



Eastbourne Borough Council

EASTBOURNE
LANDSCAPE CHARACTER ASSESSMENT
Supplementary
Landscape Capacity Guidance



Eastbourne Borough Council

EASTBOURNE
LANDSCAPE CHARACTER ASSESSMENT
Supplementary
Landscape Capacity Guidance

Approved

A handwritten signature in black ink, appearing to read 'D. Watkins', written in a cursive style.

Dominic Watkins

Position

Director

Date

22nd June 2009

Revision

Final

CONTENTS

PREFACE	3
1.0 INTRODUCTION	4
1.1 Background	4
1.2 Aims and Objectives	4
1.3 Methodology	4
2.0 LANDSCAPE CAPACITY GUIDANCE – OPEN DOWNLANDS (A)	10
2.1 Eastbourne Downs (A1)	10
3.0 LANDSCAPE CAPACITY GUIDANCE – MAJOR SCARPS (B)	13
3.1 Cold Crouch Scarp (B1)	13
3.2 Babylon Down Scarp (B2)	16
3.3 Willingdon Golf Course Scarp (B3)	19
3.4 Beachy Brow Scarp (B4)	22
3.5 Royal Eastbourne Golf Course Scarp (B5)	25
3.6 Whitebread Hole Scarp (B6)	28
4.0 LANDSCAPE CAPACITY GUIDANCE – SCARP FOOTSLOPES (C)	31
4.1 Chalk Farm Scarp Footslopes (C1)	31
4.2 Willingdon Golf Course Scarp Footslopes (C2)	35
4.3 Royal Eastbourne Golf Course Scarp Footslopes (C3)	39
4.4 Holywell Retreat Scarp Footslopes (C4)	43
5.0 LANDSCAPE CAPACITY GUIDANCE – RUGGED COAST (D)	46
5.1 Beachy Head Rugged Coast (D1)	46
5.2 Holywell Ledge Rugged Coast (D2)	48
6.0 LANDSCAPE CAPACITY GUIDANCE – THE LEVELS (E)	50
6.1 Eastbourne Levels (E1)	50
6.2 West Langney/Willingdon Levels (E2)	54
6.3 East Langney Levels (E3)	58
6.4 Upperton Rural Fringe (E4)	62
6.5 Southbourne Recreation (E5)	66

6.6	Shinewater Lake Marshes (E6)	69
6.7	Hampden Park (E7)	73
6.8	Hampden Park Recreation (E8)	77
7.0	LANDSCAPE CAPACITY GUIDANCE – SMOOTH COASTAL STRIP (F)	81
7.1	Wish Tower Smooth Coastal Strip (F1)	81
7.2	The Reboubt Smooth Coastal Strip (F2)	85
7.3	Sovereign Harbour Smooth Coastal Strip (F3)	88
8.0	SUMMARY AND CONCLUSIONS	91
8.1	Summary of Key Findings	91
8.2	Conclusions	92

FIGURES

1. Landscape Character Types and Areas Plan

PREFACE

This Technical Study was commissioned by Eastbourne Borough Council as a supplementary report to the Eastbourne Borough Landscape Character Assessment prepared by Chris Blandford Associates. The Study provides indicative guidance on the capacity of the Borough's landscapes to accommodate housing, employment, leisure/recreation and services/facilities development. The conclusions and recommendations of the study reflect the opinions of the consultants, and are provided solely to inform the emerging Local Development Framework.

Chris Blandford Associates

June 2009

1.0 INTRODUCTION

1.1 Background

1.1.1 In 2007, Eastbourne Borough Council commissioned Chris Blandford Associates (CBA) to undertake a borough-wide Landscape Character Assessment to inform the new Local Development Framework. The study was completed in November 2007. The Council subsequently commissioned CBA to provide this Landscape Capacity Guidance for the Borough. The two reports should be read together.

1.2 Aims and Objectives

1.2.1 Based on the scope of work agreed with the Council, the aim of the study is to supplement the 'Indicative Capacity for Change' sections of each Landscape Character Area description contained in the Eastbourne Landscape Character Assessment (CBA, Final Report, November 2007) with more detailed guidance on the capacity to accommodate development without compromising the integrity of the landscape.

1.2.2 Key objectives for the study include:

- Assessing the suitability of each Landscape Character Area in landscape terms to specific types of development - housing, employment, leisure/recreation and services/facilities development; and
- Where a particular type of development is considered suitable, recommending the indicative scale of development that the Landscape Character Area might accommodate and providing broad guidance for integration of such development into the landscape in the form of siting, design and mitigation principles.

1.3 Methodology

1.3.1 The general approach to the development of the Landscape Capacity Guidance builds on current best practice and CBA's experience from previous and ongoing studies.

1.3.2 It is important to clarify the differences between 'landscape sensitivity' and 'landscape capacity' assessment. Sensitivity assessments focus on drawing out the inherent sensitivities of a particular landscape to any 'development', e.g. residential housing or renewable energy development, highlighting those areas most vulnerable or 'sensitive' to changes in character. In contrast, capacity assessments take this sensitivity information, together with judgements

about landscape value, and draw out the potential opportunities and constraints for a specific development type under consideration. As a result, sensitivity assessments tend to present information on avoiding key sensitive or vulnerable areas, where capacity assessments present a more proactive approach to guiding developments to less sensitive or vulnerable areas.

- 1.3.3 For this Landscape Capacity Guidance study, it was considered appropriate to highlight those areas that may be particularly sensitive to different development types and provide broad guidance as to the constraints and opportunities for development within different Landscape Character Areas.

Evaluation of Landscape and Visual Sensitivities

- 1.3.4 The Eastbourne Borough Landscape Character Assessment (CBA, Final Report, November 2007) was based on the latest guidance published by the Countryside Agency¹, taking into account current best practice. The Landscape Character Assessment report provides an evaluation of the inherent landscape and visual sensitivities for each Landscape Character Area defined within the Borough. This evaluation involved a strong degree of professional judgement in distilling out the landscape character and visual qualities that are sensitive to change. The judgements recognise that some attributes of the landscape may be more important in defining character than others and may therefore be more sensitive in relative terms.

- 1.3.5 Topic Paper 6² states that overall landscape sensitivity of a character area to development is a function of two aspects:

- Landscape character sensitivity; and
- Visual sensitivity.

- 1.3.6 **Landscape character sensitivity** is defined in this study as ‘the degree to which a particular landscape character type or area is vulnerable to change with potentially adverse effects on its character’.

- 1.3.7 **Visual sensitivity** is defined in this study as ‘the degree to which a particular view or visual experience is vulnerable to change with potentially adverse effects on its character’.

¹ Landscape Character Assessment – Guidance for England and Scotland (Countryside Agency/Scottish Natural Heritage, 2002).

² Landscape Character Assessment – Guidance for England and Scotland: Topic Paper 6 – Techniques and Criteria for Judging Landscape Capacity and Sensitivity (Countryside Agency/Scottish Natural Heritage, 2002).

- 1.3.8 The following landscape character and visual characteristics/distinctive qualities are most likely to affect sensitivity to, and hence capacity for, development types considered in this study.

Landscape Character Characteristics/Qualities:

- Landform and topography
- Landscape pattern
- Land cover/land use
- Scale and enclosure
- Remoteness and tranquillity
- Settlement density and pattern
- Key landscape elements and features
- Landmarks and visible built structures

Visual Characteristics/qualities:

- Visual connections with adjacent landscapes
- Views
- Skyline

- 1.3.9 These factors are closely linked and, to an extent, interchangeable; for example, scale, enclosure and land cover will influence the extent that any development is visible within the landscape.

Evaluation of Landscape Capacity

- 1.3.10 The Landscape Character Assessment report provides assessments of the indicative capacity for change within each Landscape Character Area. The judgement of landscape capacity uses the information on the sensitivity of landscape character and visual characteristics, together with information on landscape values, to draw out the potential constraints and opportunities for the type of development under consideration. Landscape value is taken from the relative conservation values attached to different aspects of the landscape as reflected by ecological, cultural heritage and other designations.

- 1.3.11 Whilst the assessment draws logically from the characterisation and evaluation information set out in the Landscape Character Assessment study, it should be noted that the capacity assessment is a judgement and is not a scientific absolute. Capacity assessments are in effect an overview of the landscape constraints and opportunities for development in each Landscape Character Area. This provides the basis for identifying guidance about how and where

particular types of development could potentially be accommodated within each Landscape Character Area defined in the Borough.

1.3.12 In line with the Study's aims and objectives and intended applications, it should be noted that the guidance is based on an assessment carried out at a 1:25,000 scale. The guidance is therefore indicative, and is only intended to inform consideration of development in broad terms. Further studies at more detailed scales will be needed to examine site-specific sensitivities and development capacity issues.

1.3.13 In order to assess the suitability of each Landscape Character Area in landscape terms to specific types of development, it has been necessary to make a number of assumptions about the nature of potential development types under consideration. For the purposes of this study, the following assumptions apply:

Housing Development

- Dwellings arranged as an extension to the existing urban area;
- Estate design layout at building densities in line with current Government policy guidance;
- Detached, semi-detached or terraced buildings up to 2 storeys in height;
- A small number of community infrastructure buildings up to 3 storeys in height;
- A strong structure of planting with native species of an appropriate scale, extent and design to help integrate the development into the landscape.

Employment Development

- Buildings which are large in scale and generally some 10 to 12 metres high;
- Predominantly purpose-built industrial estates and business/retail parks which may include offices, light industry, craft and starter units or storage and distribution;
- Layout would include operational parking and servicing spaces;
- A strong structure of planting with native species of an appropriate scale to integrate the buildings into the local landscape;

Leisure/recreation development

- Formal leisure/sports provision, which may include stadiums, swimming pools, sports/leisure centres and associated playing fields or entertainment venues such as music and concert halls or cinemas;
- Buildings which are large in scale, but may comprise one or two storeys in height;
- Layout would include operational parking and servicing spaces;
- Informal countryside recreation provision, for example car parks and visitor centres;
- A strong structure of planting with native species of an appropriate scale to integrate the buildings into the local landscape.

Services/facilities development

- Large-scale buildings, often two or three storeys in height, which include hospitals, schools and other buildings which deal with provision of services to the local community;
- Layout would include operational parking and servicing spaces;
- Telecommunications infrastructure;
- A strong structure of planting with native species, of an appropriate scale to integrate the buildings into the local landscape.

1.3.14 Sections 2.0-7.0 set out Landscape Capacity Guidance for the constituent Landscape Character Areas within each Landscape Character Type defined by the Landscape Character Assessment study. The Landscape Capacity Guidance is structured as follows:

- Key landscape and visual sensitivities/distinctive qualities to be safeguarded (as defined by the Landscape Character Assessment);
- Indicative capacity for change (as defined by the Landscape Character Assessment and based on the criteria set out in Table 1 of that report);
- Suitability for development (assessment of the suitability of each Landscape Character Area to specific types and scales of development, and recommended guidance for integration of development into the landscape). The judgements of suitability for development are set out in **Table 1** below:

Table 1: Suitability for Development
Very Limited Suitability Key characteristics of the landscape would be adversely affected by any significant amount of built development and would result in a significant change in character. The landscape is assessed as having very limited ability to absorb this scale of built development without significant change in character.
Limited/Low Suitability Landscapes in which any significant amount of built development would generally adversely affect the character of the landscape. The landscape is assessed as having limited ability to absorb this development without significant change in character.
Moderate Suitability Key characteristics of the landscape are relatively robust though would potentially be adversely affected by any significant amount of built development. The landscape is assessed as having some ability to absorb certain scales of built development without significant change in character.

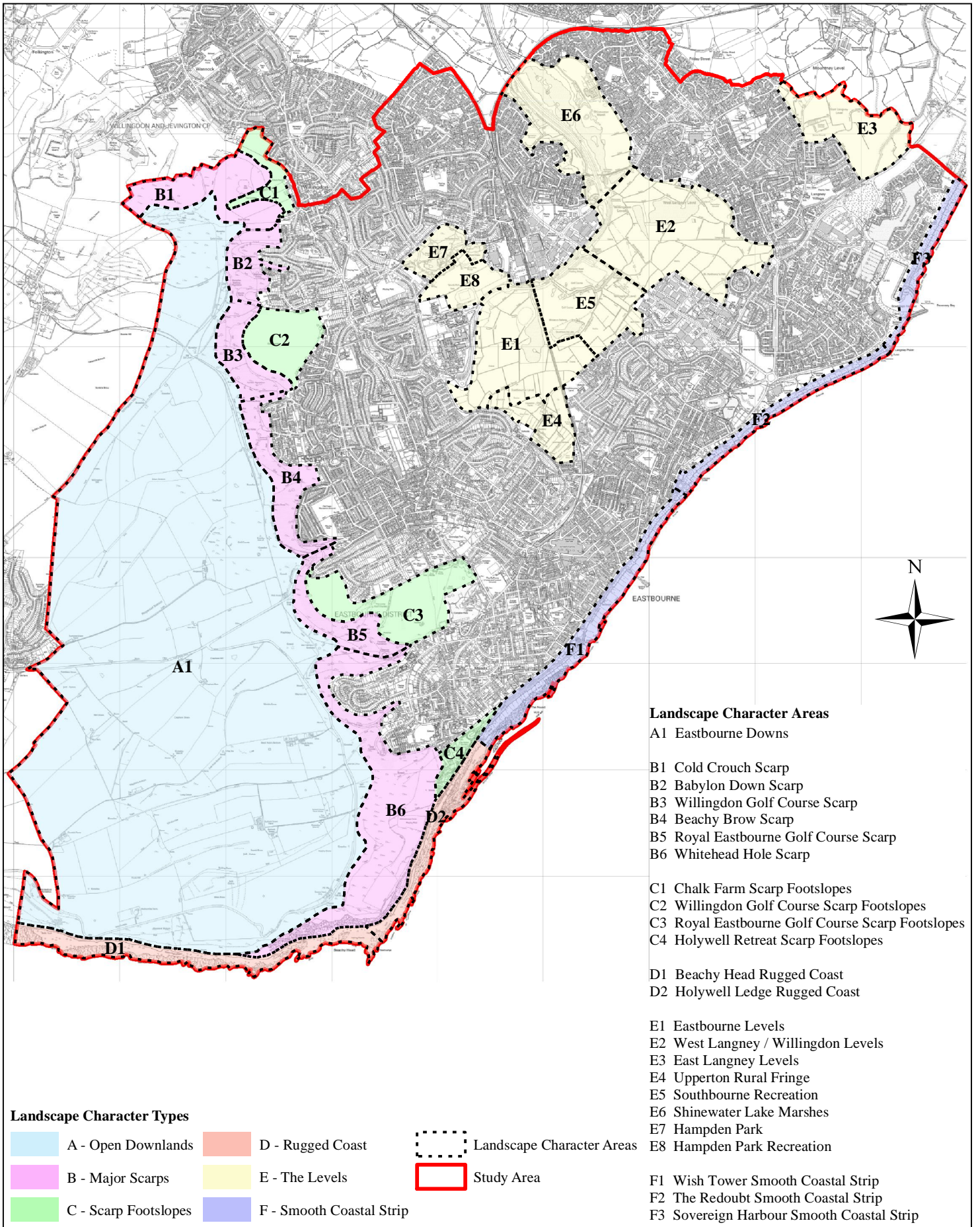
Moderate-High Suitability

Landscapes in which a significant amount of built development would generally not adversely affect the character of the landscape. The landscape is assessed as having a relatively greater ability to absorb certain scales of built development without significant change in character.

High Suitability

Key characteristics of the landscape are robust and would not be adversely affected by a significant amount of built development. The landscape is assessed as being able to accommodate certain scales of built development without a significant change in character.

1.3.15 The Landscape Character Types and Areas defined by the Eastbourne Landscape Character Assessment are shown on **Figure 1**.



This map is based on Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Eastbourne LA OS Licence Number OA100025879 2007

L:\Projects\50014301_Eastbourne LCA\GIS\Projects\first_draft\50014301_appendixC_lct_revD.mxd

0 0.5 1 km

2.0 LANDSCAPE CAPACITY GUIDANCE – OPEN DOWNLANDS (A)

2.1 Eastbourne Downs (A1)



Key landscape and visual sensitivities/distinctive qualities to be safeguarded

- Forms part of an AONB and the South Downs National Park;
- Chalk landscape forms part of Sussex Heritage Coast;
- Sense of tranquillity and remoteness;
- Exposed, windswept character in southern part of area with prominent views out to the sea and to coastal chalk cliffs;
- Vast and open, undeveloped character with expansive and panoramic views, particularly those from Beachy head;
- Smooth, predominantly uninterrupted skyline;
- Areas of unimproved chalk grassland, chalk heath and pasture are vulnerable to changes in management and require consistent grazing regimes;
- Mosaic of habitats, which could be adversely affected by further intensifications of farming methods and changes in farmland management practices;
- High number of historic monuments and earthworks that form significant landmarks and provide a strong sense of time depth within the landscape;
- Visible cultural heritage, including field systems, farmsteads, a Shepherd's Hut (a listed building) and a lighthouse;

- Sparse settlement in the form of isolated farms. Their cohesive building material is vulnerable to unsympathetic additions, extensions or conversions, which would disrupt the intact built character;
- Subtle features of the historic landscape, such as hedgerows and tracks, ancient field systems and barrows, many of which are not protected and are vulnerable to change and loss.

Indicative capacity for change

- 2.1.1 The Open Downland landscape has a large number of sensitive natural, cultural and aesthetic/perceptual features that are vulnerable to change. Of particular sensitivity is the skyline of the Downs, which is most often viewed against an open sky. The landscape is of national importance; valued for its landscape quality (AONB), chalk grassland habitats (SSSI), and geological and ecological value of the cliffs (SSSI). The area is part of the Sussex Downs Area of Outstanding Natural Beauty and the South Downs National Park. Overall, there is very limited capacity for this area to accommodate any new development without significant effect on the area's openness, its rural and undeveloped character, its unique grassland habitats, its wealth of cultural heritage features and its strong sense of tranquillity and remoteness. Small-scale development could potentially be accommodated if sensitively designed, adequately mitigated and successfully integrated.

Suitability for Development

- 2.1.2 The introduction of housing, employment, and facilities/services development at the indicative scale defined in Section 1.3.14 is unlikely to be successfully integrated anywhere in this landscape without potentially compromising the overall integrity of the Open Downland landscape. It is considered that there may be some limited opportunities within the Eastbourne Downs Landscape Character Area to accommodate small-scale development for leisure/recreation facilities in the form of new countryside car parks or visitor facilities.

Integration of Development into the Landscape

Siting principles

- Avoid development on the ridgeline above adjacent scarp slopes, which would intrude upon panoramic views out over Eastbourne and views back from the urban area to the prominent and uninterrupted skyline along the ridge.
- Integrate new buildings and associated structures into the landscape by locating them on the lower slopes.

- Resist development in locations that would result in any diminution of the sparsely settled nature of the area or in any reduction in the tranquillity, remoteness or openness of the area, which is largely devoid of built structures.
- New buildings should be located in less visually prominent locations, preferably clustering them around existing buildings where appropriate.

Design principles

- Seek to retain key landscape features on development sites – such as woodland, hedgerows or mature trees, as a basis for the new landscape structure and setting of the site.
- Seek the use of appropriate local materials.
- Consider massing, form, height and colour, texture of buildings and structures, taking account of local distinctiveness and characteristics.
- Co-ordinate building colours to secure a complementary effect between buildings and the surrounding landscape (e.g. use of matt neutral colours to minimise reflectivity).
- Avoid large car parking areas which are more likely to be visually intrusive.
- Concentrate tourist facilities and other recreational amenities such as parking and toilets in areas which are already used for these purposes.

Landscaping principles

- Ensure the sensitive use of modest planting for screening of visually intrusive elements, softening the impact of buildings and providing shelter in exposed locations.
- Ensure that any new planting respects the existing relatively sparse pattern of woodland clumps and belts.
- Ensure the use of locally appropriate native species, such as blackthorn or hawthorn.
- Conserve features of cultural heritage and their setting, such as East Dean Down field system and farmstead.

3.0 LANDSCAPE CAPACITY GUIDANCE – MAJOR SCARPS (B)

3.1 Cold Crouch Scarp (B1)



Key landscape and visual sensitivities/distinctive qualities to be safeguarded

- Forms part of Sussex Downs AONB and the South Downs National Park;
- Areas of ecological importance including remnant chalk grassland habitat at Willingdon Down SSSI and significant blocks of mature woodland.
- Steep, exposed chalk grass slopes, which form a consistent and visually prominent backdrop to many views from Willingdon and northern areas of Eastbourne, including the Levels.
- Ridgeline of the undeveloped scarp slopes is particularly sensitive, as it is viewed against the skyline.
- Scarp slopes vulnerable to erosion in some areas.
- Expansive and panoramic views from the scarp across adjacent landscapes, such as Low Weald, are vulnerable to change, which may adversely affect the remote character of the scarp slopes.
- Sense of tranquillity.
- Visible cultural heritage in the form of sunken terraced trackways ('bostal tracks') and exposed chalk pits on the lower scarp slopes (a legacy of the former agricultural lime-burning industry).
- The remaining medieval field patterns on the lower scarp slopes in the northern part of the area.

Indicative capacity for change

- 3.1.1 The steep scarps are visually sensitive as they are very prominent in views from Eastbourne, the Levels and beyond. The skyline of the scarp is of particular sensitivity as it is most often viewed against an open sky. Much of the area is part of the Sussex Downs Area of Outstanding Natural Beauty and the South Downs National Park. Overall, there is very limited capacity for this visually prominent area to accommodate any urban development without significant effect on the area's undeveloped character, its uninterrupted skyline, its unique grassland habitats and its strong sense of tranquillity and peace. A small amount of small-scale development could potentially be accommodated if sensitively designed, adequately mitigated and successfully integrated.

Suitability for Development

- 3.1.2 It is considered that in general, the Cold Crouch Scarp Landscape Character Area has **very limited** capacity to accommodate development. The introduction of housing, employment, and facilities/services development at the indicative scale defined in Section 1.3.14 is unlikely to be successfully integrated anywhere in this landscape without potentially compromising the overall integrity of the Major Scarps landscape. It is considered that there may be some very limited opportunities to accommodate small-scale development for leisure/recreation facilities within the Cold Crouch Scarp Landscape Character Area, in the form of new countryside car parks or visitor facilities. Development should avoid the inclusion of tall, vertical structures.

Integration of Development into the Landscape

Siting principles

- Resist any new development that would adversely affect the open, undeveloped nature of the scarp slopes and its skyline.
- Avoid development on the higher slopes, which are highly visually prominent within views to the area.
- Consider the effects of any new development outside this area on views to and from the scarp slopes.

Design principles

- Resist new development that would result in any reduction in the area's tranquillity.
- Resist development of telecommunication towers and other visually prominent vertical elements within the area, unless absolutely essential.

- Seek to retain key landscape features on development sites – such as woodland, hedgerows or mature trees, as a basis for the new landscape structure and setting of the site.
- Seek the use of appropriate local materials.
- Consider massing, form, height and colour, texture of buildings and structures, taking account of local distinctiveness and characteristics.
- Co-ordinate building colours to secure a complementary effect between buildings and the surrounding landscape (e.g. use of matt neutral colours to minimise reflectivity).
- Avoid large car parking areas which are more likely to be visually intrusive.
- Concentrate tourist facilities and other recreational amenities such as parking and toilets in areas which are already used for these purposes.

Landscaping principles

- Ensure the sensitive use of modest planting for screening of visually intrusive elements, and softening the impact of buildings.
- Ensure that any new planting respects the existing pattern of woodland clumps and belts.
- Maintain and protect features of cultural heritage and their setting, such as the medieval fields on lower scarp slopes.

3.2 Babylon Down Scarp (B2)



Key landscape and visual sensitivities/distinctive qualities to be safeguarded

- Forms part of the Sussex Downs AONB and the South Downs National Park;
- The scarp slopes form a consistent and visually prominent backdrop to views from many parts of northern Eastbourne.
- Ridgeline of the scarp slopes is particularly sensitive as it is uninterrupted and often viewed against the skyline.
- Forms part of a densely wooded scenic rim to Eastbourne.
- Barrow (burial site) and 19th Century plantation woodland.
- Narrow belt of woodland that protrudes deep into the housing area to the north of Old Mansion Close.
- A distinctive dew pond, set amongst open chalk grassland.

Indicative capacity for change

- 3.2.1 The steep scarps are visually sensitive as they are very prominent in views from Eastbourne, the Levels and beyond. The skyline of the scarp is of particular sensitivity as it is most often viewed against an open sky. Much of the area is part of the Sussex Downs Area of Outstanding Natural Beauty and South Downs National Park. Overall, there is very limited capacity for this visually prominent area to accommodate any urban development without significant effect on the area's undeveloped character, its uninterrupted skyline, its unique grassland habitats and its

strong sense of tranquillity and peace. A small amount of small-scale development could potentially be accommodated if sensitively designed, adequately mitigated and successfully integrated.

Suitability for Development

- 3.2.2 It is considered that in general, the Babylon Down Scarp Landscape Character Area has **very limited** capacity to accommodate development. The introduction of housing, employment and facilities/services development at the indicative scale defined in Section 1.3.14 is unlikely to be successfully integrated anywhere in this landscape without potentially compromising the overall integrity of the Major Scarps landscape. It is considered that there may be some very limited opportunities to accommodate small-scale development for leisure/recreation facilities within the Babylon Down Scarp Landscape Character Area in the form of new countryside car parks or visitor facilities (or expansion of existing facilities). Development should avoid the inclusion of tall, vertical structures.

Integration of Development into the Landscape

Siting principles

- Ensure that built development does not extend up the scarp face from the edge of Eastbourne
- Consider the effect of any new development outside this area on views to and from the scarp slopes.

Design principles

- Resist new development that would result in any reduction in the well-wooded nature of the area or in any reduction in the remarkably consistent and visually prominent ridgeline, which is devoid of any built structures.
- Resist development of additional telecommunication towers and other visually prominent vertical elements within the area, unless absolutely essential.
- Maintain the largely undeveloped character of the scarp slopes.
- Seek to retain key landscape features on development sites – such as woodland, hedgerows or mature trees, as a basis for the new landscape structure and setting of the site.
- Seek the use of appropriate local materials.
- Consider massing, form, height and colour, texture of buildings and structures, taking account of local distinctiveness and characteristics.
- Co-ordinate building colours to secure a complementary effect between buildings and the surrounding landscape (e.g. use of matt neutral colours to minimise reflectivity).

- Avoid the extension of existing car parking areas or the introduction of new car parking which is more likely to be visually intrusive.

Landscaping principles

- Review the quality of urban/rural interface and consider opportunities for the introduction of planting with native species to visually soften harsh built edges and help integrate the existing urban edge into the surrounding landscape.
- Ensure the sensitive use of modest planting for screening of visually intrusive elements, and softening the impact of buildings.
- Maintain and protect features of cultural heritage and their setting, such as the dewpond and the barrow near Beehive Plantation. Resist new planting or any built development that would enclose views of the dewpond and reduce the integrity of an otherwise smooth and uninterrupted landscape setting.

3.3 Willingdon Golf Course Scarp (B3)



Key landscape and visual sensitivities/distinctive qualities to be safeguarded

- Forms part of Sussex Downs AONB and South Downs National Park;
- Steep, undeveloped wooded slopes that form a visually prominent backdrop to views from many parts of Eastbourne.
- Sense of uniformity and consistency in character.
- Ridgeline of the scarp slopes is particularly sensitive, as it is uninterrupted and often viewed against the skyline.
- Extensive views from woodland clearings across adjacent landscapes (such as Willingdon Golf Course) that are vulnerable to change which may affect the character of the scarp slopes.
- Sensitive archaeological areas.

Indicative capacity for change

- 3.3.1 The steep scarps are visually sensitive as they are very prominent in views from Willingdon Golf Course, Eastbourne, the Levels and beyond. The skyline of the scarp is of particular sensitivity to change as it is most often viewed against an open sky. This area forms part of the Sussex Downs Area of Outstanding Natural Beauty and South Downs National Park. Overall, there is very limited capacity for this visually prominent area to accommodate any urban development without significant effect on the area's mature woodland, its undeveloped

character, its uninterrupted skyline, its sensitive archaeological areas and its strong sense of visual unity and intactness. A small amount of small-scale development could potentially be accommodated if sensitively designed, adequately mitigated and successfully integrated.

Suitability for Development

- 3.3.2 It is considered that in general, the Willingdon Golf Course Scarp Landscape Character Area has **very limited** capacity to accommodate development. The introduction of housing, employment and facilities/services development at the indicative scale defined in Section 1.3.14 is unlikely to be successfully integrated anywhere in this landscape without potentially compromising the overall integrity of the Major Scarps landscape. It is considered that there may be some very limited opportunities to accommodate small-scale development for leisure/recreation facilities within the Willingdon Golf Course Scarp Landscape Character Area in the form of new countryside car parks or visitor facilities (or expansion of existing facilities). Development should avoid the inclusion of tall, vertical structures.

Integration of Development into the Landscape

Siting principles

- Ensure that built development does not extend up the scarp face from the edge of Eastbourne.
- Maintain the open undeveloped skyline of the escarpment by resisting the development of new buildings, telecommunications masts, power lines, or any other vertical elements near the ridgeline.
- Consider the effect of any new development outside this area on views to and from the scarp slopes.

Design principles

- Resist new woodland planting that would obstruct views from the Eastbourne Downs.
- Resist any new development that would result in diminution of the tranquil, intimate and well-wooded character of the area.
- Resist any new development in the area that would adversely affect the scenic and well-wooded backdrop to the Golf Course and Eastbourne.
- Seek to retain key landscape features on development sites – such as woodland, hedgerows or mature trees, as a basis for the new landscape structure and setting of the site.
- Seek the use of appropriate local materials.
- Consider massing, form, height and colour, texture of buildings and structures, taking account of local distinctiveness and characteristics.

- Co-ordinate building colours to secure a complementary effect between buildings and the surrounding landscape (e.g. use of matt neutral colours to minimise reflectivity).
- Avoid additional large car parking areas which are more likely to be visually intrusive.

Landscaping principles

- Review the quality of escarpment/golf course interface and consider further opportunities for planting of native species within the golf course fairways (outside the line of play) to help integrate the course into the local landscape.
- Ensure the sensitive use of modest planting for screening of visually intrusive elements, and softening the impact of buildings.

3.4 Beachy Brow Scarp (B4)



Key landscape and visual sensitivities/distinctive qualities to be safeguarded

- Forms part of the Sussex Downs AONB and South Downs National Park;
- Sense of uniformity and consistency in character.
- Steep, undeveloped wooded slopes, which form a visually prominent backdrop to views from many parts of Eastbourne.
- Strong visual relationship between the wooded scarp slopes and adjacent residential areas.
- Ridgeline of the scarp slopes is particularly sensitive, as it is uninterrupted and often viewed against the skyline.
- Extensive views from woodland clearings across adjacent landscapes.
- Visible cultural heritage in the form of sunken terraced trackways ('bostal tracks').
- Sensitive archaeological areas.

Indicative capacity for change

- 3.4.1 The steep scarps are visually sensitive as they are very prominent in views from Eastbourne, the Levels and beyond. The skyline of the scarp is of particular sensitivity as it is most often viewed against an open sky. This area forms part of the Sussex Area of Outstanding Natural Beauty, and South Downs National Park. Overall, there is very limited capacity for this visually prominent area to accommodate any urban development without significant effect on the area's mature woodland, its undeveloped character, its uninterrupted skyline, its cultural

heritage features, its secluded character and its strong sense of visual unity and intactness. A small amount of small-scale development could potentially be accommodated if sensitively designed, adequately mitigated and successfully integrated.

Suitability for Development

- 3.4.2 It is considered that in general, the Beachy Brow Scarp Landscape Character Area has **very limited** capacity to accommodate development. The introduction of housing, employment, and facilities/services development at the indicative scale defined in Section 1.3.14 is unlikely to be successfully integrated anywhere in this landscape without potentially compromising the overall integrity of the Major Scarps landscape. It is considered that there may be some very limited opportunities to accommodate small-scale development for leisure/recreation facilities in the form of new countryside car parks or visitor facilities. Development should avoid the inclusion of tall, vertical structures.

Integration of Development into the Landscape

Siting principles

- Maintain the open undeveloped skyline of the escarpment, by resisting development of new buildings, telecommunications masts, power lines, or any other vertical elements near the ridgeline.
- Consider the effect of any new development outside this area on views to and from the scarp slopes.
- Resist any new development that would enclose views from the Eastbourne Downs or would result in the loss of trees from the scarp slope.

Design principles

- Resist new development that would result in any diminution of the undeveloped nature of the area, any reduction in its tranquillity, or any adverse effects on the scenic and well-wooded backdrop to the town.
- Seek to retain key landscape features on development sites – such as woodland, hedgerows or mature trees, as a basis for the new landscape structure and setting of the site.
- Seek the use of appropriate local materials.
- Consider massing, form, height and colour, texture of buildings and structures, taking account of local distinctiveness and characteristics.
- Co-ordinate building colours to secure a complementary effect between buildings and the surrounding landscape (e.g. use of matt neutral colours to minimise reflectivity).

- Avoid large car parking areas which are more likely to be visually intrusive.

Landscaping principles

- Ensure the sensitive use of modest planting for screening of visually intrusive elements, and softening the impact of buildings.

3.5 Royal Eastbourne Golf Course Scarp (B5)



Key landscape and visual sensitivities/distinctive qualities to be safeguarded

- Forms part of the Sussex Downs AONB and South Downs National Park.
- Steep, undeveloped wooded slopes, which form a consistent and visually prominent backdrop to many views from Eastbourne.
- Ridgeline of the scarp slopes is particularly sensitive, as it is often viewed against the skyline.
- Sense of enclosure provided by tall mature woodland.
- Sense of uniformity and consistency in character along the slopes.
- Strong visual relationship between the wooded scarp slopes and Royal Eastbourne Golf Club.
- Extensive views from woodland clearings across adjacent landscapes.
- Sites of archaeological importance.

Indicative capacity for change

- 3.5.1 The steep scarps are visually sensitive as they are very prominent in views from Royal Eastbourne Golf Course, Eastbourne, the Levels and beyond. The skyline of the scarp is of particular sensitivity as it is most often viewed against an open sky. This area forms part of the Sussex Downs Area of Outstanding Natural Beauty and South Downs National Park. Overall, there is very limited capacity for this visually prominent area to accommodate any urban

development without significant effect on the area's mature woodland, its undeveloped character, its uninterrupted skyline, its sensitive archaeological areas and its remote character. A small amount of small-scale development could potentially be accommodated if sensitively designed, adequately mitigated and successfully integrated.

Suitability for Development

- 3.5.2 It is considered that in general, the Royal Eastbourne Golf Course Scarp Landscape Character Area has **very limited** capacity to accommodate development. The introduction of housing, employment and facilities/services development at the indicative scale defined in Section 1.3.14 is unlikely to be successfully integrated anywhere in this landscape without potentially compromising the overall integrity of the Major Scarps landscape. It is considered that there may be some very limited opportunities to accommodate small-scale development for leisure/recreation facilities, within the Royal Eastbourne Golf Course Scarp Landscape Character Area, in the form of new countryside car parks or visitor facilities. Development should avoid the inclusion of tall, vertical structures.

Integration of Development into the Landscape

Siting principles

- Consider the effect of any new development outside this area on views to and from the scarp slopes.

Design principles

- Resist new development that would result in any diminution of the undeveloped nature of the area, any reduction in the area's tranquillity, or any adverse effects on the undeveloped skyline or on the scenic and generally well-wooded backdrop to the town and the golf course.
- Resist development of telecommunication towers and other visually prominent vertical elements within the area, unless absolutely essential.
- Resist new woodland planting that would obstruct views from the Eastbourne Downs.
- Seek to retain key landscape features on development sites – such as woodland, hedgerows or mature trees, as a basis for the new landscape structure and setting of the site.
- Seek the use of appropriate local materials.
- Consider massing, form, height and colour, texture of buildings and structures, taking account of local distinctiveness and characteristics.

- Co-ordinate building colours to secure a complementary effect between buildings and the surrounding landscape (e.g. use of matt neutral colours to minimise reflectivity).
- Avoid large car parking areas which are more likely to be visually intrusive.

Landscaping principles

- Ensure the sensitive use of modest planting for screening of visually intrusive elements, and softening the impact of buildings.
- Maintain and protect features of cultural heritage and their setting, such as the barrows and other sites of archaeological importance located along the ridgelines.

3.6 Whitebread Hole Scarp (B6)



Key landscape and visual sensitivities/distinctive qualities to be safeguarded

- Forms part of the Sussex Downs AONB and South Downs National Park.
- Expansive and panoramic views from the scarp slopes, across adjacent landscapes such as the scarp footslopes and low-lying Eastbourne.
- Slopes are vulnerable to erosion in areas with no shrub or woodland cover.
- Sense of tranquillity and remoteness in places.
- Ridgeline of the scarp slopes is particularly sensitive, as it is often viewed against the skyline.
- Visually prominent backdrop to the Meads Conservation Area and other parts of Eastbourne.
- High degree of intervisibility and long views created by a combination of the flat landform and sparse tree cover in southern part of the area.
- Numerous sites of archaeological importance.

Indicative capacity for change

- 3.6.1 The steep scarps are visually sensitive as they are very prominent in views from Eastbourne, the Levels and beyond. The skyline of the scarp is of particular sensitivity as it is most often viewed against an open sky. This area forms part of the Sussex Downs Area of Outstanding Natural Beauty and South Downs National Park. Overall, there is very limited capacity for this

visually prominent area to accommodate any urban development without significant effect on the area's distinctive mosaic of pioneer woodland and chalk grassland, its undeveloped character, its uninterrupted skyline, its sensitive archaeological areas, its panoramic views, and its sense of tranquillity and remoteness. A small amount of small-scale development could potentially be accommodated if sensitively designed, adequately mitigated and successfully integrated.

Suitability for Development

- 3.6.2 It is considered that in general, the Whitebread Hole (Whitbread Hollow) Scarp Landscape Character Area has **very limited** capacity to accommodate development. The introduction of housing, employment and facilities/services development at the indicative scale defined in Section 1.3.14 is unlikely to be successfully integrated anywhere in this landscape without potentially compromising the overall integrity of the Major Scarps landscape. It is considered that there may be some very limited opportunities to accommodate small-scale development for leisure/recreation facilities within the Whitebread Hole (Whitbread Hollow) Scarp Landscape Character Area, in the form of new countryside car parks or visitor facilities. Development should avoid the inclusion of tall, vertical structures.

Integration of Development into the Landscape

Siting principles

- Resist new development that would interrupt views between Eastbourne and Beachy Head as well as panoramic views southwards out to sea and to coastal chalk cliffs.
- Consider the effect of any new development outside this area on views to and from the scarp slopes.
- Resist new development that would result in any diminution of the area's tranquillity and remoteness or the open undeveloped skyline of the chalk escarpment.
- Resist development of telecommunication towers and other visually prominent vertical elements within the area, unless absolutely essential.

Design principles

- Seek to retain key landscape features on development sites – such as woodland, hedgerows or mature trees, as a basis for the new landscape structure and setting of the site.
- Seek the use of appropriate local materials.
- Consider massing, form, height and colour, texture of buildings and structures, taking account of local distinctiveness and characteristics.

- Co-ordinate building colours to secure a complementary effect between buildings and the surrounding landscape (e.g. use of matt neutral colours to minimise reflectivity).
- Avoid large car parking areas which are more likely to be visually intrusive.

Landscaping principles

- Consider opportunities for new planting of native species to visually soften the existing urban edge.
- Maintain and protect features of cultural heritage and their setting, such as the ancient routeways and the barrow.

4.0 LANDSCAPE CAPACITY GUIDANCE – SCARP FOOTSLOPES (C)

4.1 Chalk Farm Scarp Footslopes (C1)



Key landscape and visual sensitivities/distinctive qualities to be safeguarded

- Forms part of the Sussex Downs AONB and South Downs National Park.
- Essentially a very open and uniform landscape, which forms a visually prominent backdrop to many views from northern Eastbourne and its Low Weald.
- The ridgeline of the largely undeveloped scarp slope is particularly sensitive as it is viewed against the skyline.
- Pattern of small irregular fields of pasture, which represent a largely intact late medieval landscape, and would be vulnerable to field expansion or boundary loss.
- Relatively intact network of thick hedgerows and mature trees, which create a sense of seclusion as well as being of high biodiversity.
- Clustered farm-related buildings in a rural setting with architectural value.
- Largely rural character and intact visual structure of the area could be vulnerable to incremental change.
- Chalk pits at the base of the steep scarp are striking visual features.
- The generally flat open landscape has a high degree of intervisibility within which any tall structure would be visually prominent.
- Extensive panoramic views obtained across northern Eastbourne and the Low Weald.

Indicative capacity for change

- 4.1.1 These scarp footslopes are visually sensitive as they are prominent in views from Eastbourne and the Low Weald. The skyline of the scarp is of particular sensitivity as it is most often viewed against an open sky. Much of this area forms part of the Sussex Downs Area of Outstanding Natural Beauty, and South Downs National Park. Overall, there is very limited capacity for this visually prominent area to accommodate any urban development without significant effect on the area's distinctive mosaic of pioneer woodland and chalk grassland, its undeveloped character, its uninterrupted skyline, its sensitive archaeological areas, its intact medieval field pattern, its panoramic views, and its sense of tranquillity and remoteness. A small amount of small-scale development could potentially be accommodated if sensitively designed, adequately mitigated and successfully integrated.

Suitability for Development

Housing Development

- 4.1.2 It is considered that the northern part of the Chalk Farm Scarp Footslopes Landscape Character Area, at the foot of the scarp slopes, has **moderate to high capacity** to accommodate new housing development at the indicative scale defined in Section 1.3.14 without potentially compromising the overall integrity of this area of landscape. The remainder of the Landscape Character Area is, however, considered to have **very limited** capacity to accommodate new housing development on account of the stronger sense of openness and steeply sloping topography. Any new development on the slopes is more likely to be highly visible from nearby Open Downland, Major Scarp and Levels landscapes. Any proposed new housing development, should be sensitively located adjacent to existing housing along the eastern edges of the area. The layout, scale, massing and height of any proposed development should be considered in relation to that of the adjoining settlement edge. The development should also be well-integrated into the local landscape through conservation and enhancement of existing hedgerows, enhancement of structure planting and the introduction of new planting frameworks which use locally distinctive species and reinforce the existing landscape structure.

Employment Development

- 4.1.3 It is considered that in general, the Chalk Farm Scarp Footslopes Landscape Character Area has **very limited** capacity to accommodate employment development at the indicative scale defined in Section 1.3.14, which is unlikely to be successfully integrated anywhere in this landscape without potentially compromising the overall integrity of the Scarp Footslopes landscape.

Leisure/Recreation Development

- 4.1.4 It is considered that in general, the Chalk Farm Scarp Footslopes Landscape Character Area has **very limited** capacity to accommodate leisure/recreation development at the indicative scale defined in Section 1.3.14, which is unlikely to be successfully integrated anywhere in this landscape without potentially compromising the overall integrity of the Scarp Footslopes landscape.

Services/Facilities Development

- 4.1.5 It is considered that in general, the Chalk Farm Scarp Footslopes Landscape Character Area has **very limited** capacity to accommodate services/facilities development at the indicative scale defined in Section 1.3.14. It is unlikely to be successfully integrated anywhere in this landscape without potentially compromising the overall integrity of the Scarp Footslopes landscape.

Recommended Scale of Development

- 4.1.6 Development for housing within the northern part of the Chalk Farm Scarp Footslopes Landscape Character Area should generally be of a small-scale nature. It should form an extension to the existing urban area to avoid fragmentation of the existing landscape pattern and encroachment of development onto the upper scarp footslopes. Further assessment work would be needed to examine site-specific landscape and visual sensitivities.

Integration of Development into the Landscape

Siting principles

- Ensure that any new housing development is situated within the northern part of the Landscape Character Area, on the lower slopes.
- Avoid new development on the upper slopes, which are more visually prominent within views from surrounding areas.
- Any new buildings should be located in less visually prominent locations, preferably clustering them around existing buildings.
- Consider the effect of any new development outside this area on views to and from the footslopes.

Design principles

- Resist development of telecommunication towers or other visually prominent vertical elements that would impact on the visibility of the scarp footslopes from the urban area and reduce the sense of scale associated with the scarp slopes.
- Ensure that any new development responds to the existing scale and grain of the urban form.
- New development should reinforce the positive character and local distinctiveness of the existing built up area, through the use of locally appropriate building materials and styles.
- Seek to retain key landscape features on development sites – such as woodland, hedgerows or mature trees, as a basis for the new landscape structure and setting of the site.
- Consider massing, form, height and colour, texture of buildings and structures, taking account of local distinctiveness and characteristics.

Landscaping principles

- Consider additional/new planting within and particularly at the edges of the built-up areas to provide a green setting to development.
- Introduce modest planting of locally appropriate native species for screening of visually intrusive elements and to soften the impact of buildings.
- Maintain and protect features of cultural heritage and their setting.

4.2 Willingdon Golf Course Scarp Footslopes (C2)



Key landscape and visual sensitivities/distinctive qualities to be safeguarded

- Forms part of the Sussex Downs AONB and South Downs National Park.
- High level of inter-visibility between the area and the adjacent scarp and edge of the Downs to the west.
- Tree/shrub belts along northern and eastern perimeters of golf course, which provide visual separation between the scarp slopes/golf course and the urban area

Indicative capacity for change

- 4.2.1 Much of this area forms part of the Sussex Downs Area of Outstanding Natural Beauty and South Downs National Park. The golf course has several landscape and visual sensitivities that are vulnerable to change. However, there is some capacity for the area to accommodate new development providing that existing mature trees and woodland areas are retained, new development does not extend up onto the higher-lying parts of the area and that substantial landscape mitigation planting is provided to help integrate the development into the local landscape. Any such development must be sensitively designed and adequately mitigated for it to be successfully integrated into this area and for it to be successfully accommodated within the setting to the South Downs.

Suitability for Development

Housing Development

- 4.2.2 It is considered that the eastern half (lower slopes) of Willingdon Golf Course Scarp Footslopes Landscape Character Area, has **low to moderate** capacity to accommodate new housing development at the indicative scale defined in Section 1.3.14 without potentially compromising the overall integrity of this area of landscape. The remainder of the Landscape Character Area is, however, considered to have **very limited** capacity to accommodate new housing development on account of the more steeply sloping topography and sensitive landscape features. Any proposed new housing development, should be sensitively located adjacent to existing housing along the eastern edges of the area. The layout, scale, massing and height of any proposed development should be considered in relation to that of the adjoining settlement edge. The development should also be well-integrated into the local landscape through conservation and enhancement of existing hedgerows, enhancement of structure planting and the introduction of new planting frameworks which use locally distinctive species and reinforce the existing landscape structure.

Employment Development

- 4.2.3 It is considered that in general, the Willingdon Golf Course Scarp Footslopes Landscape Character Area has **very limited** capacity to accommodate employment development at the indicative scale defined in Section 1.3.14, which is unlikely to be successfully integrated anywhere in this landscape without potentially compromising the overall integrity of the Scarp Footslopes landscape.

Leisure/Recreation Development

- 4.2.4 It is considered that the Willingdon Golf Course Scarp Footslopes Landscape Character Area has **low to moderate** capacity to accommodate formal sports provision (for example, playing fields) or informal countryside recreation provision (for example car parks and visitor centres); and **very limited** capacity to accommodate larger-scale formal leisure/sports provision (for example stadiums, concert halls or cinemas).

Services/Facilities Development

- 4.2.5 It is considered that in general, the Willingdon Golf Course Scarp Footslopes Landscape Character Area has **very limited** capacity to accommodate services/facilities development at the indicative scale defined in Section 1.3.14, which is unlikely to be successfully integrated

anywhere in this landscape without potentially compromising the overall integrity of the Scarp Foothills landscape.

Recommended Scale of Development

- 4.2.6 Development for housing within the eastern half of the Willingdon Golf Course Scarp Foothills Landscape Character Area and leisure/recreation should generally be of a small-scale nature. It is considered that housing should form an extension to the existing urban area to avoid encroachment of development onto the upper scarp slopes. Leisure/recreation development could also potentially be located on the lower slopes. Further assessment work would be needed to examine site-specific landscape and visual sensitivities.

Integration of Development into the Landscape

Siting principles

- Ensure that any new housing development is situated within the eastern half of the Landscape Character Area, on the lower slopes.
- Avoid new development on the upper slopes, which are more visually prominent within views from surrounding areas.
- Resist new development that would result in any diminution in the undeveloped tranquil character of the area.
- Resist development of telecommunication towers or other visually prominent vertical elements that would impact on the visibility of the adjacent scarp slopes from the urban area and reduce the sense of scale associated with the scarp slopes.
- Resist any further encroachment of built development onto the scarp slopes.
- Any new golf course buildings should be clustered around existing buildings.
- Ensure that new Leisure/Recreation development is located in close proximity to other recreational facilities.
- Consider the effect of any new development outside this area on views from the foothills.

Design principles

- Retain the open and/or well-vegetated character of the area, which provides a visual break between densely developed residential areas to the north and south and which contributes to the setting of Ratton and Downside residential areas.
- Ensure that any new housing development responds to the existing scale and grain of the urban form.
- Consider additional/new streetscape planting to form a green setting to development.

- Seek to retain key landscape features on development sites – such as woodland, hedgerows or mature trees, as a basis for the new landscape structure and setting of the site.
- Consider massing, form, height and colour, texture of buildings and structures, taking account of local distinctiveness and characteristics.

Landscaping principles

- Introduce modest planting of locally appropriate native species for screening of visually intrusive elements and to soften the impact of buildings.

4.3 Royal Eastbourne Golf Course Scarp Footslopes (C3)



Key landscape and visual sensitivities/distinctive qualities to be safeguarded

- Forms part of the Sussex Downs AONB and South Downs National Park.
- Contributes to the setting of historic Compton Park.
- High level of inter-visibility between this area and the adjacent major scarp and Downs.
- Some areas of ecologically sensitive chalk grassland habitat.
- The Gazebo as a listed building, with its vernacular features constructed of local flint with red brick and stone dressings.

Indicative capacity for change

- 4.3.1 The scarp footslope landscape has several landscape and cultural features and characteristics that are vulnerable to change. Much of this area forms part of the Sussex Downs Area of Outstanding Natural Beauty and South Downs National Park. Overall, there is only limited capacity for the area to accommodate any new development without significant effect on the area's archaeological, landscape and cultural heritage resources. A small amount of small-scale development could potentially be accommodated if sensitively designed, adequately mitigated and successfully integrated.

Suitability for Development

Housing Development

4.3.2 It is considered that the eastern half of Royal Eastbourne Golf Course Footslopes Landscape Character Area has **low to moderate** capacity to accommodate new housing development at the indicative scale defined in Section 1.3.14 without potentially compromising the overall integrity of this area of landscape. The remainder of the Landscape Character Area is, however, considered to have **very limited** capacity to accommodate new housing development on account of the more steeply sloping topography which facilitate views to lower landscapes and sensitive landscape features. Any proposed new housing development, should be sensitively located adjacent to existing housing along the northern and southern edges of the area. The layout, scale, massing and height of any proposed development should be considered in relation to that of the adjoining settlement edge. The development should also be well-integrated into the local landscape through conservation and enhancement of existing hedgerows, enhancement of structure planting and the introduction of new planting frameworks which use locally distinctive species and reinforce the existing landscape structure.

Employment Development

4.3.3 It is considered that in general, the Royal Eastbourne Golf Course Scarp Footslopes Landscape Character Area has **very limited** capacity to accommodate employment development at the indicative scale defined in Section 1.3.14, which is unlikely to be successfully integrated anywhere in this landscape without potentially compromising the overall integrity of the Scarp Footslopes landscape.

Leisure/Recreation Development

4.3.4 It is considered that the Royal Eastbourne Golf Course Scarp Footslopes Landscape Character Area has **low to moderate** capacity to accommodate formal sports provision (for example, playing fields) or informal countryside recreation provision (for example car parks and visitor centres); and **very limited** capacity to accommodate larger-scale formal leisure/sports provision (for example stadiums, concert halls or cinemas).

Services/Facilities Development

4.3.5 It is considered that the Royal Eastbourne Golf Course Scarp Footslopes Landscape Character Area has **low to moderate** capacity to accommodate small-scale services provision (for example, schools) and **very limited** capacity to accommodate larger-scale service provision (for example, hospitals).

Recommended Scale of Development

- 4.3.6 Development for housing within the eastern half of the Royal Eastbourne Golf Course Scarp Footslopes Landscape Character Area and leisure/recreation should generally be of a small-scale nature. It is considered that housing should form an extension to the existing urban area to avoid encroachment of development onto the upper scarp slopes. Leisure/recreation and services/facilities development could potentially be located on the lower slopes. Further assessment work would be needed to examine site-specific landscape and visual sensitivities.

Integration of Development into the Landscape

Siting principles

- Resist new development that would result in any diminution in the tranquil, undeveloped character of the area.
- Resist development of telecommunication towers or other visually prominent vertical elements that would impact on the visibility of the adjacent scarp slopes from the urban area and reduce the sense of scale associated with the scarp slopes.
- Resist any further encroachment of built development onto the scarp slopes.
- Any new golf course buildings should be clustered around existing buildings.
- Concentrate Leisure/recreational facilities in close proximity to existing amenities.
- Consider the effect of any new development outside this area on the views from the footslopes.

Design principles

- Retain the open and/or well-vegetated character of the area, which provides a visual break between densely developed residential areas to the north and south which contributes to the setting of the Meads, Saffrons and Summerdown residential areas.
- Ensure that any new housing development responds to the existing scale and grain of the urban form.
- Consider additional/new streetscape planting to form a green setting to development.
- Seek to retain key landscape features on development sites – such as woodland, hedgerows or mature trees, as a basis for the new landscape structure and setting of the site.
- Consider massing, form, height and colour, texture of buildings and structures, taking account of local distinctiveness and characteristics.

Landscaping principles

- Maintain and enhance the integrity of the landscape as a valuable setting between Compton Park and the scarp slopes.

- Introduce modest planting of locally appropriate native species for screening of visually intrusive elements and to soften the impact of buildings.
- Conserve and enhance the setting of the Grade II Listed Building (Gazebo).

4.4 Holywell Retreat Scarp Footslopes (C4)



Key landscape and visual sensitivities/distinctive qualities to be safeguarded

- Strong sense of intimacy, seclusion and tranquillity.
- Significant pockets of pioneer woodland in some concave outcrops, vulnerable to loss and change.
- Some ecologically sensitive grassland habitat.
- Historic Pleasure Gardens.
- Areas in close proximity to the scarp slopes are highly sensitive to the development of any vertical structure, due to the potential to reduce the associated sense of scale and contrast of the escarpment.
- Presence of designed parkland landscapes, which are a legacy of the former changes to the economic and social conditions of the later medieval period.

Indicative capacity for change

- 4.4.1 The scarp footslope landscape has many sensitive natural, cultural and aesthetic/perceptual features that are vulnerable to change. Overall, there is limited capacity for this visually prominent area to accommodate any urban development without significant effect on the area's sensitive grassland habitat, its mature woodland, its sensitive archaeological areas, its uninterrupted skyline and strong sense of intimacy, seclusion and tranquillity. A small amount

of small-scale development could potentially be accommodated if sensitively designed, adequately mitigated and successfully integrated.

Suitability for Development

- 4.4.2 It is considered that in general, the Holywell Retreat Scarp Foothlope Landscape Character Area has **very limited** capacity to accommodate development. The introduction of housing, employment and facilities/services development at the indicative scale defined in Section 1.3.14 is unlikely to be successfully integrated anywhere in this landscape without potentially compromising the overall integrity of the Scarp Foothlope landscape. It is considered that there may be some very limited opportunities to accommodate small-scale development for leisure/recreation facilities within the Holywell Retreat Scarp Landscape Character Area, in the form of new countryside car parks or visitor facilities. Development should avoid the inclusion of tall, vertical structures.

Integration of Development into the Landscape

Siting principles

- Resist any development that would adversely affect views from Eastbourne esplanade towards Beachy Head.
- Resist development within open and elevated areas and particularly those that would intrude upon views out to the Eastbourne esplanade, the scarp slopes or the sea views.
- Resist any development that may adversely affect the character and quality of Meads Conservation Area and the tranquil, largely undeveloped character of the area.
- Avoid further development within the area that would interrupt or sever views to Eastbourne's seafront Conservation Area as well as views out to sea and beyond to the horizon.
- Any new buildings should be located in less visually prominent locations, preferably clustering them around existing buildings.
- Consider the effect of any new development outside this area on views from the foothlopes.

Design principles

- Seek to retain key landscape features on development sites – such as woodland, hedgerows or mature trees, as a basis for the new landscape structure and setting of the site.
- Seek the use of appropriate local materials.
- Consider massing, form, height and colour, texture of buildings and structures, taking account of local distinctiveness and characteristics.

- Co-ordinate building colours to secure a complementary effect between buildings and the surrounding landscape (e.g. use of matt neutral colours to minimise reflectivity).
- Avoid large car parking areas which are more likely to be visually intrusive.
- Concentrate new Leisure/Recreation facilities in close proximity to existing amenities.

Landscaping principles

- Introduce modest planting of locally appropriate native species for screening of visually intrusive elements and to soften the impact of buildings.

5.0 LANDSCAPE CAPACITY GUIDANCE – RUGGED COAST (D)

5.1 Beachy Head Rugged Coast (D1)



Key landscape and visual sensitivities/distinctive qualities to be safeguarded

- Forms part of the Sussex Heritage Coast.
- The cliffs are of national importance and highly valued for their geological, biological and landscape interest.
- Ecologically sensitive SSSI habitat from Seaford to Beachy Head, including herb-rich chalk grassland, chalk heath, maritime grassland, foreshore, chalk cliffs, and river meanders.
- Sensitive shingle vegetation community, which is highly susceptible to trampling.
- Steep chalk cliffs, which are vulnerable to erosion, often resulting in significant cliff collapses that deposit chalk rubble on the beach.
- Flint shingle beaches, which are vulnerable to erosion.
- The open, wild and dramatic nature of the shoreline makes it particularly sensitive visually.
- The high visibility of this landscape from popular viewing areas at Beachy Head, Belle Tout, Birling Gap and Cuckmere Haven.

Indicative capacity for change

- 5.1.1 The steep chalk cliffs are visually sensitive as they are very prominent in views from the Downs, Eastbourne and from other areas along the coast. Of particular sensitivity is the skyline

of the cliffs, which is most often viewed against an open sky. In addition, the landscape is a nationally important landmark area, valued for its landscape quality (AONB and Heritage Coast) and geological and ecological value of the cliffs (SSSI). Overall, there is very limited capacity for this visually prominent area to accommodate any urban development without significant effect on the area's exposed wild character, its visual sensitivity, its ecologically sensitive habitats, its undeveloped nature and its strong sense of tranquillity and remoteness.

Suitability for Development

- 5.1.2 It is considered that in general, the Beachy Head Rugged Coast Landscape Character Area has **very limited** capacity to accommodate development. The introduction of housing, employment, leisure/recreation and facilities/services development at the indicative scale defined in Section 1.3.14 is unlikely to be successfully integrated anywhere in this landscape without potentially compromising the overall integrity of the Rugged Coast landscape.

Integration of Development into the Landscape

Siting principles

- Not applicable.

Design principles

- Not applicable.

Landscaping principles

- Not applicable.

5.2 Holywell Ledge Rugged Coast (D2)



Key landscape and visual sensitivities/distinctive qualities to be safeguarded

- Forms part of the Sussex Heritage Coast.
- The cliffs are of national importance and highly valued for their geological, biological and landscape interest.
- Flint shingle beaches, which are vulnerable to erosion.
- Ecologically sensitive inter-tidal zone with numerous habitats, including vegetated shingle, which is highly susceptible to trampling.
- Open and exposed character with moderate sense of tranquillity.
- The open nature and visual prominence of the shoreline makes it particularly sensitive visually.
- Chalk cliffs are vulnerable to erosion, often resulting in significant cliff collapses that deposit chalk rubble on the beach.

Indicative capacity for change

- 5.2.1 The steep chalk cliffs are visually sensitive as they are very prominent in views from adjacent landscapes and Eastbourne. Of particular sensitivity is the skyline of the jagged cliffs, which is most often viewed against an open sky. In addition, the landscape is a nationally important landmark area, valued for its heritage value (Heritage Coast) and its geological and ecological values (SSSI). Overall, there is very limited capacity for this visually prominent area to

accommodate any urban development without significant effect on the area's panoramic views, its valued habitats, its cultural heritage values, its uninterrupted skyline and its sense of tranquillity and remoteness.

Suitability for Development

- 5.2.2 It is considered that in general, the Holywell Ledge Rugged Coast Landscape Character Area has **very limited** capacity to accommodate development. The introduction of housing, employment, leisure/recreation and facilities/services development at the indicative scale defined in Section 1.3.14 is unlikely to be successfully integrated anywhere in this landscape without potentially compromising the overall integrity of the Rugged Coast landscape.

Integration of Development into the Landscape

Siting principles

- Not applicable.

Design principles

- Not applicable.

Landscaping principles

- Not applicable.

6.0 LANDSCAPE CAPACITY GUIDANCE – THE LEVELS (E)

6.1 Eastbourne Levels (E1)



Key landscape and visual sensitivities/distinctive qualities to be safeguarded

- Moderate level of perceived naturalness and a rural quality, especially in the central parts, away from roads and railway corridor.
- The area is highly prominent in views from the Eastbourne Downs and scarp slopes.
- Pockets of remnant marshland are vulnerable to loss and change.
- Ecologically sensitive habitats associated with the drainage ditches, sewers and channels.
- Loss and fragmentation of hedgerows has occurred associated with changes in management and modern farming techniques.
- The area is highly exposed to views from nearby roads and urban areas, with resultant enhanced sensitivity to any new development.
- Expansive and panoramic views with an open, largely uninterrupted skyline.
- Subtle features remaining of the historic landscape, such as hedgerows, field systems and drainage ditches, which are not protected and are vulnerable to change and loss.

Indicative capacity for change

- 6.1.1 This levels landscape has many sensitive landscape, cultural and aesthetic/perceptual features and characteristics that are vulnerable to change. The area is prominent in views from the

major scarp, as well as from adjacent roads and urban areas. However, the levels are surrounded by built development that generally presents a visually harsh urban edge. In this context, there is some capacity, in landscape and visual terms, for this visually prominent area to accommodate new development without significant effects on the area's open and predominantly uninterrupted skyline, its sensitive ecologically habitats and archaeological areas and its expansive views. Any such development must be sensitively designed and adequately mitigated for it to be successfully integrated into this area. A substantial new planting structure of native species would help integrate new development into the local landscape and would help soften the existing visually harsh urban/rural interface.

Suitability for Development

Housing Development

- 6.1.2 It is considered that the western part of Eastbourne Levels Landscape Character Area has **low to moderate** capacity to accommodate new housing development at the indicative scale defined in Section 1.3.14 without potentially compromising the overall integrity of this area of landscape. The remainder of the Landscape Character Area is, however, considered to have **very limited** capacity to accommodate new housing development on account of the stronger sense of openness, absence of hedgerows and structural vegetation and open views to adjacent Levels landscapes. Any proposed new housing development, should be sensitively located adjacent to existing housing along the northern and southern edges of the area. The layout, scale, massing and height of any proposed development should be considered in relation to that of the adjoining settlement edge. The development should also be well-integrated into the local landscape through conservation and enhancement of existing hedgerows, enhancement of structure planting and the introduction of new planting frameworks which use locally distinctive species and reinforce the existing landscape structure.

Employment Development

- 6.1.3 It is considered that in general, the Eastbourne Levels Landscape Character Area has **very limited** capacity to accommodate employment development at the indicative scale defined in Section 1.3.14, which is unlikely to be successfully integrated anywhere in this landscape without potentially compromising the overall integrity of the Levels landscape.

Leisure/Recreation Development

- 6.1.4 It is considered that the Eastbourne Levels Landscape Character Area has **low to moderate** capacity to accommodate formal sports provision (for example, playing fields) and **very limited**

capacity to accommodate larger-scale formal leisure/sports provision (for example stadiums, concert halls or cinemas) without potentially compromising the overall integrity of the Levels landscape. Any such development should be well-integrated into the local landscape through conservation and enhancement of existing hedgerows, enhancement of structure planting and the introduction of new planting frameworks which use locally distinctive species and reinforce the existing landscape structure.

Services/Facilities Development

- 6.1.5 It is considered that the Eastbourne Levels Landscape Character Area has **low to moderate** capacity to accommodate small-scale services provision (for example, schools) and **very limited** capacity to accommodate larger-scale service provision (for example, hospitals). Any such development should be well-integrated into the local landscape through conservation and enhancement of existing hedgerows, enhancement of structure planting and the introduction of new planting frameworks which use locally distinctive species and reinforce the existing landscape structure.

Recommended Scale of Development

- 6.1.6 Development for housing within the western part of the Eastbourne Levels Landscape Character Area should generally be of a small to moderate scale. It is considered that this Landscape Character Area could accommodate small, medium or large-scale formal sports provision (for example playing fields). Any development for services/facilities should be of a small-scale nature. Development should form an extension to the existing urban area to avoid settlement coalescence. Further assessment work would be needed to examine site-specific landscape and visual sensitivities.

Integration of Development into the Landscape

Siting principles

- Resist the development of any additional telecommunication masts or other vertical structures in this open landscape, unless absolutely essential.
- Resist development of further transportation corridors and any other visually prominent linear elements that traverse and dissect the landscape, unless absolutely essential.
- Resist any new development that may adversely affect the character of the area or views to and from the levels.
- Any new buildings should be located in less visually prominent locations, preferably clustering them around existing buildings.

- Consider the effect of any change in the area on views to and from the Eastbourne Downs and its scarp slopes.

Design principles

- New built development should respond to the existing scale and grain of the urban form.
- New built development should also include additional/new planting within the streetscape and at the edges of the development to form a green setting.
- Consider recreational opportunities associated with the lake and requirements for parking and visitor facilities.
- Seek opportunities to improve the rural urban fringe through provision of high quality boundary treatments and a planting strategy that reflects the local distinctiveness.
- Where earth works are required, these should be sympathetic to the surrounding flat, low-lying landform.
- New development should reinforce and enhance the positive character and local distinctiveness of the area.
- Seek to retain key landscape features on development sites – such as woodland, hedgerows or mature trees, as a basis for the new landscape structure and setting of the site.
- Seek the use of appropriate local materials.
- Consider massing, form, height and colour, texture of buildings and structures, taking account of local distinctiveness and characteristics.
- Co-ordinate building colours to secure a complementary effect between buildings and the surrounding landscape (e.g. use of matt neutral colours to minimise reflectivity).

Landscaping principles

- Ensure that any new development is well integrated with the landscape and existing harsh urban edges are softened by planting of new native species.
- Seek opportunities to soften areas of visually harsh urban edge through provision of additional planting with native species along periphery of area.
- Conserve sites of archaeological importance and resist any further development or tree/scrub encroachment that would disrupt their integrity.

6.2 West Langney/Willingdon Levels (E2)



Key landscape and visual sensitivities/distinctive qualities to be safeguarded

- Isolated trees and belts of wet woodland are vulnerable to change and loss.
- Pockets of remnant marshland are vulnerable to loss and change.
- Ecologically sensitive aquatic and waterside habitats associated with the lakes.
- Ecologically sensitive habitats associated with the drainage ditches, sewers and channels.
- The area is highly exposed to views from nearby roads and urban areas, with resultant enhanced sensitivity to any new development.
- The area is highly prominent in views from the Eastbourne Downs and scarp slopes.
- Loss and fragmentation of hedgerows has occurred associated with changes in management and modern farming techniques.
- Expansive and panoramic views, with an open and predominantly uninterrupted skyline.
- Subtle features remaining of the historic landscape, such as hedgerows, field systems and drainage ditches, which are not protected and are vulnerable to change and loss.
- Archaeologically sensitive areas.
- Moderate level of perceived naturalness and other urban areas.

Indicative capacity for change

6.2.1 This levels landscape has many sensitive landscape, cultural and aesthetic/perceptual features and characteristics that are vulnerable to change. The area is prominent in views from the

major scarp, as well as from adjacent roads and urban areas. However, the levels are surrounded by built development that generally presents a visually harsh urban edge. In this context, there is some capacity, in landscape and visual terms, for this visually prominent area to accommodate new development without significant effects on the area's open and predominantly uninterrupted skyline, its sensitive ecologically habitats and archaeological areas and its expansive views. Any such development must be sensitively designed and adequately mitigated for it to be successfully integrated into this area. Substantial planting of native species, with a strong structure would help integrate new development into the local landscape and would help soften the existing visually harsh urban/rural interface.

Capacity to accommodate housing development

Suitability for Housing Development

- 6.2.2 It is considered that in general the West Langney/Willingdon Levels Landscape Character Area has **moderate to high** capacity to accommodate new housing development at the indicative scale defined in Section 1.3.14 without potentially compromising the overall integrity of this area of landscape. Any proposed new housing development, should be sensitively located adjacent to existing housing along the northern edge of the area. The layout, scale, massing and height of any proposed development should be considered in relation to that of the adjoining settlement edge. The development should also be well-integrated into the local landscape through conservation and enhancement of existing hedgerows, enhancement of structure planting and the introduction of new planting frameworks which use locally distinctive species and reinforce the existing landscape structure.

Suitability for Employment Development

- 6.2.3 It is considered that in general, the West Langney/Willingdon Levels Landscape Character Area has **moderate to high** capacity to accommodate employment development at the indicative scale defined in Section 1.3.14 without potentially compromising the overall integrity of the Levels landscape. Any proposed new employment development should be sensitively located adjacent to existing employment areas at the north-western and south-eastern edges of the area and should be well integrated into the local landscape through conservation and enhancement of existing hedgerows, enhancement of structure planting and the introduction of new planting frameworks which use locally distinctive species and reinforce the existing landscape structure.

Suitability for Leisure/Recreation Development

- 6.2.4 It is considered that the West Langney/Willingdon Levels Landscape Character Area has **low to moderate** capacity to accommodate leisure/recreation development at the indicative scale

defined in Section 1.3.14 without potentially compromising the overall integrity of the Levels Landscape. Any such development should be well-integrated into the local landscape through conservation and enhancement of existing hedgerows, enhancement of structure planting and the introduction of new planting frameworks which use locally distinctive species and reinforce the existing landscape structure.

Suitability for Services/Facilities Development

- 6.2.5 It is considered that the West Langney/Willingdon Levels Landscape Character Area has **low to moderate** capacity to accommodate services/facilities development at the indicative scale defined in Section 1.3.14 without potentially compromising the overall integrity of the Levels Landscape. Any such development should be well-integrated into the local landscape through conservation and enhancement of existing hedgerows, enhancement of structure planting and the introduction of new planting frameworks which use locally distinctive species and reinforce the existing landscape structure.

Recommended Scale of Development

- 6.2.6 Development for housing, employment, services/facilities and leisure/recreation facilities within the Eastbourne Downs Landscape Character Area should generally be of a small to moderate-scale nature and should form an extension to the existing urban area to avoid settlement coalescence or loss of existing landscape pattern. Further assessment work would be needed to examine site-specific landscape and visual sensitivities.

Integration of Development into the Landscape

Siting principles

- Resist the development of any additional telecommunication masts or any other vertical structures in this open landscape, unless absolutely essential. Seek opportunities to locate existing and any proposed power transmission towers underground where feasible.
- Resist any new development that may adversely affect the character of the area or views to and from the levels.
- Any new buildings should be located in less visually prominent locations, preferably clustering them around existing buildings.
- Consider the effect of any change in the area on views to and from the Eastbourne Downs and its scarp slopes.

Design principles

- Ensure that any new development is well integrated within the landscape and existing harsh edges are softened by the introduction of new planting with native species.
- Resist development of further transportation corridors and any other visually prominent linear elements that traverse and dissect the landscape, unless absolutely essential.
- Seek opportunities for the development of recreational routes throughout the area to link nearby residential areas and connect to the Shinewater Park footpath / cycleway network.
- Consider recreational opportunities associated with the lake and requirements for parking and visitor facilities.
- Where earth works are required, these should be sympathetic to the surrounding flat, low-lying landform.
- New development should reinforce and enhance the positive character and local distinctiveness of the area.
- New development should respond to the existing scale and grain of the urban form.
- New development should also include additional/new planting within the streetscape and at the edges of the development to form a green setting.
- Seek to retain key landscape features on development sites – such as woodland, hedgerows or mature trees, as a basis for the new landscape structure and setting of the site.
- Seek the use of appropriate local materials.
- Consider massing, form, height and colour, texture of buildings and structures, taking account of local distinctiveness and characteristics.
- Co-ordinate building colours to secure a complementary effect between buildings and the surrounding landscape (e.g. use of matt neutral colours to minimise reflectivity).

Landscaping principles

- Seek opportunities to soften areas of visually harsh urban edge through provision of additional planting with native species along periphery of area.
- Seek opportunities to improve the rural urban fringe through provision of high quality boundary treatments and a planting strategy that reflects the local distinctiveness.
- Conserve sites of archaeological importance and resist any further development or tree/scrub encroachment that would disrupt their integrity.
- Ensure that any new development is well integrated with the landscape and existing harsh urban edges are softened by new planting of native species.

6.3 East Langney Levels (E3)



Key landscape and visual sensitivities/distinctive qualities to be safeguarded

- Moderate level of perceived naturalness and a rural quality.
- Distinctive and ecologically sensitive network of drainage ditches and channels, containing waterside and aquatic plants.
- Pockets of remnant marshland are vulnerable to loss and change.
- The area is prominent in long distant views from the Eastbourne Downs and scarp slopes.
- Panoramic views west to the major scarp slopes.
- Loss and fragmentation of hedgerows has occurred associated with changes in management and modern farming techniques.
- Panoramic views with an open landscape with wide open skies.
- The area is visually exposed to views from some nearby roads and urban areas, with resultant enhanced sensitivity to any new development.
- Subtle features remaining of the historic landscape, such as hedgerows, field systems and drainage ditches, which are not protected and are vulnerable to change and loss.

Indicative capacity for change

6.3.1 This levels landscape has many sensitive landscape, cultural and aesthetic/perceptual features and characteristics that are vulnerable to change. The area is prominent in views from the major scarp, as well as from adjacent roads and urban areas. However, the levels are

surrounded by built development that generally presents a visually harsh urban edge. In this context, there is some capacity, in landscape and visual terms, for this visually prominent area to accommodate new development without significant effects on the area's open and predominantly uninterrupted skyline, its sensitive ecologically habitats and archaeological areas and its expansive views. Any such development must be sensitively designed and adequately mitigated for it to be successfully integrated into this area. Substantial new planting of native species would help integrate new development into the local landscape and would help soften the existing visually harsh urban/rural interface.

Suitability for Development

Housing Development

- 6.3.2 It is considered that the western half of the East Langney Levels Landscape Character Area has **moderate to high capacity** to accommodate new housing development at the indicative scale defined in Section 1.3.14 without potentially compromising the overall integrity of this area of landscape. The capacity of the eastern half of the area is considered to be lower, on account of the stronger sense of openness and generally uninterrupted skyline. Any proposed new housing development, should be sensitively located adjacent to existing housing along the western edges of the area. The layout, scale, massing and height of any proposed development should be considered in relation to that of the adjoining settlement edge. The development should also be well-integrated into the local landscape through conservation and enhancement of existing hedgerows, enhancement of structure planting and the introduction of new planting frameworks which use locally distinctive species and reinforce the existing landscape structure.

Employment Development

- 6.3.3 It is considered that in general, the East Langney Levels has **low to moderate capacity** to accommodate new employment development at the indicative scale defined in Section 1.3.14 without potentially compromising the overall integrity of the Levels landscape. Any such development should be well-integrated into the local landscape through conservation and enhancement of existing hedgerows, enhancement of structure planting and the introduction of new planting frameworks which use locally distinctive species and reinforce the existing landscape structure.

Leisure/Recreation Development

- 6.3.4 It is considered that in general, the East Langney Levels has **low to moderate capacity** to accommodate new leisure/recreation development at the indicative scale defined in Section

1.3.14 without potentially compromising the overall integrity of the Levels landscape. Any such development should be well-integrated into the local landscape through conservation and enhancement of existing hedgerows, enhancement of structure planting and the introduction of new planting frameworks which use locally distinctive species and reinforce the existing landscape structure.

Services/Facilities Development

6.3.5 It is considered that in general, the East Langney Levels has **low to moderate capacity** to accommodate new services/facilities development at the indicative scale defined in Section 1.3.14 without potentially compromising the overall integrity of the Levels landscape. Any such development should be well-integrated into the local landscape through conservation and enhancement of existing hedgerows, enhancement of structure planting and the introduction of new planting frameworks which use locally distinctive species and reinforce the existing landscape structure.

Recommended Scale of Development

6.3.6 Development for housing, employment, services/facilities and leisure/recreation facilities within the Eastbourne Downs Landscape Character Area should generally be of a small to moderate-scale nature and should form an extension to the existing urban area to avoid settlement coalescence or loss of existing landscape pattern. Further assessment work would be needed to examine site-specific landscape and visual sensitivities.

Integration of Development into the Landscape

Siting principles

- Any potential new development should be clustered around existing buildings where possible.
- Resist any development that would adversely affect the character of the area or the amenity of views obtained from the Sussex Downs AONB.
- Resist the development of any additional telecommunication masts or any other vertical structures in this open landscape unless absolutely essential.
- Resist any new development that may adversely affect views to and from the Levels.

Design principles

- Resist development of transportation corridors and any other visually prominent linear elements that traverse and dissect the landscape, unless absolutely essential.
- Ensure that any new development is well integrated with the landscape and existing harsh urban edges are softened.
- Seek opportunities for enhancing public access and developing high-quality recreational pathways with associated planting strategy in appropriate areas. Ensure that these routes do not conflict with agricultural practices and ecological conservation areas within the landscape.
- New development should respond to the existing scale and grain of the urban form.
- New development should also include additional/new planting within the streetscape and at the edges of the development to form a green setting.
- Seek to retain key landscape features on development sites – such as woodland, hedgerows or mature trees, as a basis for the new landscape structure and setting of the site.
- Seek the use of appropriate local materials.
- Consider massing, form, height and colour, texture of buildings and structures, taking account of local distinctiveness and characteristics.
- Co-ordinate building colours to secure a complementary effect between buildings and the surrounding landscape (e.g. use of matt neutral colours to minimise reflectivity).

Landscaping principles

- Seek opportunities to improve the rural urban fringe through provision of high quality boundary treatments and a planting strategy that reflects the local distinctiveness.
- Conserve sites of archaeological importance and resist any further development or tree/scrub encroachment that would disrupt their integrity.
- Ensure that any new development is well integrated with the landscape and existing harsh urban edges are softened by planting with native species.

6.4 Upperton Rural Fringe (E4)



Key landscape and visual sensitivities/distinctive qualities to be safeguarded

- Subtle features remaining of the historic landscape, such as hedgerows, treebelts, field systems and drainage ditches, which are not protected and are vulnerable to change and loss.
- Loss of agricultural viability associated with small farms such as Upperton Farm, leading to farm-based recreation and other forms of diversification, which may have important implications for the rural landscape and environmental features, as they are vulnerable to change and loss.
- Mature trees and vegetation lining drains and sewers.
- Ecologically sensitive habitats associated with the drainage ditches, sewers and channels.
- The area is highly prominent views from the scarp slopes.
- The area is highly exposed to views from nearby roads and urban areas, with resultant enhanced sensitivity to any new development.
- Allotment gardens and nursery, with associated high biodiversity and amenity values.

Indicative capacity for change

- 6.4.1 This levels landscape has many sensitive landscape, cultural and aesthetic/perceptual features and characteristics that are vulnerable to change. The area is prominent in views from the major scarp, as well as from adjacent and urban areas. However, the levels are surrounded by

built development that generally presents a visually harsh urban edge. In this context, there is some capacity, in landscape and visual terms, for this visually prominent area to accommodate new development without significant effects on the area's open and predominantly uninterrupted skyline, its sensitive ecologically habitats and archaeological areas and its expansive views. Any such development must be sensitively designed and adequately mitigated for it to be successfully integrated into this area. A substantial new planting structure of native species would help integrate new development into the local landscape and would help soften the existing visually harsh urban/rural interface.

Suitability for Development

Housing Development

- 6.4.2 It is considered that, in general, the Upperton Rural Fringe Landscape Character Area has **moderate to high capacity** to accommodate new housing development at the indicative scale defined in Section 1.3.14 without potentially compromising the overall integrity of this area of landscape. Any such proposed development, should be sensitively located adjacent to existing housing along the southern and western edges of the area. The layout, scale, massing and height of any proposed development should be considered in relation to that of the adjoining settlement edge. The development should also be well-integrated into the local landscape through conservation and enhancement of existing hedgerows, enhancement of structure planting and the introduction of new planting frameworks which use locally distinctive species and reinforce the existing landscape structure.

Employment Development

- 6.4.3 It is considered that in general, the Upperton Rural Fringe Landscape Character Area has **very limited** capacity to accommodate employment development at the indicative scale defined in Section 1.3.14, which is unlikely to be successfully integrated anywhere in this landscape without potentially compromising the overall integrity of the Levels landscape.

Leisure/Recreation Development

- 6.4.4 It is considered that the Upperton Rural Fringe Landscape Character Area has **low to moderate** capacity to accommodate formal sports provision (for example, playing fields) and **very limited** capacity to accommodate larger-scale formal leisure/sports provision (for example stadiums, concert halls or cinemas) without potentially compromising the overall integrity of the Levels landscape. Any such development should be well-integrated into the local landscape through conservation and enhancement of existing hedgerows, enhancement of structure planting and

the introduction of new planting frameworks which use locally distinctive species and reinforce the existing landscape structure.

Services/Facilities Development

- 6.4.5 It is considered that in general, the Upperton Rural Fringe Landscape Character Area has **very limited** capacity to accommodate employment development at the indicative scale defined in Section 1.3.14, which is unlikely to be successfully integrated anywhere in this landscape without potentially compromising the overall integrity of the Levels landscape.

Recommended Scale of Development

- 6.4.6 Development for housing and leisure/recreation within the Upperton Rural Fringe Landscape Character Area should generally be of a small-scale nature. It is considered that housing should form an extension to the existing urban area to avoid settlement coalescence. Further assessment work would be needed to examine site-specific landscape and visual sensitivities.

Integration of Development into the Landscape

Siting principles

- Resist development of any additional telecommunications masts or any other vertical structures in this open landscape, unless absolutely essential.
- Resist any development that would adversely affect the character of the area or the amenity of views obtained from the Sussex Downs AONB.
- Where development is required to meet strategic objectives and local demands, avoid skyline development and ensure any new development has a minimal impact on views to and from the levels and is integrated within the existing landscape.
- Any new buildings should be located in less visually prominent locations, preferably clustering them around existing buildings.
- Consider the effect of any new development in the area on views to and from Eastbourne Downs and its scarp slopes.

Design principles

- Minimise the affects of adverse incremental change by restricting new development to that which is of high quality, which is well integrated into the landscape and which reflects local distinctiveness.

- Where earth works are required, these should be sympathetic to the surrounding flat, low-lying landform.
- New development should respond to the existing scale and grain of the urban form.
- New development should also include additional/new planting within the streetscape and at the edges of the development to form a green setting.
- Seek to retain key landscape features on development sites – such as woodland, hedgerows or mature trees, as a basis for the new landscape structure and setting of the site.
- Seek the use of appropriate local materials.
- Consider massing, form, height and colour, texture of buildings and structures, taking account of local distinctiveness and characteristics.
- Co-ordinate building colours to secure a complementary effect between buildings and the surrounding landscape (e.g. use of matt neutral colours to minimise reflectivity).

Landscaping principles

- Seek opportunities to soften areas of visually harsh urban edge through provision of additional planting of native species along periphery of area.
- Seek opportunities to improve the rural urban fringe through provision of high quality boundary treatments and a planting strategy that reflects the local distinctiveness.
- Ensure that any new development is well integrated with the landscape and existing harsh urban edges are softened by new planting with native species.

6.5 Southbourne Recreation (E5)



Key landscape and visual sensitivities/distinctive qualities to be safeguarded

- Significant copses of wet woodland and isolated trees and shrubs, which are not protected, and are vulnerable to change and loss.
- Mature trees and vegetation lining Lottbridge Sewer.
- Ecologically sensitive habitats associated with the drainage ditches, sewers and channels.
- Small areas of remnant marshland are vulnerable to loss and change.
- Subtle features remaining of the historic landscape, such as hedgerows, treebelts, field systems and drainage ditches, which are not protected and are vulnerable to change and loss.
- The area is prominent in views from the upper scarp slopes.
- The area is visually exposed to views from nearby roads and urban areas, with a resultant enhanced sensitivity to any new development.

Suitability for Development

Housing Development

- 6.5.1 It is considered that in general, the Southbourne Recreation Landscape Character Area has **very limited** capacity to accommodate housing development at the indicative scale defined in

Section 1.3.14, which is unlikely to be successfully integrated anywhere in this landscape without potentially compromising the overall integrity of the Levels landscape.

Employment Development

- 6.5.2 It is considered that in general, the Southbourne Recreation Landscape Character Area has **very limited** capacity to accommodate employment development at the indicative scale defined in Section 1.3.14, which is unlikely to be successfully integrated anywhere in this landscape without potentially compromising the overall integrity of the Levels landscape.

Leisure/Recreation Development

- 6.5.3 It is considered that, in general, the Southbourne Recreation Landscape Character Area has **low to moderate** capacity to accommodate leisure/recreation development at the indicative scale defined in Section 1.3.14, without potentially compromising the overall integrity of the Levels landscape. Any such development should be well-integrated into the local landscape through conservation and enhancement of existing hedgerows, enhancement of structure planting and the introduction of new planting frameworks which use locally distinctive species and reinforce the existing landscape structure.

Services/Facilities Development

- 6.5.4 It is considered that in general, the Southbourne Recreation Landscape Character Area has **very limited** capacity to accommodate services/facilities development at the indicative scale defined in Section 1.3.14, which is unlikely to be successfully integrated anywhere in this landscape without potentially compromising the overall integrity of the Levels landscape.

Recommended Scale of Development

- 6.5.5 Development for leisure/recreation development within the Southbourne Recreation Landscape Character Area should generally be of a small-scale nature. Development should be located in close proximity to existing facilities wherever possible, to avoid settlement coalescence or loss of existing landscape pattern. Further assessment work would be needed to examine site-specific landscape and visual sensitivities.

Integration of Development into the Landscape

Siting principles

- Resist development of any additional telecommunications masts or any other vertical structures in this open landscape, unless absolutely essential.
- Resist any development that would adversely affect the character of the area or the amenity of views obtained from the Sussex Downs AONB.
- Resist any new development that may adversely affect views to and from the Levels.
- Any new buildings should be located in less visually prominent locations, preferably clustering them around existing buildings.
- Consider the effect of any new development in the area on views to and from Eastbourne Downs and its scarp slopes.
- Avoid new built development in close proximity to water bodies.

Design principles

- New development should include additional/new planting within the streetscape and at the edges of the development to form a green setting.
- Consider opportunities for new planting within the golfing park to encourage biodiversity and to help integrate the golf course into the surrounding landscape.
- Conserve and enhance the inherent drainage pattern within the areas and habitat associated with the reed-filled drainage ditches and channels.
- Seek opportunities for enhancing public access and developing high-quality recreational pathways with associated planting strategies in appropriate areas. Ensure that these routes do not conflict with existing recreational activities within the landscape.
- Enhance existing access for vehicles, parking and visitor facilities within the area and encourage planting to soften expansive areas of hardstanding.
- Minimise the effects of adverse incremental change by restricting new development to that which is of high quality, which is well integrated into the landscape and which reflects local distinctiveness.
- Where earth works are required, these should be sympathetic to the surrounding flat, low-lying landform.

Landscaping principles

- Ensure that any new development is well integrated with the landscape and existing harsh urban edges are softened by new planting with native species.
- Seek opportunities to soften areas of visually harsh urban edge through provision of additional planting of native species along periphery of area.
- Seek opportunities to improve the rural urban fringe through provision of high quality boundary treatments and a planting strategy that reflects the local distinctiveness.

6.6 Shinewater Lake Marshes (E6)



Key landscape and visual sensitivities/distinctive qualities to be safeguarded

- Moderate level of perceived naturalness and a rural quality in the southeastern parts, away from roads and urban areas.
- Strong visual relationship between the levels and scarp slopes, with the area being highly exposed to views from the scarp slopes.
- Distinctive and ecologically sensitive system of shallow reed filled drainage ditches, channels, lakes and marshland.
- Archaeologically sensitive areas containing Bronze Age artefacts.
- Loss and fragmentation of hedgerows, resulting from changes in land use and management.
- The area is visually exposed to views from nearby roads and urban areas, with resultant enhanced sensitivity to any new development.
- Expansive panoramic views across the levels.

Indicative capacity for change

6.6.1 This levels landscape has many sensitive landscape, cultural and aesthetic/perceptual features and characteristics that are vulnerable to change. The area is prominent in views from the major scarp, as well as from adjacent roads and urban areas. However, the Levels are surrounded by built development that generally presents a visually harsh urban edge. In this context, there is some capacity, in landscape and visual terms, for this visually prominent area

to accommodate new development without significant effects on the area's open and predominantly uninterrupted skyline, its sensitive ecologically habitats and archaeological areas and its expansive views. Any such development must be sensitively designed and adequately mitigated for it to be successfully integrated into this area. A substantial new planting structure of native species would help integrate new development into the local landscape and would help soften the existing visually harsh urban/rural interface.

Suitability for Development

Housing Development

- 6.6.2 It is considered that, in general, the Shinewater Lake Marshes (Shinewater Park) Landscape Character Area has **moderate to high capacity** to accommodate new housing development at the indicative scale defined in Section 1.3.14 without potentially compromising the overall integrity of this area of landscape. Any such proposed development, should be sensitively located adjacent to existing housing along the eastern and western edges of the area. The layout, scale, massing and height of any proposed development should be considered in relation to that of the adjoining settlement edge. The development should also be well-integrated into the local landscape through conservation and enhancement of existing hedgerows, enhancement of structure planting and the introduction of new planting frameworks which use locally distinctive species and reinforce the existing landscape structure.

Employment Development

- 6.6.3 It is considered that in general, the Shinewater Lake Marshes (Shinewater Park) Landscape Character Area has **very limited** capacity to accommodate employment development at the indicative scale defined in Section 1.3.14, which is unlikely to be successfully integrated anywhere in this landscape without potentially compromising the overall integrity of the Levels landscape.

Leisure/Recreation Development

- 6.6.4 It is considered that in general, the Shinewater Lake Marshes (Shinewater Park) Landscape Character Area has **very limited** capacity to accommodate leisure/recreation development at the indicative scale defined in Section 1.3.14, which is unlikely to be successfully integrated anywhere in this landscape without potentially compromising the overall integrity of the Levels landscape.

Services/Facilities Development

- 6.6.5 It is considered that, in general, the Shinewater Lake Marshes (Shinewater Park) Landscape Character Area has **low to moderate** capacity to accommodate leisure/recreation development at the indicative scale defined in Section 1.3.14, without potentially compromising the overall integrity of the Levels landscape. Any such development should be well-integrated into the local landscape through conservation and enhancement of existing hedgerows, enhancement of structure planting and the introduction of new planting frameworks which use locally distinctive species and reinforce the existing landscape structure.

Recommended Scale of Development

- 6.6.6 Development for housing or services/facilities within the Shinewater Lake Marshes (Shinewater Park) Landscape Character Area should generally be of a moderate to small-scale nature and should form an extension to the existing urban area to avoid settlement coalescence. Further assessment work would be needed to examine site-specific landscape and visual sensitivities.

Integration of Development into the Landscape

Siting principles

- Resist development of any additional telecommunications masts or any other vertical structures in this open landscape, unless absolutely necessary.
- Resist any development that would adversely affect the character of the area or the amenity of views obtained from the Sussex Downs AONB or from within this area.
- Ensure that any new development does not adversely affect the open, undeveloped character and rural qualities within the area.
- Ensure that any new small-scale development is sensitively located, avoiding interruptions to skyline views.
- Any new buildings should be located in less visually prominent locations, preferably clustering them around existing buildings and /or in peripheral parts.
- Consider the effect of any new development in the area on views to and from Eastbourne Downs and its scarp slopes.

Design principles

- New buildings should use vernacular materials and design that help reinforce local distinctiveness.

- Maintain and enhance recreational opportunities associated with the lake. Concentrate tourist facilities and other recreational amenities such as parking and toilets sympathetically within the existing landscape.
- Minimise the affects of adverse incremental change by restricting new development to that which is of high quality, which is well-integrated into the landscape and which contributes positively to local distinctiveness.
- Where earth works are required, these should be sympathetic to the surrounding flat, low-lying landform.
- New development should respond to the existing scale and grain of the urban form.
- New development should also include additional/new planting within the streetscape and at the edges of the development to form a green setting.
- Seek to retain key landscape features on development sites – such as woodland, hedgerows or mature trees, as a basis for the new landscape structure and setting of the site.
- Seek the use of appropriate local materials.
- Consider massing, form, height and colour, texture of buildings and structures, taking account of local distinctiveness and characteristics.
- Co-ordinate building colours to secure a complementary effect between buildings and the surrounding landscape (e.g. use of matt neutral colours to minimise reflectivity).

Landscaping principles

- Seek opportunities to soften areas of visually harsh urban edge through provision of additional planting of native species along periphery of area.
- Seek opportunities to improve the rural urban fringe through provision of high quality boundary treatments and a planting strategy that reflects the local distinctiveness.
- Provide a strong vegetated character to any new areas of development, using native species to the area to soften any anticipated harsh urban edges.
- Conserve sites of archaeological importance and ensure that any new development or scrub encroachment does not disrupt their integrity.

6.7 Hampden Park (E7)



Key landscape and visual sensitivities/distinctive qualities to be safeguarded

- High level of perceived naturalness in woodland areas.
- Ancient woodland and nationally scarce woodland species.
- Ecologically sensitive habitats associated with the woodland, including shade tolerant habitat for epiphytic lichen and bryophyte flora.
- Ecologically sensitive habitats associated with the decoy pond.
- Generally tranquil, intimate character.
- Historic features and monuments, including the park entrance gates.
- Archaeologically Sensitive Areas.

Indicative capacity for change

- 6.7.1 Hampden Park has many sensitive landscape, cultural and aesthetic/perceptual features and characteristics that are vulnerable to change. Overall, there is very limited capacity for the area to accommodate any urban development without significant effect on the area's valued historic parkland setting, its significant woodland, its ecologically sensitive habitats, its historic features and monuments, its sensitive archaeological areas and its tranquil, intimate character. A small amount of small-scale development could potentially be accommodated if sensitively designed, adequately mitigated and successfully integrated.

Suitability for Development

Housing Development

- 6.7.2 It is considered that in general, the Hampden Park Landscape Character Area has **very limited** capacity to accommodate housing development at the indicative scale defined in Section 1.3.14, which is unlikely to be successfully integrated anywhere in this landscape without potentially compromising the overall integrity of the Levels landscape.

Employment Development

- 6.7.3 It is considered that in general, the Hampden Park Landscape Character Area has **very limited** capacity to accommodate employment development at the indicative scale defined in Section 1.3.14, which is unlikely to be successfully integrated anywhere in this landscape without potentially compromising the overall integrity of the Levels landscape.

Leisure/Recreation Development

- 6.7.4 It is considered that the Hampden Park Fringe Landscape Character Area has **low to moderate** capacity to accommodate formal sports provision (for example, playing fields) and **very limited** capacity to accommodate larger-scale formal leisure/sports provision (for example stadiums, concert halls or cinemas) without potentially compromising the overall integrity of the Levels landscape. Any such development should be well-integrated into the local landscape through conservation and enhancement of existing hedgerows, enhancement of structure planting and the introduction of new planting frameworks which use locally distinctive species and reinforce the existing landscape structure.

Services/Facilities Development

- 6.7.5 It is considered that in general, the Hampden Park Landscape Character Area has **very limited** capacity to accommodate services/facilities development at the indicative scale defined in Section 1.3.14, which is unlikely to be successfully integrated anywhere in this landscape without potentially compromising the overall integrity of the Levels landscape.

Recommended Scale of Development

- 6.7.6 Development for leisure/recreation facilities within the Hampden Park Landscape Character Area should generally be of a small-scale nature. Development should be located in close proximity to existing facilities wherever possible, to avoid settlement coalescence or loss of

existing landscape pattern. Further assessment work would be needed to examine site-specific landscape and visual sensitivities.

Integration of Development into the Landscape

Siting principles

- Resist any new development that would adversely affect the character of this historic parkland.
- Any new buildings should be clustered around existing buildings.
- Consider the effect of any new development in the area on views to and from the Eastbourne Downs and its scarp slopes.

Design principles

- Resist further urbanisation of the ring road through addition of road markings and concrete kerbs or excessive signage that detracts from the tranquil, historic character of the area.
- Minimise the affects of adverse incremental change by restricting new development to that which is of high quality, which is well-integrated into the landscape and which contributes positively to local distinctiveness.
- New buildings should use vernacular materials and design that help reinforce local distinctiveness.
- Maintain the subtle variations that occur throughout the landscape, encouraging local distinctiveness, for instance, in the variation in woodland character between Hampden Park and Ham Shaw.
- Where earth works are required, these should be sympathetic to the surrounding flat, low-lying landform.
- Seek to retain key landscape features on development sites – such as woodland, hedgerows or mature trees, as a basis for the new landscape structure and setting of the site.
- Seek the use of appropriate local materials.
- Consider massing, form, height and colour, texture of buildings and structures, taking account of local distinctiveness and characteristics.
- Co-ordinate building colours to secure a complementary effect between buildings and the surrounding landscape (e.g. use of matt neutral colours to minimise reflectivity).

Landscaping principles

- Conserve sites of archaeological importance and restrict any new development or scrub encroachment that would disrupt their integrity.

- Provide a strong vegetated character to any new areas of development, using native species to the area to soften any anticipated harsh urban edges.

6.8 Hampden Park Recreation (E8)



Key landscape and visual sensitivities/distinctive qualities to be safeguarded

- Prominent views to the historic parkland and woodlands with Hampden Park and Ham Shaw.
- Areas of ecological value including mature deciduous woodland and tree belts.
- The open nature of the area makes it visually sensitive.
- The area is highly exposed to views from the scarp slopes to the west.

Indicative capacity for change

6.8.1 The levels landscape has several visually sensitive features that are vulnerable to change. The area is prominent in views from the major scarp and Hampden Park, as well as from adjacent roads and some urban areas. Overall, there is some capacity for the area to accommodate new development without significant effect on the area's open character, its ecologically sensitive habitats and existing views of the area. Any such development must be sensitively designed and adequately mitigated for it to be successfully integrated into this area. A substantial new planting structure of native species would help integrate new development into the local landscape.

Suitability for Development

Housing Development

- 6.8.2 It is considered that in general, the Hampden Park Recreation (Hampden Sports Park) Landscape Character Area has **very limited** capacity to accommodate housing development at the indicative scale defined in Section 1.3.14, which is unlikely to be successfully integrated anywhere in this landscape without potentially compromising the overall integrity of the Levels landscape.

Employment Development

- 6.8.3 It is considered that, in general, the Hampden Park Recreation (Hampden Sports Park) Landscape Character Area has **low to moderate** capacity to accommodate employment development at the indicative scale defined in Section 1.3.14, without potentially compromising the overall integrity of the Levels landscape. Any such development should be located adjacent to the existing employment development at the eastern edge of the area; and be well-integrated into the local landscape through conservation and enhancement of existing hedgerows, enhancement of structure planting and the introduction of new planting frameworks which use locally distinctive species and reinforce the existing landscape structure.

Leisure/Recreation Development

- 6.8.4 It is considered that, in general, the Hampden Park Recreation (Hampden Sports Park) Landscape Character Area has **moderate to high capacity** to accommodate new leisure/recreation development at the indicative scale defined in Section 1.3.14 without potentially compromising the overall integrity of this area of landscape. The layout, scale, massing and height of any proposed development should be considered in relation to that of the adjoining settlement edge. The development should also be well-integrated into the local landscape through conservation and enhancement of existing hedgerows, enhancement of structure planting and the introduction of new planting frameworks which use locally distinctive species and reinforce the existing landscape structure.

Services/Facilities Development

- 6.8.5 It is considered that, in general, the Hampden Park Recreation (Hampden Sports Park) Landscape Character Area has **moderate to high capacity** to accommodate new services/facilities development at the indicative scale defined in Section 1.3.14 without potentially compromising the overall integrity of this area of landscape. The layout, scale,

massing and height of any proposed development should be considered in relation to that of the adjoining settlement edge. The development should also be well-integrated into the local landscape through conservation and enhancement of existing hedgerows, enhancement of structure planting and the introduction of new planting frameworks which use locally distinctive species and reinforce the existing landscape structure.

Recommended Scale of Development

- 6.8.6 Development for employment, facilities/services and leisure/recreation facilities within the Hampden Park Landscape Character Area should generally be of a moderate to small-scale nature and should be located adjacent to the existing urban edge in order to avoid settlement coalescence. Further assessment work would be needed to examine site-specific landscape and visual sensitivities.

Integration of Development into the Landscape

Siting principles

- Resist any new development that may adversely affect views to and from the levels, and in particular, any adverse affects on the visual amenity of views from the Sussex Downs AONB.
- Consider the effect of any new development in the area on views to and from Eastbourne Downs and its scarp slopes.
- Any new buildings should be clustered around existing buildings.

Design principles

- Minimise the affects of adverse incremental change by restricting new development to that which is of high quality, which is well integrated into the landscape and which reflects local distinctiveness.
- Ensure that any new development in and around the existing college buildings achieves a cohesive character of built form.
- Encourage extensions to or amalgamations of existing facilities and clubhouses to avoid a dispersed or 'ad-hoc' arrangement of buildings within the area.
- Seek opportunities to improve the character of the A2280 road corridor through provision of high quality boundary treatments and implementation of a planting strategy that reflects the local distinctiveness.
- Where earth works are required, these should be sympathetic to the surrounding flat, low-lying landform.

- Seek opportunities for enhancing public access and development of high-quality recreational pathways with associated planting strategies in appropriate areas. Ensure that these routes do not conflict with formal recreational activities within the landscape.
- Ensure that any additional flood-lighting poles that may be required are sensitively designed and located.
- Seek to retain key landscape features on development sites – such as woodland, hedgerows or mature trees, as a basis for the new landscape structure and setting of the site.
- Seek the use of appropriate local materials.
- Consider massing, form, height and colour, texture of buildings and structures, taking account of local distinctiveness and characteristics.
- Co-ordinate building colours to secure a complementary effect between buildings and the surrounding landscape (e.g. use of matt neutral colours to minimise reflectivity).

Landscaping principles

- Seek opportunities to soften areas of visually harsh urban edge through provision of additional native species planting along periphery of area.
- Seek opportunities to improve the rural urban fringe through provision of high quality boundary treatments and a planting strategy that reflects the local distinctiveness.
- Provide a strong vegetated character to any new areas of development, using native species to the area to soften any anticipated harsh urban edges.
- Conserve sites of archaeological importance and ensure that any new development or scrub encroachment does not disrupt their integrity.

7.0 LANDSCAPE CAPACITY GUIDANCE – SMOOTH COASTAL STRIP (F)

7.1 Wish Tower Smooth Coastal Strip (F1)



Key landscape and visual sensitivities/distinctive qualities to be safeguarded

- The open nature and visual prominence of the shoreline, make it particularly sensitive in visual terms.
- Wealth of cultural heritage features that contribute to the coastline's rich sense of history and place.
- Archaeologically Sensitive Areas in proximity to the Wish Tower.
- Important historic architectural backdrop of late-Victorian and Edwardian terraces along the waterfront, which contribute to the coastline's distinctive character.
- Victorian – Edwardian esplanade and 'Carpet Gardens' as historic features.
- Vulnerability of the coastline to coastal erosion.

Indicative capacity for change

- 7.1.1 The seafront is an important part of Eastbourne's historic environment, containing a wealth of sensitive landscape and cultural heritage features. These contribute to the town's identity and rich sense of place and are vulnerable to change. Overall, there is very limited capacity for this visually prominent area to accommodate any urban development without significant effect on the setting of the Victorian – Edwardian esplanade and waterfront buildings, historic gardens,

its wealth of cultural heritage features, its archaeological areas, and its expansive views. A small amount of small-scale development could potentially be accommodated if sensitively designed and located.

Suitability for Development

Housing Development

- 7.1.2 It is considered that in general, the Wish Tower Smooth Coastal Strip Landscape Character Area has **very limited** capacity to accommodate housing development at the indicative scale defined in Section 1.3.14, which is unlikely to be successfully integrated anywhere in this landscape without potentially compromising the overall integrity of the Smooth Coastal Strip landscape.

Employment Development

- 7.1.3 It is considered that in general, the Wish Tower Smooth Coastal Strip Landscape Character Area has **very limited** capacity to accommodate employment development at the indicative scale defined in Section 1.3.14, which is unlikely to be successfully integrated anywhere in this landscape without potentially compromising the overall integrity of the Smooth Coastal Strip landscape.

Leisure/Recreation Development

- 7.1.4 It is considered that, in general, the Wish Tower Smooth Coastal Strip Landscape Character Area has **low to moderate** capacity to accommodate small-scale seafront-related leisure recreation development, without potentially compromising the overall integrity of the Levels landscape. The area is, however, considered to have **very limited** capacity to accommodate other forms and scales of leisure/recreation development as set out in Section 1.3.14 without potentially compromising the overall integrity of the Smooth Coastal Strip landscape.

Services/Facilities Development

- 7.1.5 It is considered that in general, the Wish Tower Smooth Coastal Strip Landscape Character Area has **very limited** capacity to accommodate services/facilities development at the indicative scale defined in Section 1.3.14, which is unlikely to be successfully integrated anywhere in this landscape without potentially compromising the overall integrity of the Smooth Coastal Strip landscape.

Recommended Scale of Development

- 7.1.6 Development for leisure/recreation facilities within the Wish Tower Smooth Coastal Strip Landscape Character Area should generally be of a small-scale nature. Further assessment work would be needed to examine site-specific landscape and visual sensitivities.

Integration of Development into the Landscape

Siting principles

- Resist any new development that would result in any diminution of the value or character of the seafront and adjacent Conservation Area.
- Resist any development that would adversely affect views along the coastline, particularly to the Langney Point, Holywell Ledge and the jagged chalk cliffs beyond or existing panoramic views out to sea from the urban edge.
- Resist development of telecommunication towers and other visually prominent vertical elements within the area, unless absolutely essential.
- Consider views from popular viewing areas at Beachy Head when planning any change to the area.
- Any new buildings should be sensitively located in less visually prominent locations.
- New leisure/recreation development should be concentrated in close proximity to existing amenities.
- Avoid development that would disrupt views to cultural heritage features such as the Wish Tower, Eastbourne Pier and the Redoubt Fortress and Fort to the north-east.

Design principles

- New buildings should use vernacular materials and design, in response to the local historic context.
- New development should respect the scale and layout of existing seafront buildings and spaces.
- Seek the use of appropriate local materials.
- Consider massing, form, height and colour, texture of buildings and structures, taking account of local distinctiveness and characteristics.

Landscaping principles

- Conserve and enhance Eastbourne's landscape and heritage features along the coastline, including the pier, esplanade and seafront amenities. Consider the effect on views to and from these features when planning any change in or near the area.
- Conserve the wealth of cultural heritage features along the foreshore and their setting, including Wish Tower, Carpet Gardens, Victorian – Edwardian esplanade, Pier and Bandstand.

7.2 The Redoubt Smooth Coastal Strip (F2)



Key landscape and visual sensitivities/distinctive qualities to be safeguarded

- Shingle habitat at Sovereign Park is particularly sensitive (remnant part of the Crumbles shingle bank system) and is designated within the Prince William Parade Site of Nature Conservation Interest (SNCI).
- The open nature and visual prominence of the seafront nature reserve at Sovereign Park contributes to the coastline's distinctive character, and makes it particularly sensitive in visual terms.
- Cultural heritage features that contribute to the coastline's rich sense of history and place.
- Archaeologically Sensitive Area in proximity to the Redoubt Fortress and Fort.
- Intact Victorian – Edwardian esplanade in southern parts of the area.
- Historic parklands that contribute to the variety and quality of the landscape, including the bowling greens overlooking the shoreline at the Redoubt Fortress and Fort.
- Vulnerability of the coastline to coastal erosion.

Indicative capacity for change

- 7.2.1 The seafront is an important part of Eastbourne's historic environment, containing a wealth of sensitive landscape and cultural heritage features. These contribute to the town's identity and rich sense of place, and are vulnerable to change. Overall, there is very limited capacity for this visually prominent area to accommodate any urban development without significant effect on

the setting of the area's ecologically sensitive habitats, its historic parkland, its expansive views, its cultural heritage features and its sensitive archaeological areas. Southern parts of the area have increased capacity for change, as development of tourist attractions and amusement parks have already affected the character of area. A small amount of small-scale development could potentially be accommodated if sensitively designed and located.

Suitability for Development

Housing Development

- 7.2.2 It is considered that in general, the Redoubt Smooth Coastal Strip Landscape Character Area has **very limited** capacity to accommodate housing development at the indicative scale defined in Section 1.3.14, which is unlikely to be successfully integrated anywhere in this landscape without potentially compromising the overall integrity of the Smooth Coastal Strip landscape.

Employment Development

- 7.2.3 It is considered that in general, the Redoubt Smooth Coastal Strip Landscape Character Area has **very limited** capacity to accommodate employment development at the indicative scale defined in Section 1.3.14, which is unlikely to be successfully integrated anywhere in this landscape without potentially compromising the overall integrity of the Smooth Coastal Strip landscape.

Leisure/Recreation Development

- 7.2.4 It is considered that, in general, the Redoubt Smooth Coastal Strip Landscape Character Area has **low to moderate** capacity to accommodate small-scale seafront-related leisure recreation development, without potentially compromising the overall integrity of the Levels landscape. The area is, however, is considered to have **very limited** capacity to accommodate other forms and scales of leisure/recreation development as set out in Section 1.3.14 without potentially compromising the overall integrity of the Smooth Coastal Strip landscape.

Services/Facilities Development

- 7.2.5 It is considered that in general, the Redoubt Smooth Coastal Strip Landscape Character Area has **very limited** capacity to accommodate services/facilities development at the indicative scale defined in Section 1.3.14, which is unlikely to be successfully integrated anywhere in this landscape without potentially compromising the overall integrity of the Smooth Coastal Strip landscape.

Recommended Scale of Development

- 7.2.6 Development for leisure/recreation facilities within the Redoubt Smooth Coastal Strip Landscape Character Area should generally be of a small-scale nature. Further assessment work would be needed to examine site-specific landscape and visual sensitivities.

Integration of Development into the Landscape

Siting principles

- Resist any development that would adversely affect the shingle habitat at Sovereign Park and along the foreshore.
- Resist any new development that would result in any diminution of the value or character of the Eastbourne seafront and adjacent Conservation Area.
- Resist any development that would adversely affect views along the coastline, particularly to Langney Point, Holywell Ledge and the jagged chalk cliffs beyond or existing panoramic views out to sea from the urban edge.
- Resist development of telecommunication towers and other visually prominent vertical elements within the area, unless absolutely essential.
- Any new buildings should be sensitively located in less visually prominent locations, preferably clustering them around existing building.

Design principles

- Consider views from popular viewing areas at Beachy Head when planning any change to the area.
- New buildings should use vernacular materials and design, in response to the local historic context.
- New development should respect the scale and layout of existing seafront buildings and spaces.

Landscaping principles

- Conserve and enhance Eastbourne's landscape and heritage features along the coastline and their setting, including the Redoubt Fortress and Fort; and the historic esplanade. Consider the effect on views to and from these features when planning any change in or near the area.
- Avoid development that would disrupt views to cultural heritage features such as the Redoubt Fortress and Fort; and Eastbourne Pier.

7.3 Sovereign Harbour Smooth Coastal Strip (F3)



Key landscape and visual sensitivities/distinctive qualities to be safeguarded

- Ecologically important vegetated shingle habitat.
- Archaeologically Sensitive Areas in proximity to the Martello Towers.
- Vulnerability of the coastline to coastal erosion and other ramifications associated with climate change.
- Sense of tranquillity along the coastline.

Indicative capacity for change

7.3.1 The seafront is a very important part of Eastbourne's historic environment, containing a wealth of sensitive landscape, cultural and aesthetic/perceptual features and characteristics that contribute to the town's identity and rich sense of place and are vulnerable to change. Overall, there is very limited capacity for this visually prominent area to accommodate any urban development without significant effect on the area's ecologically sensitive habitats, its wealth of cultural heritage features, its sensitive archaeological areas and its panoramic views. A small amount of small-scale development could potentially be accommodated if sensitively designed, adequately mitigated and successfully integrated.

Suitability for Development

Housing Development

- 7.3.2 It is considered that in general, the Sovereign Harbour Smooth Coastal Strip Landscape Character Area has **very limited** capacity to accommodate housing development at the indicative scale defined in Section 1.3.14, which is unlikely to be successfully integrated anywhere in this landscape without potentially compromising the overall integrity of the Smooth Coastal Strip landscape.

Employment Development

- 7.3.3 It is considered that in general, the Sovereign Harbour Smooth Coastal Strip Landscape Character Area has **very limited** capacity to accommodate employment development at the indicative scale defined in Section 1.3.14, which is unlikely to be successfully integrated anywhere in this landscape without potentially compromising the overall integrity of the Smooth Coastal Strip landscape.

Leisure/Recreation Development

- 7.3.4 It is considered that, in general, the Sovereign Harbour Smooth Coastal Strip Landscape Character Area has **low to moderate** capacity to accommodate small-scale seafront-related leisure recreation development, without potentially compromising the overall integrity of the Levels landscape. The area is, however, is considered to have **very limited** capacity to accommodate other forms and scales of leisure/recreation development as set out in Section 1.3.14 without potentially compromising the overall integrity of the Smooth Coastal Strip landscape.

Services/Facilities Development

- 7.3.5 It is considered that in general, the Sovereign Harbour Smooth Coastal Strip Landscape Character Area has **very limited** capacity to accommodate services/facilities development at the indicative scale defined in Section 1.3.14, which is unlikely to be successfully integrated anywhere in this landscape without potentially compromising the overall integrity of the Smooth Coastal Strip landscape.

Recommended Scale of Development

- 7.3.6 Development for leisure/recreation facilities within the Sovereign Harbour Smooth Coastal Strip Landscape Character Area should generally be of a small-scale nature. Further assessment work would be needed to examine site-specific landscape and visual sensitivities.

Integration of Development into the Landscape

Siting principles

- Resist development that would intrude on views along the coastline or on panoramic views out to sea from the urban edge.
- Resist development that would disrupt or sever views to the Martello Towers, and protect views between these features where possible.
- Resist development of telecommunication towers and other visually prominent vertical elements within the area, unless absolutely essential.
- Any new buildings should be clustered around existing buildings.

Design principles

- Consider the effects on views to such features when planning any change to the area.
- Ensure new development responds to and reinforces the local distinctiveness, including the architectural quality of Sovereign Harbour.
- New buildings should use vernacular materials and design, in response to the local historic context.
- Consider views from popular viewing areas at Langney Point and Eastbourne esplanade when planning any change to the area.
- Consider the effect of any change in adjacent areas on views to and from the smooth coastal strip.
- New development should respect the scale and layout of existing seafront buildings and spaces.

Landscaping principles

- Conserve and enhance existing landscape and heritage features along the coastline, including the breakwater arm, which provide an important contribution to the character and quality of the area.
- Conserve and enhance important cultural heritage features and their setting, including the Martello Towers.

8.0 SUMMARY AND CONCLUSIONS

8.1 Summary of Key Findings

8.1.1 This study has found that the capacity of Eastbourne's landscapes to accommodate specific types of development without compromising the integrity of the landscape varies both between, and in some cases within, the defined Landscape Character Areas. Where a particular type of development is considered suitable, the indicative scale of development that the Landscape Character Area might accommodate also varies due to local circumstances that affect the scope for integration of such development into the landscape through appropriate siting, design and mitigation through landscaping opportunities.

8.1.2 The general suitability of the Borough's Landscape Character Types to different types and scales of development is summarised below:

Open Downlands (A)

8.1.3 It is considered that the Open Downlands Landscape Character Type generally has very limited capacity to accommodate housing, employment, services/facilities or leisure/recreation development, other than new (or expansion of existing) countryside car parks or visitor facilities, which would need to be well integrated into the landscape.

Major Scarps (B)

8.1.4 It is considered that the Major Scarps Landscape Character Type generally has very limited capacity to accommodate housing, employment, services/facilities or leisure/recreation development, other than new (or expansion of existing) countryside car parks or visitor facilities, without potentially compromising the overall integrity of this landscape.

Scarp Footslopes (C)

8.1.5 The potential capacity of the Scarp Footslopes Landscape Character Type to accommodate development without potentially compromising the overall integrity of this landscape varies. In certain Landscape Character Areas, it is considered that there is moderate to high capacity to accommodate potential housing development (at the indicative scale defined in Section 1.3.14), whilst in others, the capacity is considered to be very limited. It is also considered that there is low to moderate capacity to accommodate formal sports facilities (such as playing fields) or countryside car-parks/visitor centres, whilst there is very limited capacity to accommodate larger scale recreation/leisure development (such as stadiums/concert halls).

Rugged Coast (D)

- 8.1.6 It is considered that the Rugged Coast Landscape Character Type generally has very limited capacity to accommodate housing, employment, services/facilities or leisure/recreation development without potentially compromising the overall integrity of this landscape.

The Levels (E)

- 8.1.7 The potential capacity of the Levels Landscape Character Type to accommodate development without potentially compromising the overall integrity of this landscape varies. In certain Landscape Character Areas, it is considered that there is moderate to high capacity to accommodate potential housing development (at the indicative scale defined in Section 1.3.14), whilst in others, the capacity is considered to be very limited. It is also considered that there is moderate to high capacity to accommodate employment development and low to moderate capacity to accommodate leisure/recreation and small-scale facilities/services development, in some Landscape Character Areas.

Smooth Coastal Strip (F)

- 8.1.8 It is considered that the Smooth Coastal Strip Landscape Character Type generally has very limited capacity to accommodate housing, employment, services/facilities or leisure/recreation development, other than small-scale, seafront related leisure/recreation developments.

8.2 Conclusions

- 8.2.1 It should be noted that landscape capacity is a complex issue and its evaluation is not a scientific absolute. It may be possible that a certain amount of appropriately located and well-designed built development may be quite acceptable even in a moderately sensitive and highly valued landscape. As noted above, the degree of capacity is not always uniform across any one Landscape Character Area. Where capacity for development within a Landscape Character Area varies, proposals would need to respond to site-specific opportunities and constraints related to the inherent landscape sensitivity of the Area.
- 8.2.2 Areas assessed as having very limited capacity are unlikely to be able to accommodate new development (of the defined form and scale) without compromising the overall integrity, landscape character and visual sensitivity of the Landscape Character Area.
- 8.2.3 Those areas with low to moderate capacity may be able to accommodate certain forms or scales of new development. Key characteristics of the landscape are relatively robust, though

would potentially be adversely affected by new development. These areas are likely to be able to absorb defined scales of development without significant change in character.

8.2.4 Areas with moderate to high capacity are considered to have a greater ability (in comparison to other Landscape Character Areas) to absorb the defined forms and scales of development without a significant change in character.

8.2.5 There are opportunities to enhance the landscape structure in places to improve landscape capacity in some Landscape Character Areas. For example, the layout, massing and landscape design of new development could be integrated successfully into the local and wider landscape through conserving and enhancing structure planting, shelter belts, woodland and hedgerows. Reflecting planting species that are common locally will help planting in new development to reinforce the distinct local landscape character. In addition, the integration of new and existing development in the form of potential urban extensions, could maintain a continuity of urban form and settlement pattern, and contribute to a more sustainable development option through the utilisation of existing physical infrastructure.

8.2.6 Importantly, achieving sensitive new development, in landscape character and visual terms, depends on a commitment to developing a successful aesthetic and functional relationship between the form and design of any new development – its layout, scale, density, appearance – and the local landscape. This would largely depend on the response of a development's masterplan and building designs to the inherent landscape characteristics, features and special qualities that give an area its special identity, unique sense of place and local distinctiveness.

8.2.7 Any new development must be sensitively designed and adequately mitigated in order to be successfully integrated into the landscape. In order for this to be achieved, an assessment of the landscape and visual effects of the potential development should be established based on the following considerations:

- An assessment of how the proposals address local landscape character, the features of the site and its setting and visual amenity;
- A comprehensive site appraisal and evaluation to establish what matters and why;
- Evaluation of the overall suitability of the site for development in landscape and visual terms;
- Identification of opportunities to incorporate appropriate mitigation measures where necessary.

8.2.8 Where a development proposal is located within or in close proximity to areas of existing built development, the following considerations should be taken into account where relevant:

- The character of key townscape features such as land use, massing, layout, streets, frontages, size of plots, density;
- Historic street patterns and an understanding of the evolution of the settlement;
- The presence of local landmarks, vistas and memorable places;
- Architectural styles, materials, design and detailing that characterised local buildings and structures;
- The character of boundary treatments such as walls and hedgerows;
- The character of open spaces and the relationship these have to areas of built development.

8.2.9 In order to achieve successful integration of new developments into the landscape, the creation of new landscape elements should be considered where necessary and appropriate. For example, these may include:

- Woodland and vegetation belts – to provide screening, a backdrop to frame views and vistas, and help contribute to landscape character;
- Avenues and rows of trees – to create formal or informal effects;
- Hedgerows and boundary features – to provide enclosure, screening and linear habitats;
- Planting Design – to provide a range of functions including:
 - Creating a sense of enclosure
 - Framing views
 - Providing screening
 - Creating a cohesive landscape setting
 - Assimilating new development into the landscape
 - Creating habitat links
 - Softening the impact of buildings
 - Providing shelter

8.2.10 In line with the Study's aims and objectives and intended applications, it should be noted that the guidance is based on an assessment carried out at a 1:25,000 scale. The guidance is therefore indicative, and is only intended to inform consideration of development in broad terms. Further studies at more detailed scales will be needed to examine site-specific sensitivities and development capacity issues.



South East Office The Old Crown High Street Blackboys Uckfield East Sussex TN22 5JR T 01825 891071 F 01825 891075 E mail@cba.uk.net W www.cba.uk.net

London Office 1 Swan Court 9 Tanner Street London SE1 3LE T 020 7089 6480 F 020 7089 9260

Directors C J Blandford BA DipLD MLA FLI • P Allen BA DipLA MLI • M E Antonia BSc EnvSci RSA DipPA • M Holland BA DipLA MLI • D Watkins BSc MSc AMIEnvSci
Chris Blandford Associates is the trading name of Chris Blandford Associates Ltd Registered in England No 3741865. Registered Office: 29 High Street Crawley West Sussex RH10 1BQ