

Ref BH2017/02680 & BH2017/02681
Councillor: Mary Mears

As a ward councillor for Rottingdean Coastal, I am writing with regards to the two planning applications for St Aubyns School.

BH2017/0268 this application with proposed development of 93 new homes in the centre of Rottingdean, has the potential to totally change the character of this historic village.

I'm pleased to see development on the brown field site, as the schools frontage sits on the High Street, and is now in a very dilapidated state, and is subject to constant vandalism.

I am concerned with the density and overall appearance of the proposed development on the Greenfield area of the scheme, in my opinion the buildings proposed on the former playing field, over 50% of the total number of units, raises concerns that the scheme is only viable if such a large area of the field is built on.

This in turn could seriously impact on the village recognised by its formal Conservation Area Designation, with the village losing its old world charm and village feel, with such a dense development.

AQMA. The impact of traffic on Rottingdean, is well documented within the council, due to ongoing high level of pollution and congestion already through the High Street with traffic from the A27 and the A259. As the school has been closed for four years I do not support the claim that the traffic of the old school can be used to offset the impact.

There is already additional traffic experienced in Steyning Road and Newlands Road. They are being used as rat runs at peak times now, and will significantly increase with this development.

We are already seeing pressure on primary schools, GPs and dentist in Rottingdean .

Currently the GP surgery on Meadow Parade are taking patients from the Ridgeway surgery that is closing in Woodingdean;. .And has now reduced their opening times.

As this is a major planning application, I wish to reserve my right to speak at the planning committee.

