

Comments on Planning Applications BH2017/02680 and BH2017/02681, St Aubyns School 76 High Street Rottingdean

1. The Regency Society supports this application for the development of 93 new and converted homes on the site of the former school and playing field.
2. The scheme involves the retention of part of the playing field as open space. We have argued in the past that the whole of the playing field could be developed since Rottingdean is well endowed with open space elsewhere. Even so we are happy to support this scheme: the proposed open space should provide residents of the new properties and others with a pleasant green space and a reminder of the site's history.
3. However, we are concerned that the developer has not identified an authority which is willing to take on the maintenance of this space. Without regular care it has the potential to become a litter-infested weed patch. We hope that the planning authority will be able to ensure that proper maintenance arrangements are put in place as a condition of work on the development starting.
4. We are also concerned for the future of the listed chapel on the western side of the Twitten. It is designated for community use, but again no organisation has been identified to take responsibility for it. We urge the planning authority to ensure that the developer takes steps to provide for its protection and security until a suitable user is found.
5. The new housing proposed is well laid out. The varying designs are generally sympathetic to the range of architectural styles around the site. The buildings proposed for the southern end of the playing field are rather box-like and less imaginative than the rest of the scheme.
6. Overall we welcome this proposed development which will release the site's potential to contribute to the city's housing needs.

RH
22/10/17

