



**Rottingdean Parish Council**  
**- St Aubyns (former school site)**  
**Statement October 2018**

Rottingdean Parish Council has given a cautious welcome to the City Council approval given on 10 October 2018 to a scheme by Fairfax Properties to build 93 new homes at the heart of the downland village, on the site of the former St Aubyns School which closed in 2013.

The school site has been derelict for several years and has become an eyesore. This scheme will ensure the Grade 2 listed frontage is restored. We welcome the opportunity to give local young people a chance to stay in the village and bring their families up here, as well as the provision of smaller apartments for people to downsize to. Our local shops will benefit from this too. We remain concerned about traffic movements and air pollution, making the joint working with the City Council on the Air Quality and Traffic Management Scheme all the more critical. The retention of part of the playing field in perpetuity means that we still have a crucial green lung in the centre of the village – and now one that will be able to be enjoyed by all.

We now have more hard work to do to forge an agreement with Fairfax Properties on the future management and maintenance of the field and to consult parishioners on how to make this green space an accessible amenity that works for all ages. We hope very much that the City Council will honour our call for this to be designated a Local Green Space through our Neighbourhood Plan.

**Our verbal submission to the Planning Committee on 10 October 2018 follows**

*The Parish Council sent a comprehensive response to the original planning applications in 2017.*

<https://secure.toolkitfiles.co.uk/clients/24209/sitedata/2016&17/AgreedRPCresponseOct17St-Aubyns.pdf>



*As part of this RPC welcomed the developers' intent to conform to the Planning Brief which we instigated and developed with the City Council, whereby constraints within the site were noted and recognised as being important to the heritage of the village. Our housing needs analysis, which was developed as part of our Neighbourhood Plan, identified an unmet demand for more affordable housing. The increase in affordable housing will help meet the need.*

*Our request to Fairfax is that the Parish Council has a say, now and in the future to ensure provision for local people with a clear connection to Rottingdean. Currently our young people cannot afford to live in the village where they were raised because of the price and type of housing available. It is noted from the application a good part of the field will become available as a public space. This was not so in the past. We will continue to seek Local Green Space designation for all or part of the field, depending on the outcome of this application. Other parts of the site to be retained with ownership transferred to the Parish Council, for local use includes the pavilion, the war memorial and the Chapel Whilst we broadly support the development we do have concerns that are shared with many residents.*

*The current levels of Nitrogen Dioxide (NO<sub>2</sub>) in the High Street 20 yards away from the front of the site are above the legal levels. It was assumed in the development documentation that these would fall but this is not the case. The volume of traffic is increasing and will continue to increase with the housing development in Peacehaven and Newhaven, this is not a 'local issue' it could potentially bring the eastern side of Brighton to a standstill.*

*This development will bring additional diesel emissions from lorries during the build phase, and long-term increases in traffic as a result of 93 new homes. This will do nothing to contribute towards compliance with the relevant limit values.*

*The most recent research shows that high level of Nitrogen Dioxide impacts on children and the elderly in particular. Recent housing development in Rottingdean alone increases housing stock by more than 150 homes, an increase of 10% excluding many smaller developments on Marine Drive and Falmer Road.*

*This level of development puts tremendous pressure on village services and its infrastructures. Village roads and pavements were designed for a different era. The Parish Council has serious concerns about the assessments provided in respect of air pollution and traffic volumes. We would wish to see greater clarity in both areas to demonstrate they comply with planning requirements.*