

An aerial photograph of the village of Rottingdean, showing a mix of residential buildings, green trees, and open fields. A large, semi-transparent shadow of a windmill is cast over the scene from the top left, extending towards the center. The sky is filled with many small birds in flight. The overall color palette is light and airy, with a focus on natural and architectural elements.

ROTTINGDEAN

NEIGHBOURHOOD PLAN

WHAT ARE YOUR VIEWS?

The policies in this document will add weight to local planning guidance and are designed to protect and enhance what makes Rottingdean a very special place to live

Introduction

Regulation 14 Consultation

The Parish Council has been working on a Neighbourhood Plan for the Parish over the last few years, under the powers of the Localism Act which came into force in 2011.

The policies in this document (see page 7) will add weight to local planning guidance and are designed to protect and enhance what makes Rottingdean a very special place to live. In law, the policies have to fit with the National Planning Policy Framework and the Local Plans of Brighton and Hove City Council (BHCC) and the South Downs National Park, as well as meeting what are referred to as other 'basic conditions'. When brought into force, our Neighbourhood Plan will become part of the statutory development plan for Rottingdean sitting alongside the local plan prepared by BHCC. Decisions on planning applications will be made using both the local plan and the neighbourhood plan."

We used local views to shape this Plan but are now asking for your feedback on the policies we have developed for the Parish in line with Regulation 14 of the Localism Act. You will get a chance to vote on the final Plan in May 2021.

We hope you find this an interesting read. The full draft Plan can be found on our website www.rottingdean-pc.gov.uk. Details of how to submit your comments at the end of this leaflet. We look forward to hearing from you.

Cllr Sue John

Chair – Rottingdean Parish Council

Our Approach

This Plan has been driven by what you, our residents have told us in surveys and focus groups is important to you about living here between the sea and the Downs, during an unprecedented period of housing growth. Your feedback has enabled us to draw up a draft vision for the Plan and pull together themes which we have developed further here into key objectives, projects and policies. During this time, the Parish Council has given feedback to the City Council on a number of major developments of new homes within the Parish boundary, taking residents' views into account.

These included the land south of Ovingdean Road, known as Meadow Vale, land at Falmer Avenue at the edge of the Parish adjoining Saltdean and the former St Aubyns school site and playing field.

When the school closed in 2013, we worked with Brighton and Hove City Council to produce a Planning Brief for the St Aubyns site – key because the school lies within the Conservation Area where any development needs to be especially sensitive to its surroundings. One of the intentions of this Plan is to secure over half of St Aubyns Field as Local Green Space, that is an open public space for us all to enjoy now and in the long-term.

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 until the year 2030.

Context

You will find a map of the Parish on the final page of this document, showing the settlement boundary (the edges of the developed area) within this and the central Conservation Area. The Parish benefits from a wide range of businesses including retail and service organisations on Rottingdean High Street and the subsidiary areas outlined in the Plan, care and nursing homes, the PO Sorting Office and numerous sole traders operating from home.

As part of the preparation for this Plan, the Parish Council looked at the potential for the residential development of a range of sites within the settlement boundary. The Parish Council is proposing a criteria-based policy to support judgements on new development within the boundary and 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 in Park Road, should these sites become available.

Development proposals in the Conservation Area should incorporate:

- Building details, features and materials which take account of the character and appearance of the Conservation Area and as described in the Conservation Area 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.



Context

The Plan also seeks to protect the essential countryside character of four key areas between the built-up part of Rottingdean and the settlements of Woodingdean, Saltdean and Ovingdean. The purpose is to prevent blurring between these separate settlements and to protect their distinctive individual character and setting. In doing so, it will conserve the way that the main settlement sits in the landscape, retaining the agricultural landscapes preferably as working farmland or grazing areas in order to keep a clear 'rural' buffer between settlements.

Policies designed to achieve these and the other headline objectives of the Plan are listed overleaf. The full draft Plan and a feedback form can be found on our website at www.rottingdean.gov.uk If you have any questions or require further information please contact our Clerk Chris Hayes at chris.hayes@rottingdean-pc.gov.uk or in writing at

The Gables
6 Dean Court Road
Rottingdean BN2 7DH

Policies

Based on what you told us, we developed the following set of policies for the Neighbourhood Plan. The full text and the related Policies Maps can be viewed via the link on our website. For this summary we have included the themed headings of each policy chapter of the Plan, together with a line to explain what we are setting out to achieve with the aid of each set of policies.

Please let us know if anything doesn't make sense or you want to make an alternative proposal.

The Council also has a number of projects underway designed to protect and enhance the local environment. You can also find details of these on our website.



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

Strategic Development in Rottingdean

Our starting point is for Rottingdean to remain recognisable as a downland village, distinct from neighbouring village

S1 - Development within and beyond the settlement boundary

The Neighbourhood Plan defines the Rottingdean village boundary.

Proposals for infill development within the boundary will be supported, provided they accord with the design and development management policies of the development plan 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 unacceptable harm to that character and appearance;
- respect the residential amenity of any surrounding properties;
- 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 boundary will only be supported if they are appropriate to a countryside location and they are consistent with local development plan.

Policy S2 - Local Gaps

The Neighbourhood Plan identifies the following Local Gaps.

- 1 Land to the west of Elvin Crescent and Eley Crescent to the east of Longhill Road (outside the Parish boundary)
- 2 Land adjacent to Falmer Road north of Bazehill Road, running to the northern Parish boundary
- 3 Land lying to the west of Falmer Avenue bound by Westmeston Avenue and Dean Court Road, adjacent to Whiteways bridleway
- 4 Beacon Hill Nature Reserve

Any development adjacent to the South Downs National Park needs to be sensitive to its location and respect the strategic gaps and views which help to define Rottingdean and underpin its character. Development proposals should ensure the retention of the open character of the Local Gaps.

Proposals for the re-use of rural buildings and agricultural development, playing fields, other open land uses and minor extensions to existing dwellings will be supported where they would preserve the separation between the settlements concerned and retain their individual identities.

Environment and 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.

Policy GOS1 - Local green space designation

Sites LGS1-9* are designated Local Green Spaces through this Plan in accordance with the criteria set out in Paragraphs 90 - 101 of the NPPF. Proposals for built development 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.

Policy GOS2 - Amenity 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.

Policy GOS3 - Wildlife and biodiversity

Proposals to 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 form part of the wildlife corridor. Development proposals which cause potential harm to the wildlife corridor would only be supported when suitable mitigation measures are proposed.

Policy GOS4 Conservation Area Enhancements

Proposals that would result in a general enhancement of the Conservation Area will be supported. Development proposals which would result in the enhancement of the character or appearance of the conservation area through development, landscaping and/or other environmental improvements will be particularly supported.

**see page 20 for details*

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

Policy 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.

Policy 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 areas and their surroundings.

Proposals must show clearly how the scale, mass, density, layout 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 and Conservation Area Character Appraisal.

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

- They have regard to the relevant geographic section of the Rottingdean Village Character Statement;
- They have regard to historic plot boundaries, hedgerows and enclosure walls;
- They should respect the vernacular materials and the detailing of the existing buildings in their immediate locality
- Proposals for new garages, outbuildings or tall garden walls must be subservient in scale and, whether of a traditional or modern design, should draw from the local palette of vernacular building materials;
- 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.

Policy H3 - Design Principles in the Conservation Area and 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.

Employment and Enterprise

To foster sustainable trade, tourism and economic development in Rottingdean

Policy T01 – Visitor Accommodation

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

- It can be demonstrated that the visitor accommodation is no longer viable, and
- The property concerned has been actively marketed to alternative visitor accommodation providers for a period of at least 12 months without success

Policy T02 - Coach Drop-Off Point

Proposals for a coach drop-off point will be encouraged where:

- Any disruption of traffic flows, including bus lane traffic can be safely incorporated within the highway network, and
- The location allows for the safe deposit and embarkation of passengers.

Policy T03 - Park and Ride

Proposals for a Brighton and Hove Park & Ride facility in the Long Stay Car Park will be encouraged.

Policy 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; and
- Plot widths which are expressed at roof level by party wall upstands and chimneys are retained and respected.

Policy EE2 - Accessible Retail Units

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

Community Facilities

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

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 is met:

- A like for like new 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 has been satisfactorily demonstrated that it would not be economically viable or feasible to retain the existing community facility and there is no reasonable prospect of securing an alternative community use of the land or building.

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.

AQ1 - Reducing Traffic Volume passing through the village

Roads within new developments should be designed to allow unfettered use as public transport routes and the circulation of traffic.

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 development plan standards to avoid obstruction to the route by parked cars.

AQ2 - Improving Air Quality in Rottingdean High Street

New proposals for residential or commercial development should have regard to the existing AQMA in Rottingdean High Street. Their designs and layouts should provide particular support 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.

AQ3 - Electric Vehicle Charging Points

All new 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

Development proposals for five or more residential units should include the provision of one or more electric vehicle charging points.

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.

* Sites LGS1-9 designated Local Green Spaces:

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 Aubyn's Field (remainder), Steyning Road/Newlands Road

LGS8 St Margaret's Churchyard, The Green

LGS9 St Martha's Convent Gardens

Notes

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