

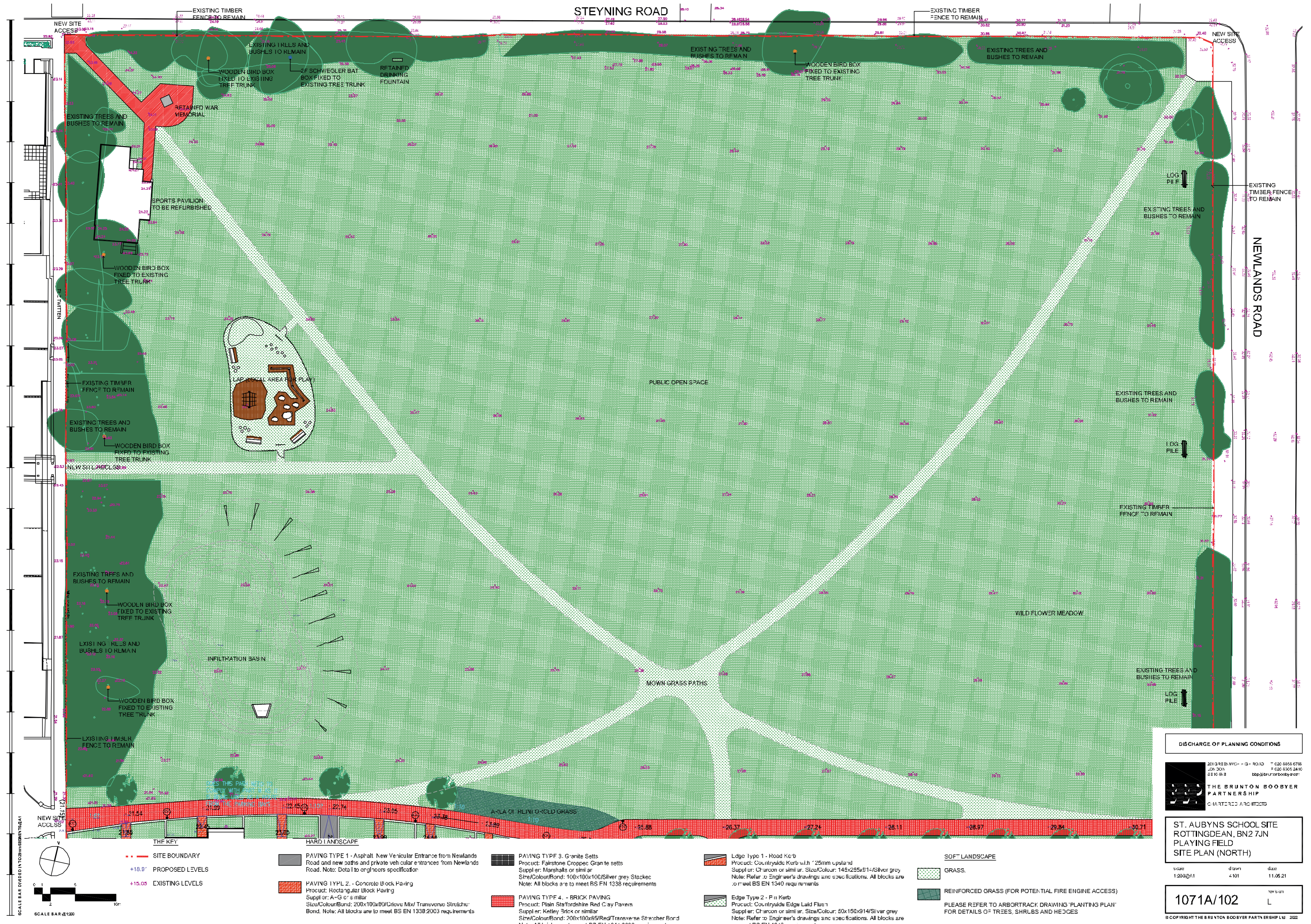
Board 4. The Field

The St Aubyns transfer is a unique opportunity for Rottingdean to obtain 3.5 acres of green public open space right in the centre of village for all residents to enjoy now and for generations to come. The Parish Council envisage the Field being used as community space and enjoyed by a wide range of residents and visitors.

NB RPC are currently agreeing the details of the transfer specification with Fairfax in line with the approved landscaping plan and prior to contract approval.

The Opportunities

- Fairfax will landscape the Field according the scheme approved by BHCC as part of the planning consent prior to transfer in Autumn 2023 (see drawing).
- Of the assets to be transferred, the Field, as an open public space, is the one that will bring the biggest benefits to all residents of the village and will remain a public open space whoever manages it.
- The Field is restricted to formal and informal recreation only **with no business or trade permitted**. However, Part 4 class B of the General Permitted Development Order allows 28 days of temporary events where contributions to maintenance could be raised. eg Food Market, fetes, school events.
- There is potential to develop the use of, or add facilities to, the field for different community or age groups according to local needs and consultation, but planning permission will only be granted for play facilities. eg play area, outdoor gym, wooded area.
- An average annual maintenance cost of £11,300-£12,500 is estimated for the Field for mowing of grass and hedges, maintaining bins, benches, fences etc.
- There will be a play area installed for under 6 year old's.
- There will be a storm water drainage basin.
- There will be a paved area from the Steyning Rd /Twitten corner entrance to the Pavilion and the war memorial.
- There will be access to the Field from the Twitten, Steyning Rd and Newlands Rd as marked on the drawing and pathways will be mown and re-inforced at the entrances.
- An area has been set aside for a wildflower bed.
- The current fencing, hedging and trees will remain and include bird boxes.



Constraints to be considered when deciding options for future use of the Field

- Under the terms of the deed the field must be held as a public open space for recreation only.
- The Field cannot be used for business or trade and planning permission will only be granted for children's play equipment.
- However, the Field could be used for up to 28 days per year for licensed temporary events, including charity fetes, food markets, school events, concerts, performing arts.
- Any future use of the field should not create a public nuisance.
- The capital and maintenance cost of any proposals for additional facilities in the Field needs to be carefully considered and funding sources identified.