



Rottingdean Parish Council Infrastructure Development Plan 2024/2026

(Updated February 2024)

This report sets out Rottingdean Parish Council planned and potential projects for the period 2023 – 2026

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

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. The planter was removed in August 2023 following a decision of the Economic Transport and Sustainability Committee (ETSC) pending data gathering to assess any impact on air quality. The future of the planter and other measures will be decided following data analysis.

Timing

A meeting of the joint RPC/BHCC AQMA group to determine future measures is expected to take place by the end of 2023.

Costs

No costs are expected to arise.

2. Rottingdean Lower High Street (Desirable)

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

Lead Councillor/Advisory Group - BEAG

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 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 further consultation in the revised design in late 2024 and begin fund raising during in 2025

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 2024/25. The Parish Council 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. 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 and Levins.

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 before transfer. Work on the landscaping the Field is expected to begin in the autumn of 2023 /Spring 2024

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

£16,500 has been allocated in 24/25 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 (indexed linked from 2019) 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)

Lead Councillor

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 on options/cost estimates

Timing: the aim is for work to be commenced within 2024/25.

Costs: As yet unknown. £10,000 for repair/replacement has allocated in in 2024/25. In addition to seeking a contribution from Section 106 infrastructure funding. It is likely this will require a rolling programme.

2. Pond Path. (Desirable)

Lead Councillor

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. Two quotes are being considered for the path.

Timing: the aim is for the work to be commenced within 2024/25.

Costs. A budget of £7000 is available in 2024/25.

3. Pond Barrier (Desirable)

Lead Councillor

Aim: To provide a permanent repair to the barrier between the pond and The Green (B2123)

Progress and current position: Quotes to be obtained

Timing; The aim is for the work to completed during 2024/25

Costs: £10,000 has been set aside in the 2024/25 budget.

4. Village Green Electrical Supply (Essential)

Lead Councillor

Aim: To make safe the electrical junction boxes on the Village green

Progress and current position. Temporary repairs have been made. Ownership of the junction boxes and responsibility for the electrical supply need to be established before further work can be undertaken.

Timing; The aim is for the work to completed during the first quarter of 2024/25

Costs: £6,000 has been set aside in the 2024/25 budget.

3. White Horse Bus and Tram Shelter (Desirable)

Lead Councillor

Aim. To repair the bus and tram shelter outside the White Horse hotel

Project summary; The aim is to support the repair of the Bus and Tram Shelter outside the White Horse hotel. Greene have offered to contribute towards the cost and discussions with Greene King and BHCC are ongoing.

Timing. It ids hoped that work the work will be completed within the first half of 2024

Costs: £10,000 has been earmarked for the project as a contingency should no other funding be available.

Timeline: High Level Overview



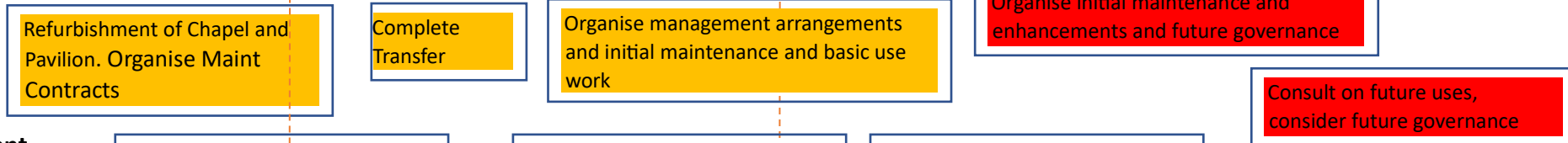
Lower High Street



Air Quality



St Aubyns



High Street Pavement



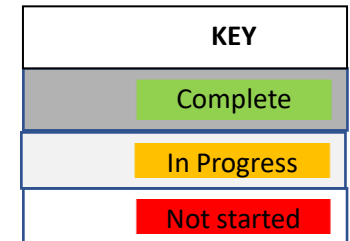
Pond Barrier



Pond Path



Bus & Tram Shelters



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

