

Parish Priorities Statement



I. Your Details

Information Required	Response
Contact name	, Parish Clerk
Town or Parish Council	Rottingdean Parish Council
Main contact address	
Main contact telephone number	
Main contact email	parish.clerk@rottingdean-pc.gov.uk
Details of public consultation and engagement used in the preparation of the PPS	Extensive consultation took place as part of the development of the Rottingdean Neighbourhood Plan formally adopted by Brighton and Hove City Council on 28 March 2024. The consultation details can be found here

The vision for the future...

What are the three key changes you would like to see in your Parish over the next 15 years? These changes should relate to the priorities set out below. It will also be helpful to explain when you think these changes should happen over the 15 year period.

<p>We want Rottingdean to remain a characterful, chalk downland village by the sea, with its distinctive and vernacular architecture and varied natural features.</p> <p>We want a village which celebrates, respects and protects its heritage and promotes learning, culture and recreation.</p> <p>We want to ensure a healthier, more sustainable environment with access to quality open spaces and an improved public realm where residents and visitors can visit thriving shops, businesses and heritage assets with ease.</p>
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Development and management of land

Information required	Response
<p>What type and level of development would you like to see in the parish?</p>	<p>Our aim is to</p> <ul style="list-style-type: none"> make best use of any brownfield site within the Parish taking into consideration the needs for infrastructure, economic development, employment and recreational facilities. make best use of any windfall sites which come available during the Plan period, taking into consideration the need for housing, economic development, employment and recreational facilities. make provision for local young people to be able to access market housing in the Parish. <p>With these objectives in mind 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.</p>
<p>Are there any areas of the Parish you would like to see developed?</p>	<p>Having supported two developments in recent years in the Village providing over 100 new dwellings there are no further areas at present that the Parish Council would wish to see developed however we would consider development of identified fringe sites or windfall sites as identified in the Neighbourhood Plan</p>
<p>Are there any specific areas you want protected for other uses?</p>	<p>The Parish Council has identified two Strategic Gaps that will maintain a very clear distinction between the built-up parts of the neighbourhood area and the surrounding countryside. The areas incorporate land to the west of Falmer Avenue on the eastern boundary of Rottingdean, bound by Westmeston Avenue to the east and Dean Court Road to the west and running alongside Whiteway Lane north-eastwards towards High Hill and Beacon Hill Local Nature Reserve. See map attached</p> <p>As with Policy SD25 of the current South Downs Local Plan, the policy does not seek to prevent development that may otherwise be suited to a countryside location.</p>

Information required	Response

Homes

Information required	Response
What type of homes would you like to see in your local community?	<p>New homes should</p> <ul style="list-style-type: none"> • 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 substantial harm to that character and appearance. • respect the residential amenity of any surrounding properties. <p>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.</p>
What size of home is needed locally?	<p>The housing needs assessment carried out as part of the Neighbourhood Plan development suggested that any development of 5 houses or more should conform to the following proportions to match the changing demography of the Village</p> <p>10% - one bedroom. 35% - two bedrooms. 35% - three bedrooms. 20% - 4 or more bedrooms.</p>
Any other requirements?	<p>Buildings should include Bat boxes and Swift bricks. New garages, outbuildings, extensions or tall garden walls must be subservient in scale. They should not include installing pavements or kerbs to existing village lanes.</p> <p>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. They should use permeable surfaces on driveways and use sustainable drainage systems that can connect directly to an existing or new wet</p>

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	environment wherever possible; and not require the culverting of existing ditches.

Design

Information Required	Response
Are there any areas of local character which are particularly important to the local community?	<p>Rottingdean is an historic downland settlement, whose development as an agricultural village has been influenced by its coastal location, numerous famous residents and its later popularity as a tourist destination. The village green and adjacent high status residences and medieval church form the heart of the area and is historically associated with many former artistic and literary inhabitants. The linear street of the High Street forms the area's commercial focus, which services a vibrant community.</p> <p>In addition we have designated 9 Local Green Spaces at the heart of the Village – more detail is available in Chapter 2, page 25 of our Neighbourhood Plan. Beacon Hill, where Rottingdean Windmill is sited, forms a striking landmark from within the village and when approaching the village from Brighton and is closely associated with the village's identity.</p>
Particular features of buildings of local character	Buildings are of varied form and date, but the area is unified through the use of traditional materials. Flint elevations and clay tile roofs predominate, whilst the pavements are mainly of red clay pavers. Steep pitched clay tile roofs and chimney stacks create interest on the skyline; the sweeping roofs of former farm buildings are particularly prominent within this. Flint wall boundaries throughout the Village area are particularly important to its special interest.

The natural environment

Information Required	Response
Opportunities to make nature bigger, better and more joined up	There are no specific areas to enlarge but the Parish of Rottingdean is particularly rich in wildlife and the community is keen to see this protected and preserved for future generations. This is reflected in our Neighbourhood plan that aims to protect local wildlife and habitat and seeks to take the opportunity to respect the natural wildlife corridors between key green spaces and recognized wildlife sites, to facilitate species' access, feeding and procreation.

Information Required	Response

Jobs

Information Required	Response
<p>Information about business you would like to protect and business opportunities that should be provided</p>	<p>The Local Shopping Centre in Upper and Lower High Street predominantly consists of small to medium retail units. This has encouraged the continued presence of a mix of small independent retail businesses, including a Hardware Store, Delicatessen, Butcher, Bakery and a number of independent cafes. The continued vibrancy of the village is dependent on a strong retail environment. To ensure this there is a need to encourage:</p> <ul style="list-style-type: none"> • Promotion of the shopping areas to residents and visitors • The opening of specialist shops • A broad range of goods and services including financial services, restaurants and cafes and other leisure activities

Public spaces

Information Required	Response
<p><i>Public Open Space, Public Realm, Pocket Parks</i></p>	<p>There are a number of green spaces valued by the local community and through our Neighbourhood Plan we wish to enhance them and where appropriate protect them from development through Local Green Space Designation more detail is available in Chapter 2, page 25 of our Neighbourhood Plan. 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.</p>

Infrastructure

Information Required	Response
<p><i>Active travel priorities, roads / parking, community buildings needs, waste / water infrastructure, broadband, renewable energy</i></p>	<p>The topography surrounding Rottingdean, which lies in a valley close to the sea, means vehicular access is restricted with the B2123 running from north to south through the centre and the A259 running from east to west close to the seafront. This T-shaped network of roads brings with it its own special problems and congestion on the A259 Coast Road is already at an unsustainable level particularly during extended busy times and will worsen without intervention.</p> <p>Unrestricted expansion of traffic would lead to further congestion and impact further on the character and appearance and air quality of the Conservation Area in the village. Enforcement of heavy vehicle movement through the village remains a challenge.</p> <p>Rottingdean Parish Council has supported the introduction and sustainable growth of Electric Vehicle Charging Points within the Parish in recent development, to encourage the use of electric vehicles in preference to diesel or petrol vehicles which impact negatively on air quality.</p>

FINALISING YOUR SUBMISSION

As a reminder, before finalising your submission, please check you have addressed the following:

- **You have completed the details in section I, including details of public engagement events and consultation activities which have informed the statement. Where possible please identify the percentage of the community that have engaged in the preparation of the PPS.**
- **Please try to summarise the community's views and aspirations as much as possible, do not provide details of individuals who have commented, and bullet points for key priorities where possible.**
- **If you have supporting evidence or information please use a hyperlink to the data where available, and summarise the information as much as possible in the PPS.**

DISCLAIMER

The assessment process and outputs will feed into the Local Plan review process but we cannot guarantee the delivery of specific community aspirations in the South Downs Local Plan policies, allocations or designations.

DATA PROTECTION STATEMENT

The information collected in this response form will be used by the National Park Authority, as part of its public task, to inform the local plan-making processes and other relevant Authority documents or processes. This information will then be retained until it is superseded. By responding you are accepting the information within your response, may be made available to the public. Any personal information provided (names, addresses, phone numbers, email addresses or other contact details) will not be made public. Please let us know if you do not wish for your information to be shared in this way.

All information held by the South Downs National Park Authority may be subject to release under the Freedom of Information Act. If any information included is sensitive and you would like to have the opportunity to object to its release in the event of a Freedom of Information request, please contact us.

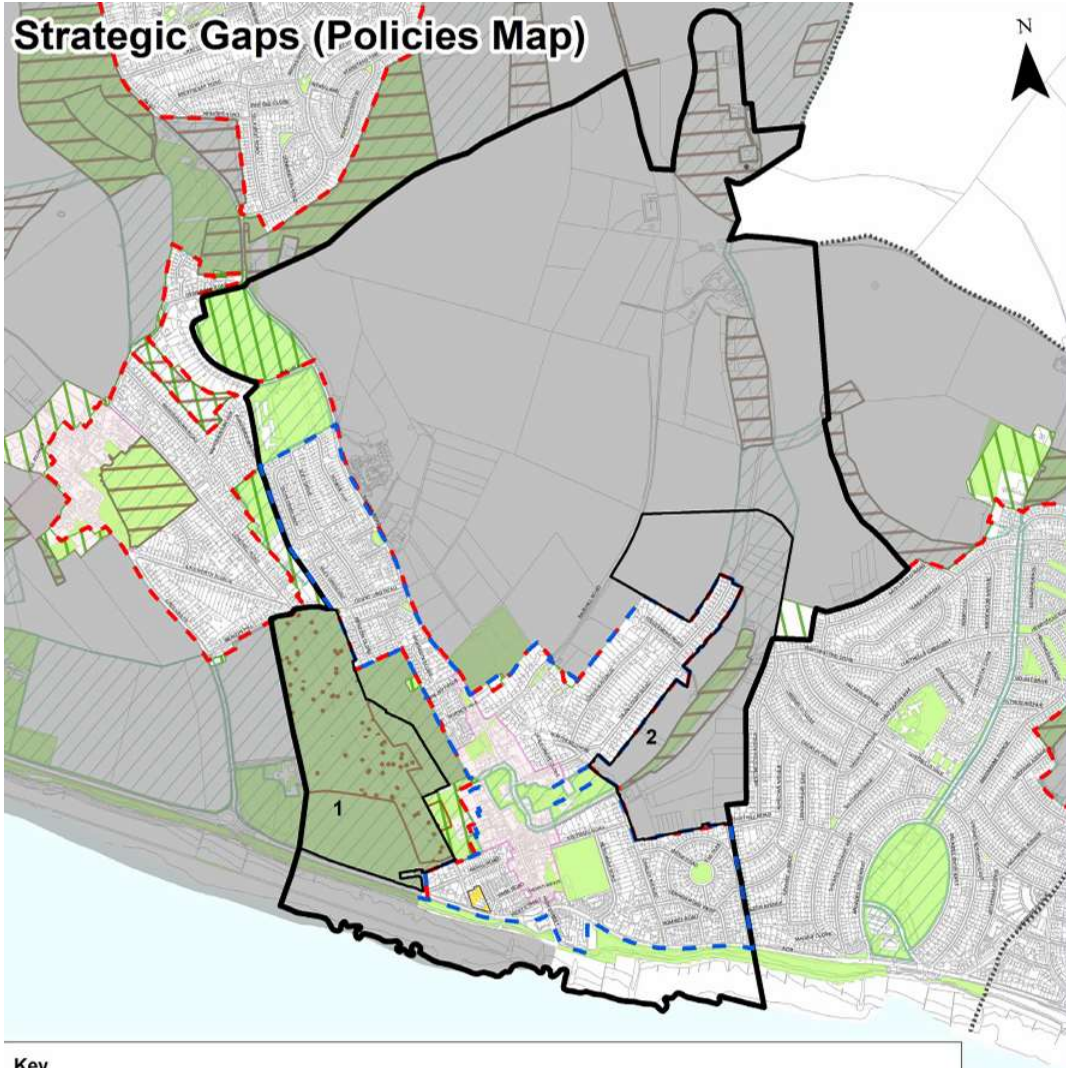
Further details on how we manage your information, including your rights under the GDPR, are available in our Privacy Notice <https://www.southdowns.gov.uk/national-park-authority/transparency/privacy-statement-2/>

<input type="checkbox"/>	Please tick here to confirm you have read and agree to submit your information in accordance with the disclaimer and data protection statement.
Information required	Response
Print Name	
Date	

We ask that forms are returned by email to planningpolicy@southdowns.gov.uk

If you are unable to return the form by email please post to:
Planning Policy Team, South Downs National Park Authority, South Downs Centre, North Street
Midhurst, West Sussex, GU29 9DH

Strategic Gaps (Policies Map)



Key

- | | |
|--|---|
| 1. Beacon Hill Nature Reserve | Historic Parks and Gardens - HE11 (BHLP) |
| 2. Land lying to the west of Falmer Avenue bound by Westmeston Avenue and Dean Court | National Nature Reserve - NC2 (BHLP) |
| Settlement boundary | Special Areas of Conservation (SAC) |
| Parish Boundary | Nature Improvement Area - CP10 (CPP1) |
| Built Up Area boundary (CPP1) | Identified Housing sites - HO1 (BHLP) |
| Brighton & Hove boundary | All Open Space Areas - CP16 (CPP1) |
| SDNP City limits | Conservation areas - HE6, HE8, HE9 (BHLP) |
| Proposed Local Nature Reserve (LNR) - NC3 (BHLP) | |
| Strategic Allocations (CPP1) | |
| Development Area boundaries (CPP1) | |
| Urban Fringe SA4 (CPP1) | |
| Declared Local Nature Reserve (LNR) - NC3 (BHLP) | |
| Sites of Nature Conservation Importance (SNCI) - NC4 (BHLP) | |
| Recreation - SR22, SR25, SR26 (BHLP) | |
| Community Facilities - HO23, HO25 (BHLP) | |

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