Nature Conservation Importance (SNCI) - NC4 (SHLP)	
Recreation - SR22, SR25, SR26 (SHLP)	
Community Facilities - HC23, HC25 (SHLP)	

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S2 - Strategic Local Gaps

The Neighbourhood Plan identifies the following Local Gaps on Map 23 on page 20:

~~1 Policy S2—Strategic Gaps~~

~~2 The Neighbourhood Plan identifies the following Strategic Gaps:~~

~~3 Beacon Hill Nature Reserve (Gap 1):~~

~~4 Land lying to the west of Falmer Avenue bound by Westmeston Avenue and Dean Court Road, adjacent to Whiteway bridleway (Gap 2); and~~

~~5 Development proposals within the Strategic Gaps should retain the open character and appearance of the Gap concerned. Proposals for the re-use of rural buildings and agricultural development, playing fields, other open land uses and minor extensions to existing dwellings within the identified Strategic Gaps will be supported where they would preserve the separation between the settlements concerned and retain their individual identities.~~

~~6 Proposals which would detract from the open character of the Strategic Gaps or which would result in the coalescence of Rottingdean with a surrounding settlement will not be supported.~~

Beacon Hill Nature Reserve (Gap 1) Land lying to the west of Falmer Avenue bounded by Westmeston Avenue and Dean Court Road, adjacent to Whiteway bridleway (Gap 2).

Development proposals within the designated Local Gaps which would detract from the open character and appearance of the rural area or which would result in the coalescence of Rottingdean with other settlements will not be supported.

Proposals for the re-use or conversion of existing buildings within the Local Gaps will be supported, together with other proposals that are appropriate to the rural areas concerned, subject to such proposals conforming with all relevant policies in the adopted South Downs Local Plan and in this Plan.

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Chapter 2

Environment and Biodiversity

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Environment and Biodiversity

To conserve and enhance green and open spaces within the Parish, maintaining the strategic gaps which define the village and protect and enhance biodiversity.

Objectives

- To maintain and improve access to green spaces in Rottingdean for public use, for recreation or amenity space.
- To conserve and enhance the natural beauty, wildlife and cultural heritage of the nationally important landscape character of the South Downs
- To maintain and enhance recreational facilities provided by green and open spaces within the Parish of Rottingdean
- To secure, through the Neighbourhood Plan, Local Green Space designation for a number of sites which meet the related NPPF criteria.
- To protect and improve the biodiversity located in Rottingdean's green and open spaces.
- To maintain the rich tapestry of public footpaths, twittens and bridleways within Rottingdean Parish and enhance their use for public access, recreation and as wildlife corridors. (See [Map 314](#) page 32)
- To secure enhancements to the character or appearance of the Rottingdean Conservation Area.

Context

2.1 The village of Rottingdean is bounded to the west, north and north-east by attractive downland whose significance is recognised by its inclusion in the South Downs National Park. Approximately two thirds of the Parish comprises downland lying within the National Park boundary. Beacon Hill now forms a 26.7 hectare Local Nature Reserve, following an 8.15 hectare extension being added in September 2017. It's important to recognise the contribution Rottingdean Parish Council makes to the conserving and enhancing of its natural beauty and landscape character. Some of the open green spaces which form part of the Parish boundary contribute to the strategic gaps which distinguish our village from Saltdean, Ovingdean and Woodingdean. The seafront forms the southern boundary of the village. This provides a habitat rich in flora and fauna together with inspirational views across the downland and English Channel. The western clifftop and associated grassland has been deemed a Site of Specific Scientific Interest and the National Park boundary runs down to the shoreline here.

2.2 The fabric of the village is perforated with areas of tree-lined streets, twittens and footpaths, grass verges and a comprehensive patchwork of green spaces. Some of the latter are important for leisure, recreation or quiet enjoyment. Many provide play areas for children and for organised sports activities. There are some nationally recognised sites of importance and others are simple areas of green space with grass and trees, which may have a historical association with a past development. They visually enhance the built up areas, at the same time providing important corridors and habitat for wildlife. They help to support and improve biodiversity of local wildlife and bring it closer to the community, reduce the risk of flooding, and improve the air quality. A key element of the character of the village is defined by its attractive conservation area. It is much-valued by local residents and visitors alike. It is very well-maintained in both its public and private realms. There are however areas where specific aspects of its appearance could be enhanced.

2.3 These spaces are valued by the local community and through our Neighbourhood Plan we wish to enhance them and where appropriate protect them from development through Local Green Space Designation.

Local Green Spaces

2.4 We have assessed a number of green and open spaces in the Parish against the criteria set out in the National Planning Policy Framework in order to determine whether they merit Local Green Space Designation. ~~The full list of spaces assessed can be found at Appendix 6a.~~ The NPPF also requires that local green space designations should be consistent with the local planning of sustainable development and should be capable of enduring beyond the end of the Plan Period. These important considerations are met in the submitted Plan. The proposed local green spaces feature within a neighbourhood area which includes a supportive policy for the delivery of sensitive infill housing development. No specific proposals have come forward for their development for residential purposes. In the case of LGS 7 (St Aubyns Field) the proposal relates to the wider brief for the redevelopment of this important site. In addition, there is no evidence to suggest that the various proposed local green spaces are incapable of enduring beyond the end of the Plan period. Indeed, in many cases they are established elements of the local environment and are sensitively managed as green spaces.

2.5 The Plan proposes Local Green Space Designation for a total of nine areas illustrated below which we judge to have satisfied the NPPF criteria.

LGS1 The Bowling Green

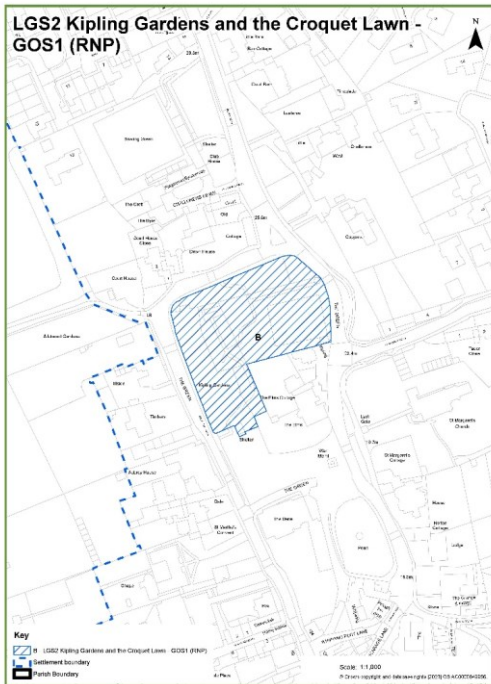
Map 4 LGS1



2.6 The Bowling Green is situated to the north of the village adjacent to The Green. It has been home to Rottingdean Bowling Club since 1934.

LGS2 Kipling Gardens and the Croquet Lawn

Map 5 LGS2



2.7 Formerly part of The Elms, where Rudyard Kipling lived from 1897 to 1902, the gardens were purchased and restored by Rottingdean Preservation Society in the 1980s. They were given over to the stewardship of Brighton Council in 1986 who hold them in trust. The multi-award winning gardens, enclosed within traditional flint walls, are considered to be a fine example of horticultural excellence and the Croquet Lawn and Club are located at its heart.

LGS3 Land on the Eastern Cliff, Marine Drive

Map 6 LGS3



2.8 This narrow and exposed cliff-top tract of grassland features some coastal specialist plants. The pathway, well-used by walkers and dog-walkers, affords open views of the Channel.

LGS4 Lutyens Gardens, The Green

Map 7 LGS4



2.9 A network of Sir Edwin Lutyens' designed gardens extending behind The Grange and Grange Lodge in part restored to the original Lutyens vision, following advice from English Heritage's Lutyens Dept.

LGS5 Quaker Burial Ground, The Green

Map 8 LGS5





2.10 A small green space bounded by flint walls now forming part of the garden of Coppers. A rare example of a surviving 17th Century Quaker Burial Ground which includes the Beard family tomb.

LGS6 Land surrounding Scout Hut, Whiteways Lane

[Map 9 LGS6](#)



2.11 Green amenity area adjacent to the South Downs National Park utilised by local Scouts, Guides, Brownies, Beavers and Cubs.

LGS7 St Aubyn's Field (remainder) Steyning Road/Newlands Road

Map 10 LGS7



2.12 An open area (1.4h) of land within the curtilage of the former St Aubyns School site, formerly used for sports matches, tennis and recreation. Includes a Grade II listed Cricket Pavilion and Victorian drinking-fountain. Provides open views and a 'green lung' close to the crowded High Street. See Appendix 7-2a St Aubyns Planning Brief.

LGS8 St Margaret's Churchyard, The Green

Map 11 LGS8



2.13 The village's only active public burial ground surrounding the Parish Church. Includes extensive walled burial gardens featuring War Museum registered plaques and village family graves.

LGS9 St Martha's Convent Gardens

Map 12 LGS9

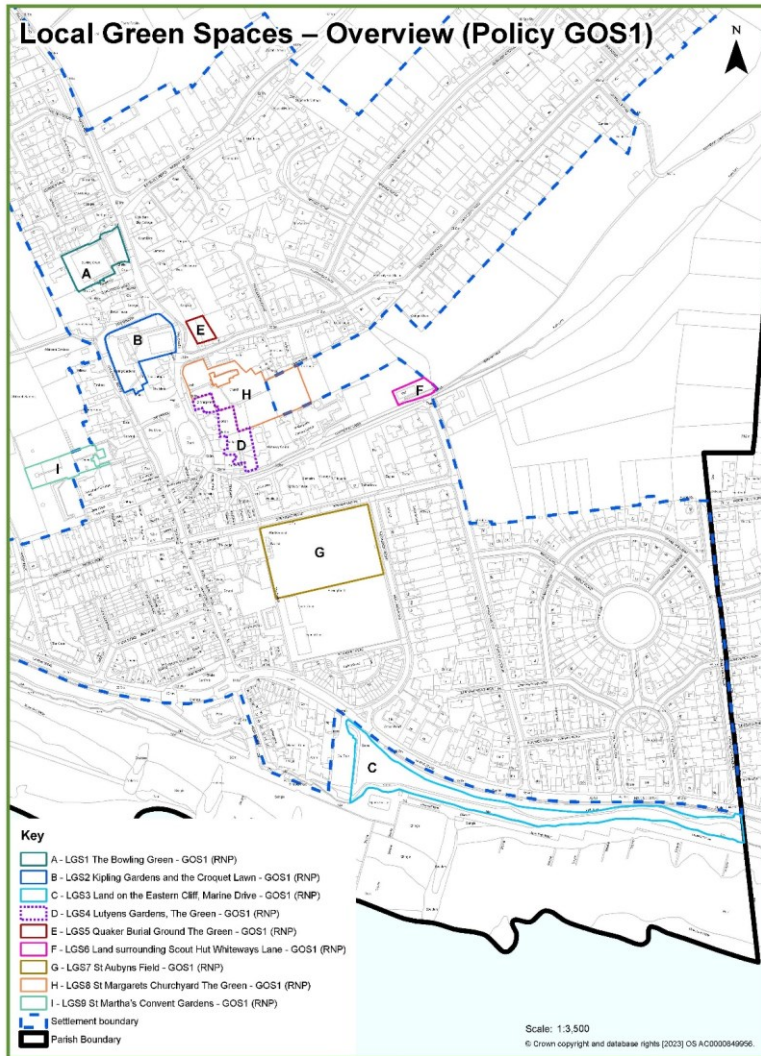


2.14 These gardens run up the eastern slope of Beacon Hill. They are used by the resident nuns, their visitors and children from Our Lady of Lourdes Primary School. They include a burial ground still in use by the Order. See [Appendix 6c Background Statement](#).

GOS1 - Local Green Spaces designation Sites

Map 13 Local Green Spaces Overview Map

LGS1-9 are designated Local Green Spaces through this Plan in accordance with the criteria set out in Paragraphs 90-101 of the NPPF and City Plan Part II DM38. Proposals for built development (expecting the installation of essential utilities infrastructure) on Local Green Spaces will not be permitted unless it can clearly be demonstrated that it is consistent with the role and function of that Local Green Space.



Sites LGS1-LGS9, as listed below and as defined on the accompanying inset Maps, are designated a Local Green Spaces in accordance with the criteria set out at paragraph 102 of the NPPF and Policy DM38 of the adopted Brighton & Hove City Plan.

LGS1 – The Bowling Green

LGS2 – Kipling Gardens and the Croquet Lawn

LGS3 – Land on the Eastern Cliff, Marine Drive

LGS4 – Lutyens Gardens, The Green

- [LGS5 – Quaker Burial Ground, The Green](#)
- [LGS6 – Land surrounding Scout Hut, Whiteways Lane](#)
- [LGS7 – St Aubyns Field, Steyning Road/Newlands Road](#)
- [LGS8 - St Margaret’s Churchyard, The Green](#)
- [LGS9 – St Martha’s Convent Gardens](#)

Development proposals in the designated Local Green Spaces listed above will be managed in accordance with national policy for Green Belts.

Other Key Green and Open Spaces in the Parish

2.15 The registered Village Green with its traditional water-lilled pond sits at the heart of our historic village.



2.16 Rottingdean also benefits from an area of 2.35 hectares of allotments to either side of Hog Plat. These are over-subscribed and provide exercise and enjoyment for many local people as well as encouraging the growth of local organic vegetables and flowers. The importance and necessity for these is evidenced by BHCC’s Allotment Strategy 2014-2024 and the Open Space Strategy for Brighton and Hove. Other valued recreational green spaces include the Recreation Ground with its memorial play area and tennis courts, as well as the Cricket Ground, both accessed from Falmer Road –(Map 5,16)-p34.

GOS2 - Amenity ~~open~~ Open Spaces

Other valued green and open spaces including those currently in use for recreation, playing fields, allotments and tennis courts will be retained for their appropriate community use, ~~until approved evidence shows they are no longer needed.~~

Proposals for any alternative use or loss of these amenity open spaces will not be supported, unless there is substantial evidence that the facilities will not be required to meet the future needs of the community.

Biodiversity, Conservation and our Wildlife Corridor

2.17 The residential areas of Rottingdean Parish are surrounded by the South Downs National Park on three sides and by SSSI recognised cliffs and the English Channel to the south. Although the village is of historical importance we also believe in the concept of a living landscape for Rottingdean. The Parish of Rottingdean has a well-managed Nature Reserve, Beacon Hill, and ~~two~~ six other ~~Local Wildlife protection Sites, namely Meadowvale, Ovingdean Copse (part), Wivelsfield Road Grassland (part) High Hill Pasture, Rottingdean Pond, Whiteways Lane and Balsdean Downland West Woods, as shown on Map 14. With the exception of Rottingdean Pond, none~~ of these sites has a permanent water source ~~and it is known that~~ Rottingdean Pond, situated between them and in the heart of our village, is used extensively by local wildlife, including amphibians, invertebrates, wildfowl and other bird species, rodents, foxes and badgers.

2.18 Adjoining our Parish boundary to the north and west, and creating vital separation from the neighbouring village of Ovingdean, is a Wildlife Corridor recognised by The Woodland Trust and Sussex Wildlife Trust (see ~~wildlife Wildlife corridor Corridor Map 3.14, page 32~~) linking the South Downs National Park to the north and Beacon Hill NR and the SDNP to the west along the steep tree-lined banks of Longhill. (TPO Protected: 1. Tree Preservation Order (No 2) 2015 Land at Badgers Walk and Long Hill, Ovingdean Road. Issued 28/1/2015. Made permanent April 2015. 2. Tree Preservation Order (No 3) 2016 Longhill Road. Issued 12 April 2016. Made permanent 10 Oct 2016)

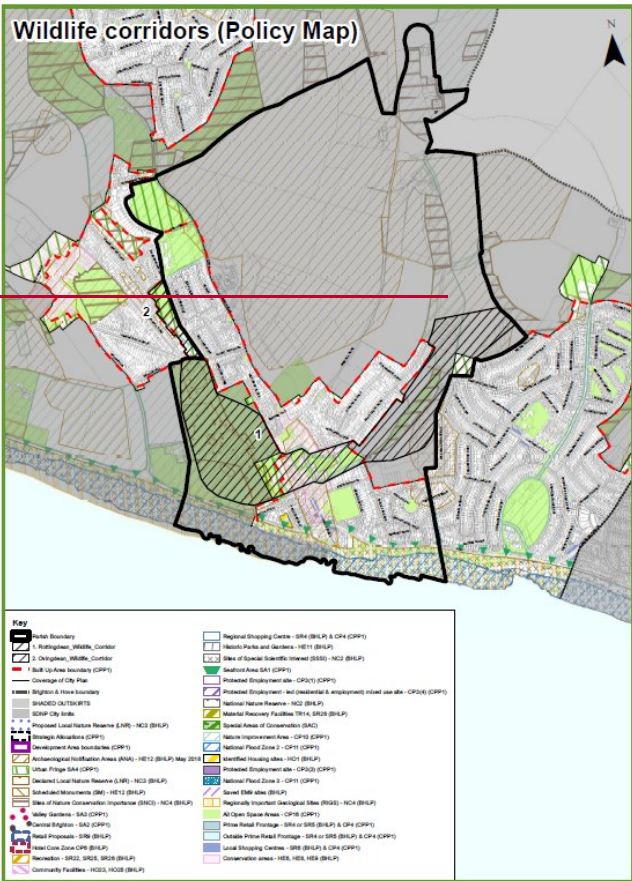
2.19 The Parish of Rottingdean is particularly rich in wildlife and the community is keen to see this protected and preserved for future generations. Reversing the decline in wildlife is a government priority and Rottingdean Parish seeks to support this by setting out clearly our commitment to protect and enhance our natural environment.

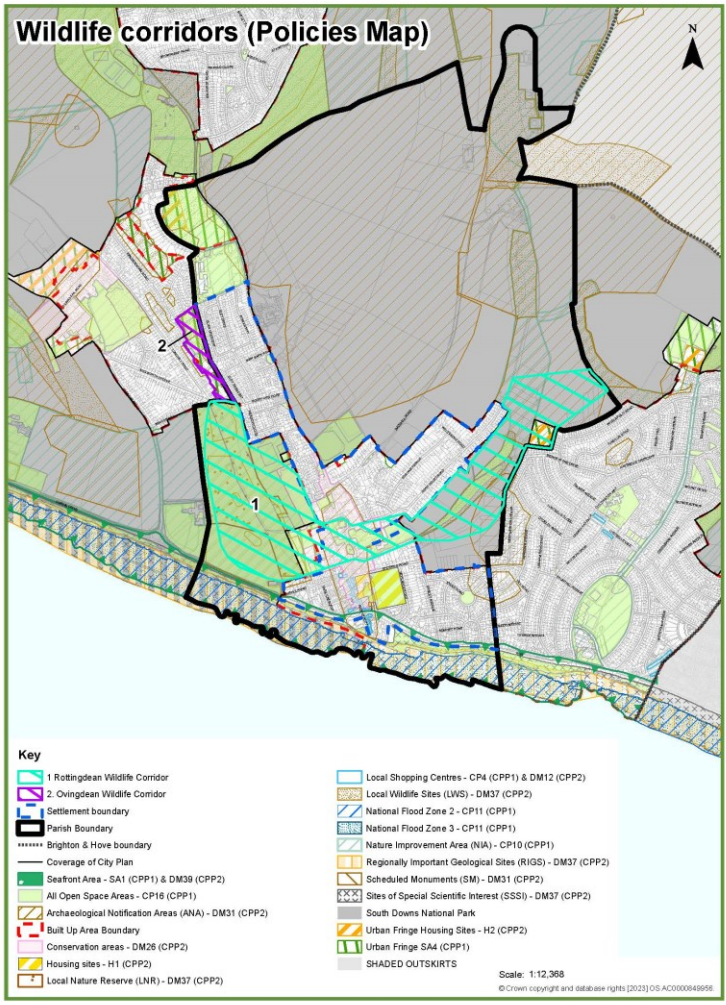


2.20 Neighbourhood Plans are about land issues which also include wildlife and biodiversity and a vital balance must be sought. A healthy natural environment that is rich in wildlife provides many benefits and opportunities for local communities (Ref: Beacon Hill NR Annual Report 2016). Wildlife and green spaces around Rottingdean add to our quality of life. This Neighbourhood Plan aims to protect local wildlife and habitat and seeks to take the opportunity to respect the natural wildlife corridors between key green spaces and recognized wildlife sites, to facilitate species' access, feeding and procreation. Many of the green spaces valued and used by parishioners can be seen to line up in an arc from northwest to northeast through the heart of Rottingdean village, as illustrated on map 3 p32. This arc represents the natural continuation in Rottingdean of the important Wildlife Corridor identified in Ovingdean that facilitates the movement of wildlife and species between these wildlife-rich sites and open spaces within our Parish. These include:

- Horse paddocks recently known as Meadow Vale
- The wooded Wildlife Corridor identified above
- Beacon Hill NR
- The Recreation Ground and Hilders Field (see maps 5 & 6 p34)
- The allotments and horse fields (see map 4 p33)
- Hog Plat
- Two Primary School playing fields and grounds
- The three burial grounds
- Kipling Gardens and the Lutyens Gardens
- The Village Green and Pond
- Whiteway Lane and Scout Hut grounds
- High Hill, Balsdean Woods and the SDNP to the north and east

Map 3 14 - Wildlife corridors-Corridors map





2.21 By making biodiversity an integral part of our Neighbourhood Plan we can help to manage environmental risk and improve resilience to flooding, poor air-quality and climate change. [In](#)

accordance with national planning policy, development proposals will be expected to provide at least 10% measurable Biodiversity Net Gain (BNG), in accordance with the relevant policies of the City Council and the South Downs National Park Authority. This will ensure net gains in biodiversity that are additional to appropriate mitigation.

GOS3 - Wildlife and ~~biodiversity~~ Biodiversity

Proposals that contribute to the conservation and enhancement of the landscape of the South Downs, and its special qualities and conserve wildlife or enhance biodiversity will be supported. Proposals which respect biodiversity and green space in and around developments are encouraged, particularly where the space forms part of, or is adjacent to, the wildlife corridor. also refers.

New development proposals which cause potential harm to the wildlife corridor would only be supported when suitable mitigation measures are proposed. New developments should avoid causing harm to the special qualities of the National Park, including through development in its setting.

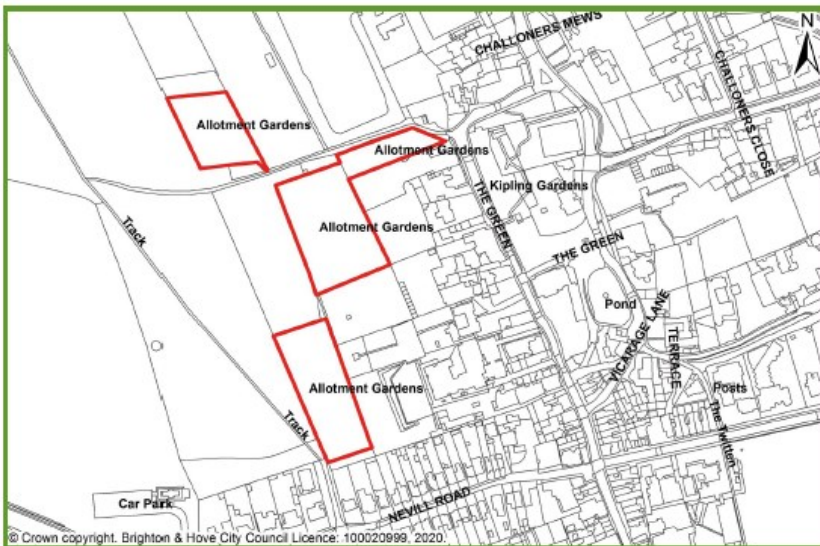
Proposals that conserve and enhance the landscape of the South Downs and its special qualities, and conserve and enhance wildlife and biodiversity will be supported. Proposals which respect, enhance and provide green linkages with biodiversity and green space within and around developments will be encouraged, particularly where the space forms part of, or is adjacent to, the Wildlife Corridors defined on Map 14.

Proposals for new development which would cause any potential harm to the Wildlife Corridors will not be supported unless they are justified in the public interest and suitable mitigation measures are proposed.

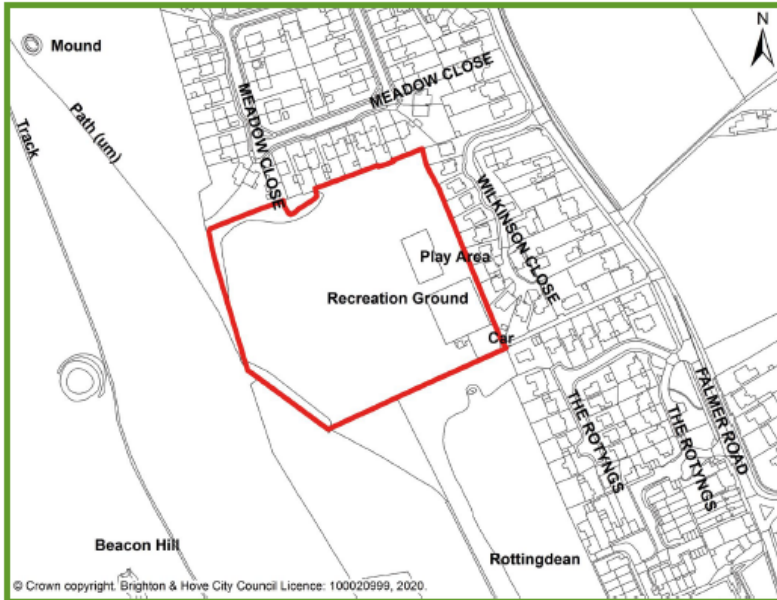
Development proposals should avoid causing harm to the special qualities of the South Downs National Park, including development in its setting.

In accordance with the Environment Act 2021, development proposals will, where necessary, need to include a Biodiversity Net Gain (BNG) requirement of at least 10% above the baseline position.

Map 4-15 → Allotments



Map 5-16 - Recreation Ground



Map 6-17 Hilders Field



Conservation Area Enhancements

~~2.22 The Rottingdean Conservation Area is an important component of the built environment of the neighbourhood area. It is much valued by local residents and visitors alike. It is very well maintained in both its public and private realms. Other policies elsewhere in the Plan provide a context within which new developments will be expected to preserve or enhance the character or appearances of the conservation area.~~

~~2.23 The character and appearances of the Conservation Area is already well documented in the City Council's Rottingdean Conservation Area Character Statement. As such the Neighbourhood Plan does not repeat this exercise. Nevertheless, it has taken into account the limited number of intrusive features which erode the historic character of the area which are set out in the above Statement on a Character Area basis.~~

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Chapter 3

Housing and Design

Housing and Design

To achieve planned housing growth over the plan period to meet the needs of the village whilst making provision for timely, suitable and adequate infrastructure

Objectives

- To make best use of any brownfield site within the Parish taking into consideration the needs for infrastructure, economic development, employment and recreational facilities.
- To make best use of any windfall sites which come available during the Plan period, taking into consideration the need for housing, economic development, employment and recreational facilities.
- To make provision for local young people to be able to access market housing in the Parish.

Balancing the Housing Mix

3.1 The average age of Rottingdean residents is 48 years as opposed to the Brighton and Hove area average of 36, including Rottingdean. Rottingdean has double the over-65 population percentage of Brighton and Hove. Rottingdean residents live at a population density of 2.06 persons per household with 14% of Rottingdean households having single occupancy.

3.2 42% of Rottingdean's housing mainly consists of low-density detached properties of 3, 4 or more bedrooms per house but the greatest demand for housing in Rottingdean, identified in the village survey, is for 1 and 2 bedroom accommodation. There is much anecdotal evidence of lone pensioners in large detached houses wanting to downsize and stay in Rottingdean. Whilst the spacious environment and downland location of Rottingdean village does create a demand for larger family houses as well, it is argued minimal growth in larger house numbers is needed due to the majority of large family houses already in existence. Policy H1 seeks to support an average 2.65 bedrooms per property. In the 2011 Census, Rottingdean Parish already had 2.82 bedrooms per home offering evidence in support of this policy.

3.3 BHCC's City Plan Part ~~4~~¹ One strategic objective SO4 'addresses the housing needs of Brighton and Hove by working with partners to provide housing that meets the needs of all communities in the City, achieving a mix of housing types, sizes and tenures that is affordable, accessible, designed to a high standard and adaptable to future change.' The needs of current and future members of Rottingdean community differ from those of the City and the South Downs National Park SDLP Policy 27 and are set out in Policy H1 of this Neighbourhood Plan, supported by the Analysis of our Housing Needs Survey 2015. This is designed to guide development appropriate to the needs of Rottingdean. This evidence specific to Rottingdean indicates that the 70% mix of 2 and 3-bedroom homes should be equally split between the two sizes of dwellings.

Design – local context

3.4 The character of Rottingdean village is closely linked to its landscape setting, nestled between the open downland of the South Downs National Park, which acts as an immediate reminder of the village's rural location, and the sea. Just 4 miles to the east of the city of Brighton & Hove, the village of Rottingdean is a distinct settlement from the urban conurbation and maintains a strong village identity, with an old-fashioned high street at its core and an eclectic mix of properties expanding outwards towards Ovingdean.

H1 - Balancing the Housing Mix

Housing developments of 5 or more dwellings should conform to the following proportions of dwelling types, insofar as these proportions would be consistent with the size of the site and the development of a good layout and design in relation to the immediate locality:

10% - one bedroom;

35% - two bedrooms;

35% - three bedrooms;

20% - 4 or more bedrooms.

~~Proposals that increase the proportion of 1, 2 & 3 bedroom properties and reduce the proportion of 4 or more bedroom properties over and above those set out in the first part of this policy will be supported~~

3.5 The origins of the Parish of Rottingdean are in farming with many of the dwellings still in existence and a mix of 16th and 17th century cottages, mock Tudor buildings and grand Georgian houses. These original buildings used local materials, mainly flint, and through the centuries this resource has continued to be a key feature in many of the buildings that have been built. Flint walls and facades feature in many of the historic buildings, most notably in the Conservation Area that forms the heart of the ~~village, and~~ village and is an integral part of Rottingdean's character.



3.6 Over time and as the then Borough of Brighton expanded from the 1930s, Rottingdean saw newer developments of mainly bungalows along its northern spine stretching out towards Ovingdean, and the building of larger detached family homes along Dean Court Road. Whilst the Parish boundaries to the east have become blurred with Saltdean, with a variety of larger detached homes, there remain natural gaps to the north and west, with protection on either side from the South Downs National Park. The Village Character Statement, (Appendix ~~12-3~~ of this document, shows examples of the style of properties that can be found in the village).

3.7 Policies H1 and H2 set out the Plan's approach to the design of new residential development in the Plan area. They take account of the very distinctive character of the Plan area and the importance that the community attach to this matter. ~~Policy H3 applies throughout the Plan area.~~ Policy ~~H4-H3~~ additionally applies to development proposals in the Conservation Area.

3.8 The Village Character Statement has been produced in parallel with the Neighbourhood Plan. It describes the overall character of the Plan area in general and its component parts in particular. It provides sufficient detail to allow developers both to understand and to appreciate the local design cues and vernacular details and how they should apply to new development.

Design Principles for New Developments in the Plan area

3.9 Development proposals should have regard to the following design principles, as appropriate;

- They are in sympathy with] the relevant geographic section of the Rottingdean Village Character Statement, BHCC Urban Characterisation Study
- They are in sympathy with historic plot boundaries, hedgerows and enclosure walls;
- They should respect a sense of place and the visual quality of the environment;
- Swift Boxes/bricks are required to be provided on appropriate/ suitable development as set out in in BHCC's SPD11.
- All new development /extensions are required to incorporate bee bricks at a rate of one bee brick per dwelling. Different requirements may be required for major applications, as set out in BHCC's SPD11.

- Other measures, such as integrated boxes, to support various species such as bats could be provided as set out in BHCC's SPD11;
- Proposals for new garages, outbuildings, extensions or tall garden walls and fences must be subservient in scale;
- The impacts on residential amenity of the construction arrangements are minimized by way of lorry movement, deliveries, working times, lighting and loss of vegetation wherever possible;
- They do not include installing pavements or kerbs to existing village lanes;
- Proposed parking arrangements should seek innovative solutions that do not necessitate large expanses of driveway nor the loss of vegetation along the highway but do not necessitate parking on village lanes;
- The layout, orientation and massing of new houses on larger residential schemes must
- avoid an estate-style appearance by dividing the developable area into distinct parcels and by responding to the historic grain of the development in the village, including its road and footpath network and historic property boundaries;
- They use permeable surfaces on driveways and use sustainable drainage systems that;
- can connect directly to an existing or new wet environment wherever possible; and
- They will not require the culverting of existing ditches.

~~3.9~~3.10 ~~This p~~Policy H3 refines City Plan Part ~~1~~One Policy CP15 on the historic environment by identifying three key principles that help define the specific character of the Conservation Area in the Parish. The RPNP recognises that new development should reinforce the local distinctiveness of the Conservation Area as set out in the detailed Conservation Area Character Appraisal and where appropriate be designed to enhance its setting. New development (including its scale, height, mass, form, detailing and use of traditional building techniques) should seek to avoid causing any harm to the significance of any heritage asset including its setting. For all listed buildings, and for alterations or extensions to heritage assets in the Conservation ~~a~~Area, supporting information should demonstrate an understanding of the significance of the heritage asset affected. It should also set out how the proposed changes will retain and, where possible, enhance that significance.

~~3.10~~3.11 The constraints presented within the Conservation Area offer few opportunities for new development beyond some in-fill and extension of existing properties. Where new development does take place and alterations or extensions to buildings are proposed, it is vital to ensure that this is done in a way that is sensitive to the historic character and appearance.

~~3.11~~3.12 The principal characteristic of the Conservation Area is the close relationship between the individual buildings themselves, the wider townscape layout and with the green spaces between and within the developments Some of these green spaces are designated as local green spaces elsewhere in the Plan.

H2 - Design

Development proposals will be supported, provided they complement, enhance and reinforce the local distinctiveness of the village and where appropriate are designed to enhance the setting of the ~~conservation~~ Conservation areas ~~Areas~~ and ~~their~~ its surroundings.

Proposals must show clearly how the scale, mass, density, layout, materials to be employed and design of the site, building or extension fits in with the character of the immediate area and wider context within the village. The scale of new developments should conserve and enhance the rural character and appearance of the village and its landscape setting as defined in the Village Character Statement, BHCC Urban Characterisation Study and Conservation Area Character Appraisal.

~~In addition, development proposals will be supported if they have had regard to the following design principles, as appropriate:~~

Proposals for new development in the Plan area will be supported where they clearly show that they have taken into account and followed the design principles underpinning this Policy which are set out at paragraph 3.9 in the Plan.

- ~~• They are in sympathy with] the relevant geographic section of the Rottingdean Village Character Statement, BHCC Urban Characterisation Study~~
- ~~• They are in sympathy with historic plot boundaries, hedgerows and enclosure walls;~~
- ~~• They should respect a sense of place and the visual quality of the environment BHCC~~
- ~~• Buildings should include Bat boxes and Swift bricks~~
- ~~• Proposals for new garages, outbuildings, extensions or tall garden walls must be subservient in scale~~
- ~~• The impacts on residential amenity of the construction arrangements are minimized by way of lorry movement, deliveries, working times, lighting and loss of vegetation wherever possible~~
- ~~• They do not include installing pavements or kerbs to existing village lanes~~
- ~~• Proposed parking arrangements should seek innovative solutions that do not necessitate large expanses of driveway nor the loss of vegetation along the highway but do not necessitate parking on village lanes~~
- ~~• The layout, orientation and massing of new houses on larger residential schemes must avoid an estate style appearance by dividing the developable area into distinct parcels and by responding to the historic grain of the development in the village, including its road and footpath network and historic property boundaries~~
- ~~• They use permeable surfaces on driveways and use sustainable drainage systems that can connect directly to an existing or new wet environment wherever possible; and~~
- ~~• They will not require the culverting of existing ditches.~~

H3 - Design Principles in the Conservation Area and its ~~their~~ Settings

Development proposals in the Conservation Areas, as shown on the Policies Map, will be supported, provided they have full regard to the following design principles:

- Boundary treatments to highways and village lanes should comprise the use of native hedgerow, stone, brick or flint boundary walls or iron railings as appropriate to the immediate context of the site;
- There should be no sub-division of the historic curtilage of listed buildings where this would cause harm to the architectural and historic significance of the building and its setting unless there are demonstrable public benefits that are so great as to outweigh the harm and;
- Landscape schemes should include local indigenous trees and features that form part of the vernacular of the Conservation Area.

Conservation Area Enhancements

3.13 The Rottingdean Conservation Area is an important component of the built environment of the neighbourhood area. It is much-valued by local residents and visitors alike. It is very well-maintained in both its public and private realms. Other policies elsewhere in the Plan provide a context within which new developments will be expected to preserve or enhance the character or appearances of the conservation area.

3.14 The character and appearances of the Conservation Area is already well-documented in the City Council's Rottingdean Conservation Area Character Statement. As such the Neighbourhood Plan does not repeat this exercise. Nevertheless, it has taken into account the limited number of intrusive features which erode the historic character of the area which are set out in the above Statement on a Character Area basis.

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Chapter 4

Employment and Enterprise

Employment and Enterprise

To foster sustainable trade, tourism and economic development in Rottingdean.

Objectives

- To ensure an adequate supply of visitor accommodation in the Parish.
- To support the use of public transport to access the village.
- To improve parking facilities for shoppers and visitors.
- To retain and support a diverse and relevant retail offer at the heart of Rottingdean.
- To encourage the provision of accessible retail premises.

Context

4.1 Rottingdean caters for local residents, traders, employees and not least, visitors. The Local Shopping Centre in Rottingdean is based within its historic Conservation Area and predominantly in the High Street as recognised in City Plan Part 1 CP4 (See Map [10-18p48](#)). The economic viability of the village is dependent upon a thriving, accessible and safe High Street. High traffic levels, poor air quality and poor disabled access present a series of challenges. However, the High Street also provides the main point of access for visitors to the village, particularly those arriving by public transport. Subsidiary shopping areas are located on roads adjoining the High



Sustainable Tourism

4.2 The heritage offer in Rottingdean is very significant, having served as home to Rudyard Kipling and Edward Burne-Jones and the tennis player Fred Perry, as well as a number of other famous writers and artists. The Grange, a former vicarage, was owned at one time by the artist William Nicholson who commissioned Lutyens to design its flint-walled chalk gardens. St Margaret's Church contains seven Burne-Jones windows and the village participated in smuggling activity from the 17th to the 19th centuries. The number of arts visitors to Rottingdean has increased significantly with the advent of the Rottingdean Arts Music Festival in 2009, the Kipling Festival and annual 'Smugglers' events.



4.3 Many visitors come to Rottingdean each year, either as a bespoke destination or as part of a tour of Sussex and surrounding areas. They include people living in other parts of the city wanting a local village experience. On the basis of this evidence, the community considers it vital to safeguard local visitor accommodation. Policy T01 adopts a policy-based approach to this matter. In doing so, it is recognised that not all existing accommodation may be commercially viable.

T01 – Visitor Accommodation

▲ The conversion of visitor accommodation (hotels and guest houses) to other uses will only be supported where:

- ~~Survey data indicates there is no longer sufficient demand~~

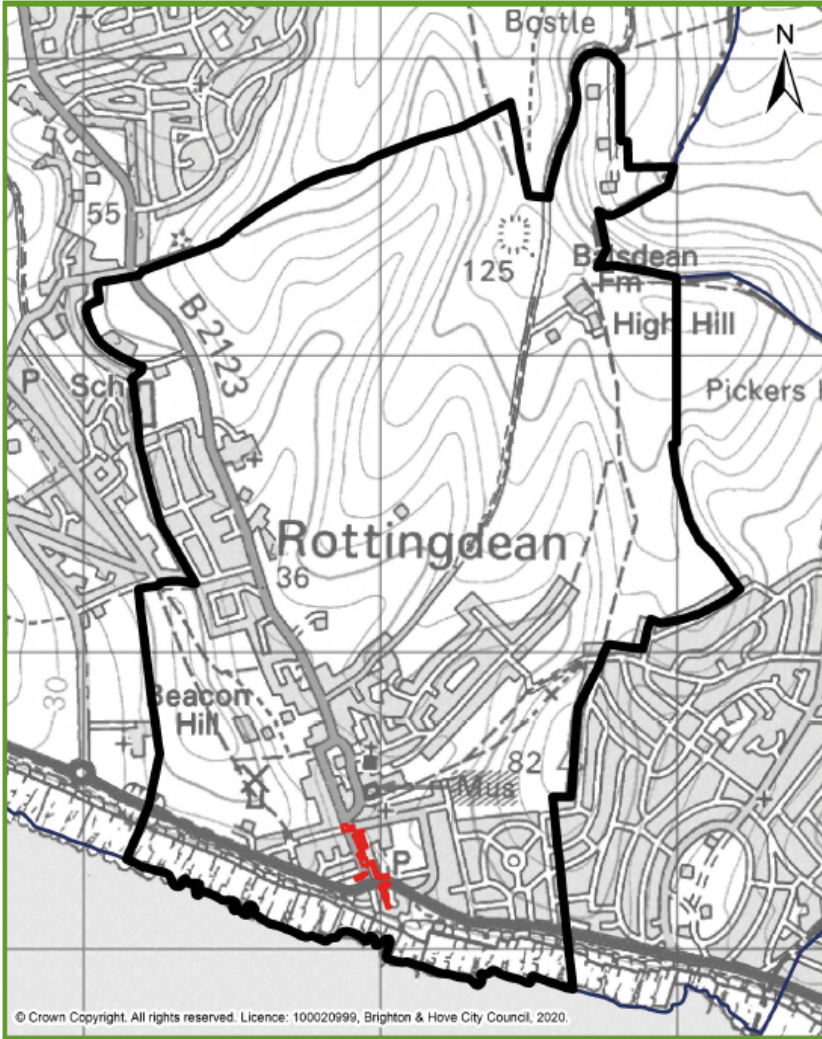
It can be demonstrated from bookings, reservations and occupancy data that the continued use of the premises as a hotel or guest house will no longer be economically viable.

Retail Provision

4.4 Contained within the Conservation Character Area, the Local Shopping Centre in Upper and Lower High Street predominantly consists of small to medium retail units. This has encouraged the continued presence of a mix of small independent retail businesses. Several of the shops on the east side of Upper High Street have stepped entrances, alongside access to accommodation above. Since the closure of the GP Surgery at Meadow Parade, one retail business remains. ~~Any proposed change of use here would be considered against the individual shop or parade policy in City Plan Part 2.~~

Map 10-18 The Local Shopping Centre

Commented [CD1]: Title?



4.5 The Local Shopping Centre is shown in Map 1018, page 48. Policy EE1 sets out policy standards for physical alterations to retail units in the conservation area. Its focus is twofold. In the first instance it sets out to safeguard the special and distinctive building plot widths. Their traditional character and size contribute significantly to the character of the Conservation Area. In the second instance it seeks to ensure that sensitive vernacular materials are used within any physical alterations. In the local context the use of flint, brick and render are a natural and well-established part of the street scene.

EE1 - Shop Front Character & Design in the Conservation Area



Proposals for the alteration to the external appearance of existing retail units in the Conservation Area will be supported where:

- They would preserve or enhance the character and appearance of the Conservation Area
- Their frontages incorporate flint, brick and render
- The shop windows make use of domestic windows with lettering on the glass or a fascia/lettering on the wall
- Design of fascia boards should aim to achieve a balance between the desired visual impact and sustaining the character of the Village

Photos x2

4.6 The continued vibrancy of the village is dependent on a strong retail environment. To ensure this there is a need to encourage:

- Promotion of the shopping areas to residents and visitors
- The opening of specialist shops
- A broad range of goods and services including financial services, restaurants and cafes and other leisure activities.

EE2 – Accessible Retail Units

Policy EE2 concerns improved access to retail units.

Modifications to existing shop fronts, steps and entrance points which improve access for all will be supported.

Chapter 5

Community Facilities

Community Facilities

To ensure good quality, accessible and fit-for-purpose community facilities within the Parish which promote community cohesion and social inclusion.

Objectives

- To encourage the provision of safe, welcoming and accessible spaces and meeting places within the Parish.
- To encourage facilities which support health, fitness and wellbeing.
- To encourage facilities which support creative and cultural activities.
- To encourage facilities which support lifelong learning and recreation.
- To promote community resilience.

Context

5.1 Community services and facilities are an important part of any community and encourage community involvement, interaction and sustainable development, as well as supporting wellbeing and access to health provision.

5.2 It is considered that the majority of the community facilities within the village are of a good quality, are used on a regular basis and provide useful spaces in order to provide social activities. However, as the village grows and with pressure from new developments within and on the village boundaries, some key services and facilities are being put under strain, most notably health and dental services, as well as schools.

5.3 In order to support growth and maintain the vibrancy of the village and wellbeing of its community, these existing facilities should be protected and any loss of these facilities should be opposed. Furthermore, the Parish Council supports the development of additional community facilities and encourages new developments to bring new or enhanced facilities to the village.

5.4 The key community services and facilities within the village are identified as:

- Dental Practices
- Longhill High School
- Our Lady of Lourdes School
- St Margaret's School



5.5 Other notably important community services and facilities include:

- Beacon Hub
- Black Horse Public House
- Coach House Public House
- Our Lady of Lourdes Church
- Our Lady of Lourdes Church Hall
- Park Road toilets
- Plough Public House
- Queen Victoria Public House
- Rottingdean Club
- St Margaret's Church
- The Grange
- The Parish Room
- The Scout Hut
- The Terraces
- The Village Hall
- The Windmill
- The Whiteway Centre
- The Recreation Ground & toilets (see map [5-16](#) [p34](#))
- The Cricket Pavilion and Sports Ground

CF1 - Provision of Community Facilities

Proposals to redevelop or change the use of an existing community facility or land or buildings last used as a community facility will only be supported where one of the following ~~conditions~~ criteria is met:

- A replacement facility to compensate for the loss of the existing facility is to be provided on an alternative site within the Parish, or in the immediate curtilage of the Parish where there is a clear local need for the site to be relocated and a more central site within the village is not available. The new site should be readily accessible from the village on foot, bike or by public transport; ~~or by car~~.
- It ~~can be~~ ~~has been satisfactorily~~ demonstrated that active, flexible and appropriate marketing of the site for community uses has been undertaken and that it would not be economically viable or feasible to retain the existing community facility and that there is no reasonable prospect of securing an alternative community use of the land or building.

Chapter 6

Air Quality and Traffic Management

Air Quality and Traffic Management

To reduce the volume of vehicle traffic passing through Rottingdean to tackle congestion and improve air quality, whilst encouraging sustainable transport.

Objectives

- Work with the local Police and BHCC to reduce illegal HGV journeys on the B2123 will continue.
- Partnership work with adjoining authorities to relieve congestion on the A259 Coast Road will continue.
- Our Project List will continue to make traffic management measures a priority in order to attract developer contributions.
- Pedestrian safety will be a paramount consideration in any traffic management scheme.
- Measures to reduce speeding traffic will be pursued.

Intentions

- To relieve congestion in both the High Street, particularly at peak travel times, and the A259 Coast Road from high volumes of commuter traffic, delivery vehicles and school journeys by improved traffic management and better local transport.
- Support greater use of other forms of transport other than the use of petrol/diesel private cars, to access Rottingdean, including electric vehicles, walking, cycling and increased take-up of public transport.
- To address the high air pollution levels caused by idling traffic and vehicle acceleration, particularly by diesel-fuelled vehicles at key points in Rottingdean High Street and thus reduce the risk to public health. If petrol/diesel fuelled vehicles continue to decline in numbers and more drivers stop their engines when idling, this will make an improvement.
- To encourage greater footfall and increased spend in the High Street by reducing traffic noise, volume and fumes and providing a safer, more accessible and ambient environment.
- To restrict damage to the historic built environment within the Conservation Area through a reduction in vibrations caused by heavy goods vehicles passing through the High Street.
- To reduce the number of lorries abusing the ban on non-essential HGV journeys along the B2123

6. Context

6.1 The topography surrounding Rottingdean, which lies in a valley close to the sea, means vehicular access is restricted with the B2123 running from north to south through the centre and the A259 running from east to west close to the seafront. This T-shaped network of roads brings with it its own special problems.

6.2 Congestion on the A259 Coast Road is already at an unsustainable level particularly during extended busy times and will worsen without intervention. Unrestricted expansion of traffic would lead to further congestion and impact further on the character and appearance of the Conservation Area in the village.



6.3 The adopted Lewes District Local Plan Part 1 details that the planned level of housing growth in Newhaven & Peacehaven between 2010 – 2030 is 1677 dwellings in Newhaven and 1224 dwellings in Peacehaven and Telscombe although this will be reduced due to recent house building up to 2017 to 1482 dwellings in Newhaven and 738 dwellings in Peacehaven and Telscombe. This is likely to considerably affect and very likely to increase vehicle movements on the A259 into Brighton and through the High Street. Both Newhaven, Peacehaven and Telscombe are currently working on developing their own neighbourhood plans and if adopted, the planned level of housing growth may exceed the numbers set out above.

6.4 The current planned developments both within Rottingdean and to the east, in the plan period, are likely to increase the traffic flows through Rottingdean, putting additional pressure on its existing infrastructure and the capacity of the A259.

6.5 Reports from the 2016 ESCC Traffic Monitoring Team have confirmed the high levels of traffic and the Air Quality ~~Monitoring~~ Management Area in the High Street has historically shown levels of air pollution over legal limits. Additional monitoring has highlighted speeding traffic on Falmer Road, the northern entrance to the village.



6.6 The primary causes of poor air quality in the “canyon” part of the High Street are traffic volumes and congestion. Pedestrian safety is compromised by HGVs flouting restrictions and using the B2123 and High Street and the narrow pavements on the west side of the High Street immediately above the junction with the A259. Ease of movement and accessibility are essential for the economic and social life of the village. Good air quality is a key component of healthy living. The health and wellbeing of residents, visitors and those working or studying here are a priority of this Neighbourhood Plan.

6.7 Actions to improve public transport together with a longer term strategic plan to improve the road transport network will need the concerted effort of ~~the National Highways Authority~~; East Sussex County Council, Lewes District Council and Brighton & Hove City Council, with the involvement of Telscombe and Peacehaven Town Councils. and the Parish Council.

AQ1 - Reducing Traffic Congestion in Rottingdean ~~Volume passing through the village~~

~~Development proposals should show how they integrate with other roads and the existing built environment. The sites should be laid out to provide car parking to in conformity with the requirements of City Plan Part II or any future revisions throughout the duration of this Plan with the aim of recording emissions and an improved understanding of what actions bring about sustainable improvements in air quality.~~

Proposals for new development within the Plan area which incorporate measures and/or infrastructure to promote walking and cycling, and the use of public transport, in order to reduce traffic generation, will be encouraged.

The Parish Council will work in partnership with the City Council, East Sussex County Council, public transport providers and other stakeholders to promote measures that will achieve a reduction in the volumes of traffic passing through the village, for example by promoting active and sustainable travel wherever possible.

6.8 The Parish is keen to ensure that Air Quality Monitoring in the High Street continues.

AQ2 - Improving Air Quality in Rottingdean High Street

New proposals for residential or commercial development should have regard to the existing ~~AQMA~~ Air Quality Management Area in Rottingdean High Street. ~~Their designs and layouts~~ Proposals should take account of the 'Air Quality and emissions mitigation guidance for Sussex (2021)' published by the Sussex Air Quality Partnership. ~~should provide particular support~~ The design and layout of development schemes should ensure there is good access for local residents and employees to travel to and from the sites on foot, by bicycle or by public transport. Development proposals must demonstrate how air quality improvements can be made, either by direct action or by mitigation.

6.9 The overall aim is to ease traffic through the High Street and to reduce air pollution to below the EU legal limit or any new legal limits and to promote further reductions.

6.10 Rottingdean Parish Council supports the introduction and sustainable growth of Electric Vehicle Charging Points within the Parish, to encourage the use of electric vehicles in preference to diesel or petrol vehicles which impact negatively on air quality.

AQ3 - Electric Vehicle Charging Points

~~All new detached or semi-detached residential properties in the neighbourhood area should be provided with an electric car vehicle charging point to industry standards at the time that the planning application is determined. Insofar as planning permission is required, proposals for the installation of electric vehicle charging points in existing residential or commercial areas will be supported where the charging points will not impact negatively on the existing street scene and are in conformity with City Plan Part II DM36.~~

The Parish Council will support all initiatives to introduce additional electric vehicle charging points at appropriate locations within the Plan area, in order to promote improvements to air quality and to encourage sustainable development.

Chapter 7

Monitoring & Review

7.1 Brighton & Hove City Council and the South Downs National Park Authority are each undertaking reviews of their current adopted Local Plans. Public consultations are expected to take place in 2024 and 2025. In due course, this Neighbourhood Plan will be reviewed when necessary to seek to align the Neighbourhood Plan with the new Local Plans covering the Parish.

Appendices

Appendices

~~Appendix 1 – Evidence and Justification~~

~~Appendix 2 – Engagement~~

Appendix ~~3~~1 - References

~~Appendix 4 – Basic Conditions Statement~~

~~Appendices 5a-d – Statement of Community Involvement Background Documents~~

~~Appendices 6a-c – Local Green Space Documents~~

Appendix ~~7~~2a - St Aubyns Planning Brief

~~Appendix 8 – Site Assessments~~

~~Appendix 9a-b – Housing Needs Survey~~

Appendix ~~10a~~2b - Rottingdean Conservation Area

~~Appendix 11 – Policy GOS4 Specific Issues~~

Appendix ~~12~~3 - Village Character Statement

~~Appendix 13 – Rottingdean Parish Neighbourhood Area Map~~

