



RPC Planning sub-committee report – 3 July 2017

1. Meadow Vale- Local Wildlife Site

RPC has formally requested re-assessment of the 'greenfield' site as having potential for development in the Brighton & Hove City Council Urban Fringe Assessment. Heather Butler (Chair of Rottingdean Parish Council planning sub-committee) spoke on Rottingdean's behalf at the Committee hearing for the latest planning application (**BH2016/ 05530**) for the site which last month was **again refused consent by the LPA**. The Parish Council view, backed by independent technical evidence – is that any development will significantly erode the sensitive natural environment of the area, and destroy an important area of wildlife habitat. The site is unusually species rich and such high ecological value is rarely seen. RPC supports the view of several groups including the Deans Preservation Group that this 'greenfield' area is not suitable for even partial development. Along with several further grounds, RPC urges BHCC to designate this site as unsuitable for any development.

2. **St Aubyns:** In the 3 to 4 years since St Aubyns School closed the property has suffered deterioration, vandalism and fires and the site is becoming a 'white elephant' at the heart of the Village. RPC agree it is time some positive development takes place. Previously Linden Homes working with Cothill Trust failed to respect the heritage of the site. The Parish Council welcomes the approach that Fairfax Properties have so far taken to address the criticisms raised by earlier planning applications, and for *engaging with the Village to seek views on what should be done*.

The former playing field is obviously more contentious and RPC would ideally want it fully retained as an Open Green Space, in line with early feedback from a Village survey. However, RPC is mindful that the previous application for 48 homes and a 62-bed Care Home from Linden Homes/Cothill Trust which was declined, claimed that a third of the field would need to be developed to make the overall scheme financially viable. From the outline proposals, it is evident that Fairfax have no intention of gifting the whole field to Rottingdean and the issue of overall financial viability has not gone away. Part of Fairfax's ideas of what could be done appears to be to give all access to a new park – from a site that is in private ownership and not open to the public.

The RPC view is that Fairfax's proposals are not perfect. RPC now urge residents to respond to information shared at the Open Day, and/or the Fairfax Properties website <https://www.fairfaxproperties.co.uk/former-school-plans-rottingdean-village/> to give feedback positive or negative to the current proposals and help shape their thinking *before* the full Planning Application is made to BHCC later this year.

3. New applications made in the Parish this month

BH2017/01991 – 4 Cranleigh Road -conversion of garage to form habitable room with extension and increased ridge height. **Full information is on the City Council online planning portal.**
<https://www.brighton-hove.gov.uk/content/planning/planning-applications>