



Rottingdean Parish Council Infrastructure Development Plan 2022/2025

(Updated May 2023)

This report sets out Rottingdean Parish Council planned and potential projects for the period 2022 – 2025

The initiatives include both major and minor projects, some RPC led, others in conjunction with Brighton and Hove.

Major Projects

1. Rottingdean High Street - Air Quality improvement (Essential)

BHCC with support from RPC

BHCC Council Officers: David Parker, Sam Rouse, Len Holloway, Matthew Thompson

Parish Councillors: AQMA working group – Councillors Mike Nixon, Chris Poole and Julie Lawrence, together with ward councillors.

Project summary:

Aim: To reduce pollution levels to within legal limits allowing the removal the Air Quality Management Area designation from the High Street

This project is intended to modify and monitor traffic flows in Rottingdean High Street to improve air quality. It is focused where road traffic emissions are closest to residential dwellings in the Canyon part of the High Street in the Air Quality Management Area (AQMA). The intention is to improve air quality and mitigate existing pollution levels and pressures of new development. The project is within Rottingdean Parish Council boundaries, supported by BHCC and takes into account the findings of the Local Transport Plan, the Local Air Quality Strategy and the DEFRA reporting process – for delivery within AQMA.

Progress & current position

An Experimental Traffic Regulation Order was put in place in October 2019 for an intended period of 18 months. The experiment has been affected by the Covid 19 pandemic and the ETRO was extended a further 18 months to October 2022. In November 2022, following complaints from residents about pedestrian safety, the Parish Council requested that the planter be removed for a 12-month period to gauge its impact on air quality.

Timing

The trial period ended on 24th October 2022. The decision on the next steps will be decided by the Economic Transport and Sustainability Committee (ETSC) in July 2023.

Costs

RPC allocated £10,000 in the 2019/20 budget and proposes to set aside £500 in 2021/22 towards potential future costs. Expenditure was not incurred, and funds were brought forward to 22/23. Future costs will depend on the outcome of the ETSC decision on the future of the AQMA

2. Rottingdean Lower High Street (Important)

Project Board

Parish Council Chair – Chair

Parish Clerk

BHCC Councillors: Bridget Fishleigh

Parish Councillors: Bernard Turnbull (Project Lead), Kerry Levins.

Head of Transport projects BHCC

Working Group, Cllr Turnbull (Lead), Cllr Levins.

Project summary

Aim: to transform the Lower High Street to a Pedestrian Priority area where vehicles have controlled access for loading and where there are exclusive pedestrian areas and in the longer term provide all weather use of the Terraces and better access for all to the undercliff and beach

Progress & current position

Urban Movement (UM) consulted key stakeholders and provided an initial design concept that has been agreed by the Project Board and RPC. Further consultation took place in Autumn 2021 following which UM were been commissioned to produce a further modest phase 1 design. The design is currently awaiting costings from BHCC.

Timing

Medium/long term. Subject to further discussion and approval by RPC, the aim is for an agreed design to be produced by the early summer of 2023 and intention is to tender, and begin fund raising during 23/24

Costs

The cost estimates for the long-term vision range from £350,000 to £1.6 m depending on the precise specification and materials used. Following consultation, RPC commissioned a revised design from Urban Movement at a cost of £8850 and have budgeted for £50,000 for phase 1 in 2023/24 and will continue to work with BHCC to fund the remainder and subsequent phases through any possible CIL levy monies and via other fundraising activity.

3. Park Road Toilets, Rottingdean (Essential)

Parish Councillors: Mark Cherrie, Kerry Levins,

Project summary

This project is to refurbish old, inaccessible public toilets in Park Road, Rottingdean, to make them accessible to wheelchair users and people with restricted mobility. This will improve health, well-being and quality of life for residents and visitors.

Progress & current position

Following a tendering exercise, a contractor was commissioned in August 2020. Work has been delayed by social distancing restrictions and the need to remove a mains electrical connection. It is now expected to commence in Autumn/Winter 2022.

Costs

A tender for £50,000 was accepted and a contractor appointed by BHCC. A further £1910 is required for essential electoral mains works. Since then, inflation has pushed costs up to around £62,000, RPC have also requested a quote for replacement windows which is not included in the above sums.

Timing

Work started on 5th December 2022 and is expected to be completed by the end of June 2023.

4. St Aubyn's Field and Chapel adoption (Essential)

RPC & BHCC and the developers of the St Aubyn's site.
Working Group Cllr Nixon (Chair) Cllrs Lawrence, Levins and Turnbull.

Project Summary

Under the St Aubyn's site Section 106 Agreement between Fairfax and BHCC, the developer has offered to transfer St Aubyn's Field along with the Chapel, Pavilion, War Memorial and water fountain to Rottingdean Parish Council or a body formed by it. The Parish Council needs to agree the terms of the transfer, the future use of the Field and legacy buildings handed over and how the assets will be managed in the future.

Key outputs are

- Arrange appropriate consultation with relevant stakeholders/ communities to establish and validate proposals for the future community of St Aubyn's Field, pavilion, Memorial and water fountain as well as the St Aubyn's chapel within the context of the Section 106 terms.
- Facilitate a timely decision regarding the potential adoption (or not) of the relevant St Aubyn's assets in line with Section 106 requirements.
- Propose options and recommendations for the most appropriate long term management organization to manage operational maintenance and further development of the St Aubyn's assets in case of adoption. Propose the optimal timing when any such organisation should be implemented.
- Clarify how any future management organisation would be accountable to the public/RPC for performance and expenditure and how such an organization could extend its scope to manage additional RPC community assets if required.

Progress & current position

Contracts for the transfer of the Field, Pavilion and Chapel have now been exchanged and transfer is expected in March 2024. The Chapel has been refurbished and refurbishment of the Pavilion is expected to be completed by the summer of 2023. Work on the landscaping the Field is expected to begin in the autumn of 2023

Timing

The transfer of the land is not expected until spring 2024. The aim is to complete analysis and approve potential future management arrangements and uses for the Chapel and Pavilion during 23/24.

Costs

£20,000 has been allocated in 23/24 for basic enhancements and additional works to broaden the scope for community use. Once the transfer takes place, the Parish Council will receive a £350,000 developer contribution for future maintenance.

Minor Projects

Access and other minor improvements to the infrastructure & public realm of the village and its environment

1. Repair High Street Pavements (Essential)

Aim: To investigate the feasibility of improving the safety of the bricked pavements around the High Street – following concerns expressed by residents in the Village Survey.

Progress: BHCC engineers and a private contractor have been consulted and will come forward with options/cost estimates

Timing: the aim is for work to be commenced within 23/24.

Costs: As yet unknown. £10,000 for repair/replacement has allocated in in 23/24. It is likely this will require a rolling programme.

2. Pond Path. (Desirable)

Cllr Turnbull (lead)

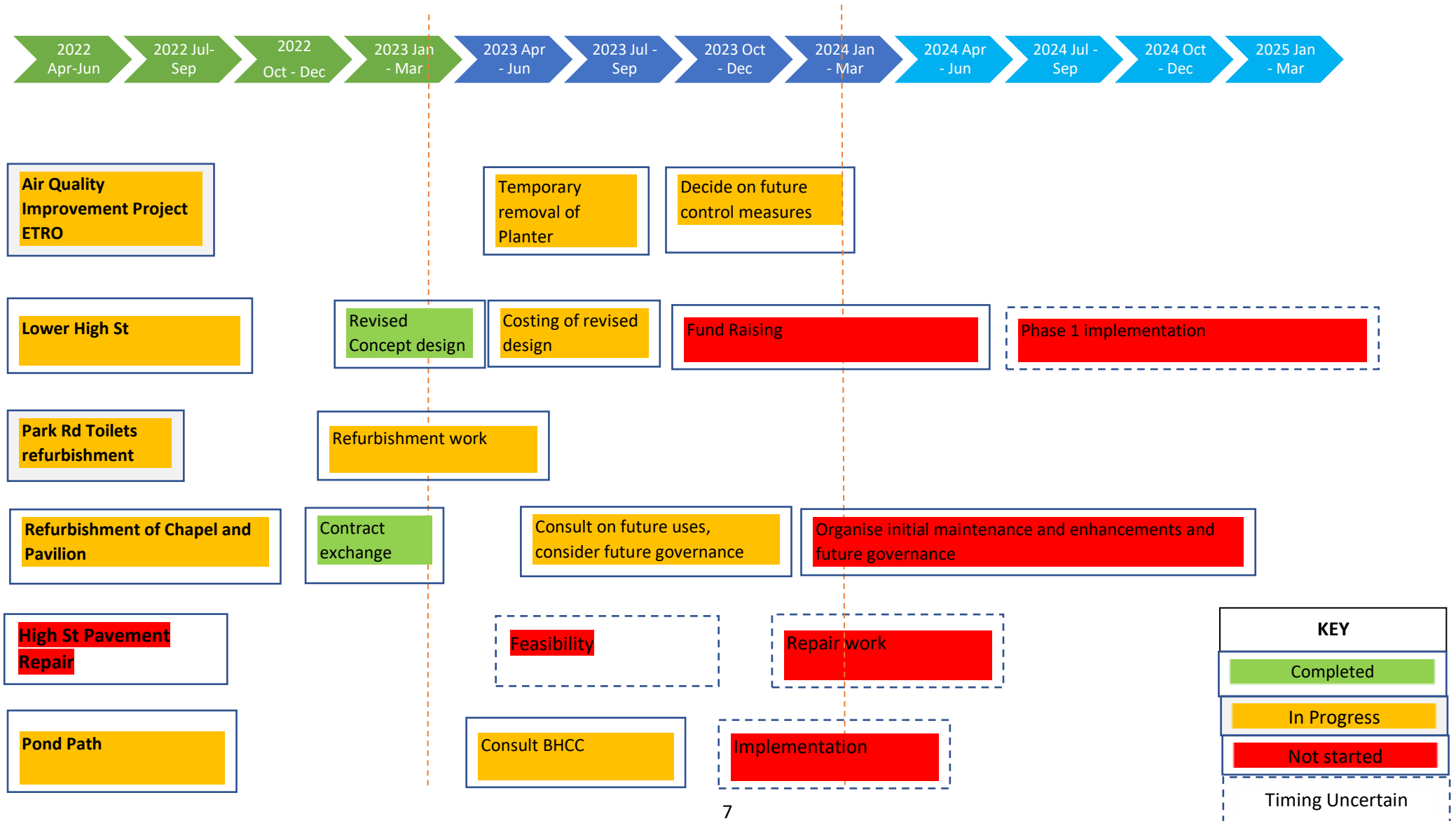
Aim: To Improve access around the Village Pond and convert an existing car park space to ‘disabled’ and designate an area next to that space for wheelchairs to be able to freely access the proposed path.

Progress and Current Position. The disabled parking space was provided by BHCC in 22/23. BHCC Have been approached about the pond path and permanent repair of the fence.

Timing: the aim is for the work to be commenced within 23/24.

Costs. A budget of £7000 is available in 2023/24.

Timeline: High Level Overview



Annex - Glossary and references

(E) Essential - Identifies infrastructure provision that is vital to meet strategic objectives OR to enable delivery of new development.

(I) Important - Items are necessary but alternative infrastructure capacity may be able to accommodate incremental impacts from new development.

(D) Desirable: Items to meet other strategic or community aspirations that may add to the quality, functionally or attractiveness of an area