



Rottingdean Parish Council Infrastructure Development Plan 2024/2026

(Updated March 2025)

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. The data collected following the removal of the planter will be reviewed in 2025.

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: Patrick Lowery (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 been commissioned to produce a further modest phase 1 design. The design is currently awaiting costings from BHCC. **However, given the need to focus on other priorities the project has been paused until further notice.**

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 on the Field has now almost been completed but given the need to let the grass on the Field to mature it is expected that the transfer will now not take place until Spring 2025.

Timing

The transfer of the land is not expected until Spring 2025. The aim is to complete analysis and approve potential future management arrangements and uses for the Chapel and Pavilion during 2025.

Costs

£42,500 has been allocated in 25/26 for 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.

4. Repair High Street Carriage Way and Pavements (Essential)

Lead Councillor Parick Lowery

Aim: To investigate the feasibility of improving the High Street Road surface and the safety of the bricked pavements along the High Street.

Progress: BHCC engineers and a private contractor have been consulted on options/cost estimates. Following a meeting with the BHCC CEO a joint RPC/BHCC working group is planned to coordinate work on pavement repair and road resurfacing and develop a long term integrated plan

Timing: the aim is for work to be commenced within 2025/26.

Costs: As yet unknown. £40,000 for repair/replacement has allocated in in 2025/26. In addition to seeking a contribution from Section 106 infrastructure funding and BHCC. It is likely this will require a rolling programme.

Minor Projects

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

1. Pond Path. (Desirable)

Lead Councillor Mark Cherrie

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.

2. Pond Barrier (Desirable)

Lead Councillor Mark Cherrie

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

Progress and current position: A contractor has been appointed

Timing: The aim is for the work to completed during 2025/26

Costs: £5,000 has been set aside in the 2025/26 budget.

3. Beacon Hill Notice Boards

Lead Councillor. Phill Evans

Aim. To repair/replace Beacon Hill notice Boards

Project Summary. To work with the Friends of Beacon to develop a plan to refurbish/replace the public notice Boards on Beacon Hill

Timing. Work to be completed during 2025/26

Costs. £5,000 has been allocated for 2025/26

4. Undercliff Safety

Lead Councillor. Phil Evans

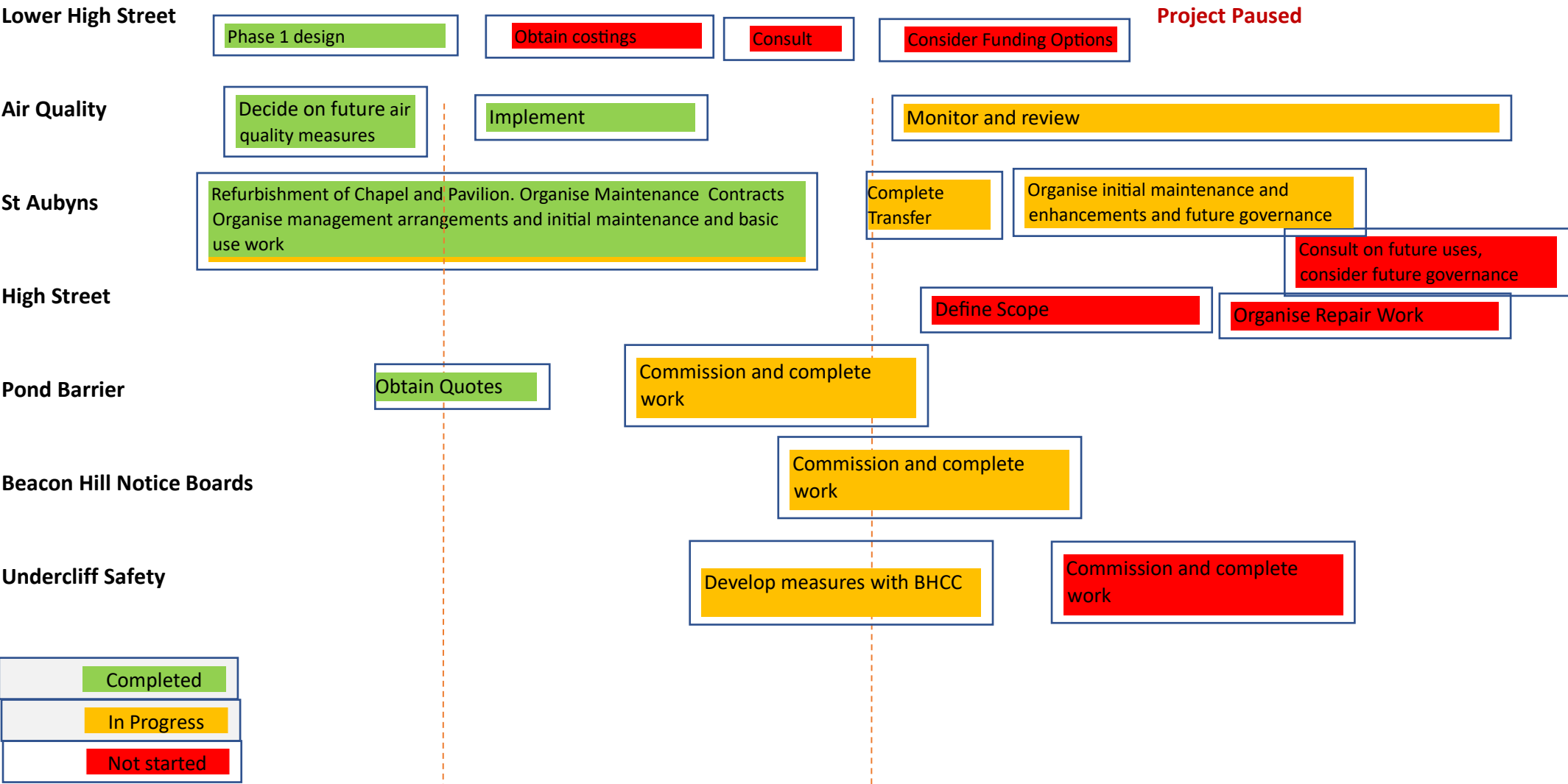
Aim To improve pedestrian/Cyclist Safety on the Undercliff

Project Summary . To work with Ward Cllr Earthy on proposals to improve the safety of pedestrians and cyclists on the Undercliff by improving signage and managing cyclists speed.

Timing. To be completed during 2025/26

Costs. £1000 has been allocated for 2025/26

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