

EASTBOURNE PARK

Supplementary Planning Document



February 2013

EASTBOURNE
Borough Council



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EASTBOURNE PARK

Supplementary Planning Document

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Planning Policy Unit
Development and Environment
Eastbourne Borough Council
1 Grove Road, Eastbourne
East Sussex, BN21 4TW

Tel: (01323) 410000
Fax: (01323) 641842
Minicom: (01323) 415111

Email: planning.policy@eastbourne.gov.uk

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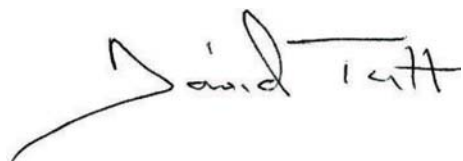
Foreword

Eastbourne is one of the few towns in the country that has such an extensive area of green space right in the centre of its urban area. This important green space, which contains nationally rare wildlife habitats and species, and an internationally important archaeological site, is a huge asset to the Borough and yet many people are not aware that it is even there!

The green space is Eastbourne Park. This area of 400 hectares (1000 acres) of grazed wetland not only provides a green heart for the town, but also plays a fundamental role in protecting the urban area from flooding through the storage of water during high rainfall. However, the full potential of this unique asset for the residents and visitors of Eastbourne has never been realised.

This is an exciting opportunity to create a unique asset that will help to enhance the social and economic well-being of the local community. It also has the potential to attract more visitors to Eastbourne. This Supplementary Planning Document supports a coordinated approach to the future of Eastbourne Park. It sets out a clear strategy for the development of the Park as a leisure resource that recognises the importance of the ecological and archaeological interest to benefit residents and visitors to Eastbourne. It also emphasises the Council's commitment to the conservation and enhancement of the natural environment.

This is your chance to influence the future of this important multi-functional asset. We all have a valuable part to play in shaping the future of Eastbourne Park and we welcome all your comments. These will help us understand your needs, concerns, issues and aspirations for the future of the Park.



Councillor David Tutt
Leader of the Council

1	Introduction	1
	1.1 Why is the Council preparing an SPD for Eastbourne Park?	1
	1.2 What consultation exercises have informed the SPD?	2
2	History, Context and Vision	4
	2.1 History of Eastbourne Park	4
	2.2 Eastbourne Park Today	6
	2.3 The Vision for Eastbourne Park	9
	2.4 Ensuring Consistency with the Eastbourne Core Strategy Local Plan	10
	2.5 Key Issues for Eastbourne Park	12
	2.6 Integrated Management of Eastbourne Park	13
3	Key Principles for Eastbourne Park	16
	3.1 Key Principle 1: Conservation of the Natural Environment	16
	3.2 Key Principle 2: Flood Mitigation	18
	3.3 Key Principle 3: Improved Accessibility	21
	3.4 Key Principle 4: Agriculture and Allotments	24
	3.5 Key Principle 5: Conservation of the Historical Environment	26
	3.6 Key Principle 6: Healthy Communities	27
	3.7 Key Principle 7: Educational Awareness	28
	3.8 Key Principle 8: Sustainable Tourism	28
	3.9 Key Principle 9: Green Corridors	29
	3.10 Key Principle 10: Renewable Energy	31
4	The Spatial Framework	32
	4.1 A Spatial Framework of Themed Sectors	32
	4.2 Concept for Broadwater	34
	4.3 Concept for Southbourne	37
	4.4 Concept for West Langney	40
	4.5 Concept for Shinewater	42
5	Implementation and Monitoring	45
	5.1 Implementation	45
	5.2 Monitoring	50
■	Appendices	
A	Assessment of Sector concepts against the Eastbourne Core Strategy Local Plan Policy D11	51
B	Eastbourne Park Priority Species	53
C	Glossary of Terms	55

■	Tables	
	Table 1 : Flood Vulnerability Classifications	20
	Table 2 : Proposed Infrastructure in Eastbourne Park	46
	Table 3 : Proposed Initiatives for Eastbourne Park	49
	Table 4 : Assessment of Sector Concepts against Core Strategy Policy D11	51
	Table 5 : Eastbourne Park BAP Species	53
■	Figures	
	Figure 1 : Eastbourne Park	5
	Figure 2 : Eastbourne Park Sectors	8
	Figure 3 : Land Ownership within Eastbourne Park	15
	Figure 4 : Biodiversity Areas and Identified Habitats in Eastbourne Park	17
	Figure 5 : Flood Risk Map for Eastbourne Park showing Tidal and Fluvial Flood Zones	19
	Figure 6 : National Cycle Network Route 21	22
	Figure 7 : Cycling and Pedestrian Routes within Eastbourne Park	23
	Figure 8 : Allotments in Eastbourne Park	24
	Figure 9 : Identified Green Corridors where links can be made to other Important Local Wildlife Habitats	30
	Figure 11 : Broadwater Key Diagram	36
	Figure 12 : Southbourne Key Diagram	39
	Figure 13 : West Langney Key Diagram	41
	Figure 14 : Shinewater Key Diagram	44

1 Introduction

This section provides an overview of the Eastbourne Park Supplementary Planning Document (SPD) within the wider planning system. It sets out the rationale for the SPD and the consultation methods that have informed it.

1.1 Why is the Council preparing an SPD for Eastbourne Park?

- 1.1.1** A Supplementary Planning Document or SPD is a document, which adds further detail to policies in the Eastbourne Core Strategy Local Plan. They can be used to provide further guidance on particular issues. This SPD has been prepared to set out a clear strategy for the future management of Eastbourne Park as an ecological, archaeological and leisure resource that benefits both residents and visitors alike. It seeks to provide details on the interpretation of Policy D11 of the Eastbourne Core Strategy Local Plan (Core Strategy) and provides a planning framework for the implementation of the vision, objectives and development principles for the future of Eastbourne Park.
- 1.1.2** The SPD will play an important role in conserving and enhancing the existing environmental, ecological and archaeological characteristics of Eastbourne Park for future generations, whilst at the same time sensitively managing the area for appropriate leisure and recreational uses to help enhance the social and economic well-being of the local community and attract more visitors to Eastbourne. It will be used as a consideration in the determination of planning applications within, or adjacent to Eastbourne Park.
- 1.1.3** The decision to produce an SPD for Eastbourne Park arose as a result of an increased recognition by the Council of the need to protect it for existing and future generations. The National Planning Policy Framework (NPPF) states that SPDs should be used "where they can help applicants make successful applications or aid infrastructure delivery", and it is anticipated that this document will put in place a clear framework for the delivery of enhancements to Eastbourne Park. The Park already functions as an important flood plain and an area of significant archaeology, ecology, and leisure/recreation. The Council acknowledges, however, that the Park is currently an under-utilised resource, which requires additional protection and a clear vision and framework for its future use. The SPD therefore contains clear guidance on the implementation of a shared vision for Eastbourne Park.
- 1.1.4** The production of the SPD follows a long-standing commitment to its future preservation and enhancement. Indeed, the Eastbourne Park SPD has been identified within the Council's Local Development Scheme (LDS) as a key priority for the Council, *"which will build on policies in the Core Strategy to provide a sustainable framework for the future management and change in the area"*.

1.2 What consultation exercises have informed the SPD?

- 1.2.1** The SPD was the subject of considerable discussion with a range of stakeholders in order to identify the issues that need to be addressed and options for the future of Eastbourne Park.
- 1.2.2** The preparation of the SPD was led by a Steering Group consisting of a cross-party group of councillors. A working group was also formed to provide more detailed information to inform the development of objectives and proposals. This consisted of Council Officers from a wide range of departments, including Planning, Estates, Parks & Gardens, Economic Development, Downland, Trees & Woodland, Highways and Energy Efficiency. The Steering and Working Groups also undertook visits to other wetlands, including Arundel, Pulborough Brooks and Barnes, to investigate potential wetland management models that could be followed in Eastbourne Park.
- 1.2.3** A Stakeholder Event was held at the Winter Gardens on Friday 3 July 2009 to provide local organisations, landowners and other stakeholders an opportunity to inform the development of options. The event was attended by twenty-eight stakeholders representing a variety of different interests. After an initial presentation, the stakeholders were arranged into six groups. Each group discussed the issues and proposals for how Eastbourne Park should be managed in the future, and given a map of Eastbourne Park on which to illustrate where they would like their chosen proposals to be located. The findings of this consultation exercise has helped inform the preparation of this document.
- 1.2.4** Individual meetings and consultations have been held with key landowners including East Sussex County Council and the Trustees of the Chatsworth Settlement as well as other landowners with smaller parcels of land within Eastbourne Park. Landowners were asked to complete a form setting out their short, medium and long term plans for their land and the feedback has helped inform the overall strategy contained within this SPD. Discussions and meetings have also taken place with other key stakeholders, including the Environment Agency, Natural England, English Heritage, and West Rise School, to ensure that all important issues have been taken into account in the SPD.
- 1.2.5** The Eastbourne Park SPD has also been influenced by a series of supporting evidence studies, provided by specialist consultants. These studies include the Eastbourne Biodiversity Assessment, the Eastbourne and South Wealden Strategic Flood Risk Assessment, the Eastbourne Surface Water Management Plan, the Renewable Energy Potential Study and the Eastbourne Landscape Character Assessment.
- 1.2.6** A formal twelve-week consultation on the Draft Eastbourne Park SPD took place between 4 November, 2011 and 27 January, 2012. During this representation period, local businesses, organisations and individuals were invited to comment on the document. Stakeholders and other interested parties were also invited to attend a workshop, which took

place on 8 December, 2011. The comments and feedback from this workshop session, together with the submitted responses to the formal consultation, helped inform the subsequent amendments to the document.

2 History, Context and Vision

This section provides a concise history of Eastbourne Park. It provides an overview of the Park's characteristics describing its principal features, strengths and development issues. It sets the scene for the development of the strategy established in following chapters by identifying the overall vision for the Park and providing links to Policy D11 of the Eastbourne Core Strategy Local Plan. It also identifies the key issues that the SPD will seek to address.

2.1 History of Eastbourne Park

- 2.1.1** Eastbourne Park is part of an ancient landscape of coastal wetlands, historically known as Willingdon Levels and linked with the Pevensey Levels, a large area of marshland to the north-east of Eastbourne. Since the end of the last Ice Age, approximately 14,000 years ago, global sea levels have risen by over 100 metres. By about 5,000 years ago the main phase of sea level rise was complete but since then there has been a continually changing relationship between the sea and the low-lying coastal areas of East Sussex. Eastbourne Park occupies a former small valley that began to silt up as the sea encroached. The result was a small estuary or inlet.
- 2.1.2** By the Bronze Age, this accumulation of silt, possibly aided by the formation of a shingle spit or beach at the entrance to the bay, meant that the sea would only have entered this area at high tide. Peat growth in the less salt water conditions raised the ground level and provided the surface above high tide that the Late Bronze Age community exploited. The opportunity for settlement on the valley floor was not to last and by the early Iron Age (circa 800-400BC) the sea appears to have swept across the area depositing a layer of alluvial clay and covering the settlement at Shinewater. The area of Eastbourne Park appears to have remained an estuary until the current Crumbles Shingle had developed and by the 13th century, the area was being reclaimed for agriculture.
- 2.1.3** Landscape works in 1995 for the creation of flood storage lakes at Shinewater, uncovered evidence of Eastbourne Park's rich archaeological heritage. The remains of a timber platform and causeway included human and animal bones, pottery, flint and metal tools, part of a horse's bridle and personal items such as a bracelet and amber beads. Environmental remains, including plants and insects of the period were preserved in the water-logged conditions and can provide information about what life was like in the area nearly 3,000 years ago. The site went out of use some time after 800BC when it became flooded and covered by alluvial clay, possibly as a result of rising sea levels and/or a sudden storm event. There is also evidence within Shinewater of other trackways across the marsh, some possibly of Neolithic origin and from the drier margins of the Park, evidence of later prehistoric, Romano-British and more recent settlements.

- 2.1.4** Approximately 1,000 years ago, there was a further retreat of the coastline and tidal conditions became re-established. At that time, many of the surrounding slopes and areas of higher ground were undergoing extensive forest clearance resulting in soil being washed downstream and the accumulation of sediment. At the same time, beach material accumulated as a continuous line of gravel and shingle along the coastline, broken only by a small tidal inlet immediately west of the area now known as St Anthony's Hill. The effect of the shingle barrier was to return Eastbourne Park from estuarine creeks to the freshwater conditions that exist today. The introduction of an extensive drainage system during the medieval period converted much of the area from marsh to grassland and the area has subsequently been used for agriculture and grazing. Despite the reclamation of the area, it remained susceptible to flooding, particularly during the winter months, and this situation continues today.



Figure 1 : Eastbourne Park

- 2.1.5** Eastbourne Park has been almost completely surrounded by urban development following Eastbourne's expansion since the Second World War. This urban development comprises residential neighbourhoods, out-of-town shopping centres, business and industrial units, recreational facilities and transport corridors. The housing estate in North Langney was completed in the late 1980s and early 1990s, along with the development of a new secondary school. There has also been other development including the recent expansion of Sussex Downs College and the David Lloyd Centre, the creation of Eastbourne Sports Park and extensions to some industrial estates.
- 2.1.6** A series of relief roads and bypasses have been constructed within or adjacent to the Park's boundaries and these include Golden Jubilee Way/Highfield Link/Cross Levels Way. These new roads have led to

increased noise levels within the Park and the Council is keen to ensure the preservation of the remaining parts of the Park from further noise intrusion. A railway line also runs through part of the Park.

2.2 Eastbourne Park Today

- 2.2.1** Eastbourne Park is a flat, low-lying landscape comprised of approximately 400 hectares of grazed wetland at the geographical centre of the Borough. The Park is on an alluvial plain with rising ground to the east and west. The alluvial deposits are principally thick deposits of china clay with a thin layer of peat within a few metres of the surface. The majority of the area lies below the mean high water level. Underlying this are river gravels and a bed rock of chalk.
- 2.2.2** The Park's levels are criss-crossed by a series of drainage channels (known locally as sewers). It is drained marshland, the majority of which is currently in low-intensity agricultural use as wet grazing pasture land for cattle and sheep. There is an irregular field pattern of medium-sized fields, many of which are fringed with reed-filled ditches. There are fragments of hedgerow trees defining some field boundaries, particularly in peripheral areas of the Park but generally there is a lack of tree cover throughout the Park, with only small areas of wet woodland scrub and belts of mature trees adjacent to some residential areas.
- 2.2.3** The Park provides a 'green heart' for the town and is an important asset for residents and visitors to Eastbourne. Its primary role is as an essential flood storage area, playing a vital role in mitigating the effects of flooding on the surrounding built environment. Indeed, much of the area within the Park's boundaries is located within a flood plain and not therefore suitable for residential, employment or retail uses. In addition to its role as a flood storage area, the Park has a multi-functional role being used for farming, archaeology, and leisure and recreation.
- 2.2.4** Although Eastbourne Park contains many nationally rare wildlife habitats and species, it does not currently have any formal environmental protection. It has, however, been identified as a Biodiversity Opportunity Area (BOA). There is also an internationally important archaeological site at Shinewater currently being considered for inclusion as a scheduled ancient monument.
- 2.2.5** The land within Eastbourne Park is in multiple ownerships. The three landowners owning the largest areas of land within the Park are Eastbourne Borough Council, East Sussex County Council and the Trustees of the Chatsworth Settlement. In addition, there are several other landowners with smaller parcels of land within the Park.
- 2.2.6** The precise boundary of Eastbourne Park has been established in the Core Strategy and now excludes Hampden Park ⁽ⁱ⁾, which is deemed to be a physically and visually separate entity to Eastbourne Park. Land at Kings Drive/Cross Levels Way and the former Bedfordwell Road depot, which although originally within the Park's boundaries are no longer

i Hampden Park refers to the park rather than the ward or neighbourhood

included on the basis that they both have extant planning permissions for residential development. Eastbourne Park has been sub-divided into four main areas. These include:

- Broadwater;
- Southbourne;
- West Langney; and
- Shinewater.

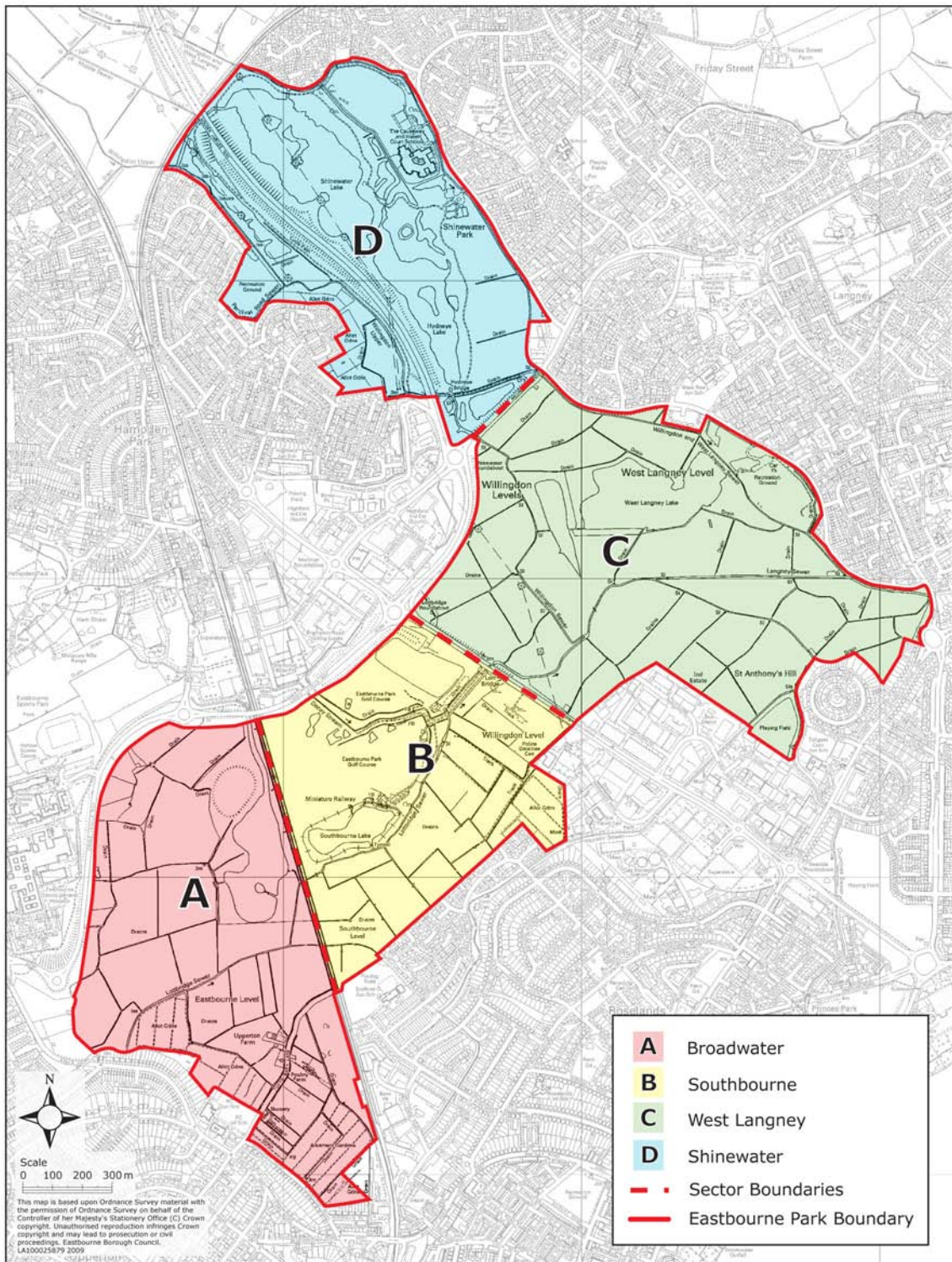


Figure 2 : Eastbourne Park Sectors

Broadwater Sector

2.2.7 Broadwater is located in the south western part of Eastbourne Park and is currently used for grazing pasture with some allotments along Tutt's Barn Lane and in the south of the sector. There is also a small lake in

the north-east of the sector adjacent to the railway line. Broadwater is adjacent to Upperton, Ocklynge & Rodmill, Hampden Park and Roselands & Bridgemere neighbourhoods.

- 2.2.8** Broadwater is predominantly within the ownership of the Trustees of the Chatsworth Settlement, although Eastbourne Borough Council owns small parcels of land in the south-west, to the east of King's Drive.

Southbourne Sector

- 2.2.9** Southbourne lies to the north east of the Broadwater Sector and is bounded by a railway line on its western boundary and Lottbridge Drove to the north-east. It also contains Eastbourne Miniature Steam Railway and the Eastbourne Golf Park. It is principally used for recreation and grazing pasture, allotments and flood water storage lakes. It is adjacent to Roselands & Bridgemere, St Anthony's and Langney Point, and Hampden Park neighbourhoods.

- 2.2.10** The Southbourne Sector is currently predominantly within the ownership of the Trustees of the Chatsworth Settlement.

West Langney Sector

- 2.2.11** West Langney is located in the eastern part of Eastbourne Park. It is bounded by Lottbridge Drove to the south-west and Willingdon Drove to the north-east. It is adjacent to St Anthony's and Langney Point, Langney and Hampden Park. It contains a large recently extended deep-water lake.

- 2.2.12** The West Langney Sector is currently predominantly within the ownership of Eastbourne Borough Council and the Trustees of the Chatsworth Settlement, although there are some other landowners with small parcels of land in the north and west parts of the Sector.

Shinewater Sector

- 2.2.13** Shinewater is located in the northern part of the site adjacent to Golden Jubilee Way (A22). It contains a Country Park and flood storage lake, and is also used for recreation and leisure. It is adjacent to Hampden Park, Shinewater & North Langney, and the boundary with Wealden District Council.

- 2.2.14** The Shinewater Sector is owned almost in its entirety by Eastbourne Borough Council and East Sussex County Council.

2.3 The Vision for Eastbourne Park

- 2.3.1** The Vision for the future growth of Eastbourne was originally established in Pride of Place, the Community Strategy and has also been adopted for use in the The Eastbourne Plan. It states that:

Vision for Eastbourne

“By 2027, Eastbourne will be a premier coastal and seaside destination within an enhanced green setting. To meet everyone’s needs Eastbourne will be a safe, thriving, healthy and vibrant community with excellent housing, education and employment choices, actively responding to the effects of climate change”.

- 2.3.2** This SPD provides greater detail to support Policy D11 of the Eastbourne Plan setting out a clear strategy for its future development of the Park as an ecological, archaeological and leisure resource to benefit residents and visitors alike. The Vision for Eastbourne Park states that:

Vision for Eastbourne Park

“By 2027, Eastbourne Park will provide a unique, accessible and sensitively managed ‘green heart’, which makes a significant contribution to the social, economic, environmental and physical well-being of the community”.

2.4 Ensuring Consistency with the Eastbourne Core Strategy Local Plan

- 2.4.1** The Eastbourne Core Strategy Local Plan (Core Strategy) identified a need for an SPD to cover Eastbourne Park and to add additional, more specific guidance to support Policy D11. The SPD sets out a clear strategy for the future development of Eastbourne Park as an ecological, archaeological and leisure resource to benefit visitors and residents, and establishes a series of key principles and concepts for each part of the Park.

Policy D11: Eastbourne Park

Eastbourne Park is an important ecological, archaeological and leisure resource that should be utilised to its full potential. It is also an essential flood storage area, which helps mitigate the effects of flooding on the surrounding built development. Any future proposals for the Park should ensure that they do not compromise its vital role as an area for flood storage and mitigation.

The future enhancement of the Park will be undertaken in a manner that provides an effective and sustainable balance of environmental, social and economic benefits for the Borough in accordance with the Core Strategy Vision. In order to maintain the effectiveness of Eastbourne Park as an essential flood storage area, and in the interests of mitigating flood risk, the existing flood storage system will be periodically reviewed and updated as required.

Within the areas of highest ecological value, the environmental quality of the Park will be conserved and enhanced through the creation of a Local Nature Reserve; a key element of this will involve the development of a visitor centre to create a unique attraction and focus for tourism in the Park. An educational resource centre related to the Shinewater archaeological site could be provided within this facility or separately.

For the protection of the natural and historic environment within Eastbourne Park:

- **flood storage capacity will be increased through extensions to existing and/or additional flood water storage lakes, and these should be designed to provide enhancements to existing biodiversity and avoid impact on significant archaeological interests;**
- **with the exception of wind-turbines, renewable energy generation will be encouraged, taking care to ensure that new installations do not cause obstructions to watercourses or have an unacceptable effect on the local fauna;**
- **landowners that undertake environmental stewardship schemes to deliver effective environmental management of their land will be supported; and**
- **ecological corridors will be established to provide links to the wider integrated green network across the Borough.**

Outside designated nature conservation areas and where proposals would not result in an unacceptably detrimental impact on wildlife and ecology, appropriate outdoor leisure and recreational uses will be permitted. The following leisure and recreation uses will be supported at Eastbourne Park:

- **non-motorised water-based recreation, including sailing, rowing, canoeing and other similar uses;**

- **outdoor sports facilities, including playing pitches and areas of amenity space;**
- **children’s play areas, located close to and with safe access to existing residential areas;**
- **allotment provision, located close to and with safe access to existing residential areas; and**
- **enhanced access to the Park through the provision of a comprehensive network of pedestrian and cycle routes⁽ⁱⁱ⁾.**

No other development will be permitted in Eastbourne Park unless its contribution to the enhancement of the Park as an area of importance for ecology, archaeology or leisure/recreation can be clearly demonstrated.

Applications for alternative sources of renewable energy such as Biomass and Solar would be considered subject to outcomes of detailed Landscape Impact and Biodiversity Impact Assessments and a woodland management plan.

2.5 Key Issues for Eastbourne Park

Flood storage

- 2.5.1** Eastbourne Park has been identified as an essential flood storage area, which helps mitigate the effects of flooding on the surrounding built development within the Willingdon Flood Storage Catchment area. It is essential that this function is fully protected. Any future proposals for the Park should, therefore, ensure that they do not compromise its vital role as an area for flood storage and mitigation. They should also consider in detail the potential impacts on below-ground palaeo-environmental and archaeological remains.

Sustainable balance of economic, social and environmental benefits

- 2.5.2** It is essential that the future enhancement of Eastbourne Park will be undertaken in a manner that provides an effective balance between the need to preserve the environment and the desire to provide social and economic benefits for Eastbourne in accordance with the Core Strategy Vision.

Designation of a local nature reserve and provision of a wetland visitor centre/archaeology education resource centre

- 2.5.3** Eastbourne Park is an underutilised resource with considerable potential to increase tourism and attract more visitors. There is considerable potential to create a Local Nature Reserve and wetland visitor centre/archaeology education resource centre within the areas of highest ecological value. The wetland visitor centre could also be a combined archaeological centre and consideration should be given to the

ii The network of cycle routes will be set out in the Council’s Cycling Strategy

reconstruction of areas of freshwater environments similar to those in existence in the Bronze Age, with reconstructions of the structures that existed then but which could be accessible to the public for bird-watching or other compatible modern-day uses.

Leisure and recreation

2.5.4 It has been identified that there are opportunities to increase leisure and recreation within Eastbourne Park. Appropriate leisure and recreational uses will be permitted in certain locations in order to enhance the social and economic well-being of the local community and attract more visitors to the Borough.

Protecting the natural environment

2.5.5 Eastbourne Park has been identified as an important 'green heart' for the town. Protection of the natural environment is, therefore, essential to ensure Eastbourne Park continues to be an important asset for both residents and visitors alike. In particular the Park has no formal protection and steps will be taken to achieve this.

Protecting the historical environment

2.5.6 Eastbourne Park contains important archaeological sites and these historical records need to be preserved and protected for the benefit of both visitors and residents of Eastbourne. Nationally important archaeological remains are known to exist at Shinewater and these heritage assets require continued preservation through stable hydrology as well as monitoring and explanation to the public. There are many parts of the Park that have not been researched in detail and there is considerable potential for additional buried archaeological sites.

Lack of accessibility to Eastbourne Park

2.5.7 Eastbourne Park is strategically situated in the centre of the Borough, however, opportunities to explore and visit the area are currently limited. This needs to be addressed in order to enhance access to the Park for existing and future residents, whilst at the same time enabling it to reach its tourism and visitor potential. Proposals to increase walking and cycling routes throughout the park will be sought.

2.6 Integrated Management of Eastbourne Park

2.6.1 Land within Eastbourne Park is currently within a variety of different ownerships and management of individual areas of land is the responsibility of these respective landowners. These multiple land ownerships have the potential to be a major impediment to the realisation of a comprehensive vision for the whole park and this SPD has therefore involved three key landowners as Figure 1 demonstrates: Eastbourne Borough Council, East Sussex County Council, and the Trustees of the Chatsworth Settlement, who between them own over 80% of the overall land area) in its formulation.

- 2.6.2** Eastbourne Park, has historically suffered from the lack of a comprehensive and integrated system of management. The combination of land being in multiple ownerships, coupled with landowners' different opinions on the future of the park has resulted in the lack of an overall vision for the Park. Different and sometimes contrasting aspirations have ultimately led to the lack of a joined-up approach and this has been a major obstacle in the creation of *"a unique, accessible and sensitively managed green heart which makes a significant contribution to the social, economic and physical well-being of the community"*.
- 2.6.3** Eastbourne Park will be managed in a more integrated and effective way that seeks to safeguard all stakeholder interests. This could be achieved through implementation of various measures, but could include:
- Supporting the creation of a management forum or group representing all landowners and other interested parties;
 - Ensuring that all landowners and stakeholders are fully involved and supportive of the Council's vision by engaging in frequent consultation exercises and ensuring that their views are taken account of at all times;
 - Facilitating the introduction of an organisation to purchase or lease land to develop and manage agreed options; and
 - Encouraging all landowners to enter land into grant aid schemes including Higher Level Stewardship.
- 2.6.4** The creation of a management forum or group representing all interested parties (to include landowners and other stakeholders) will be fundamental to the achievement of the vision and objectives for Eastbourne Park. Clearly the aims and aspirations established in the SPD will have to be agreed by all relevant bodies to ensure that there is a shared commitment to delivering a significantly improved environmental, archaeological, leisure and recreation resource that benefits the whole community.

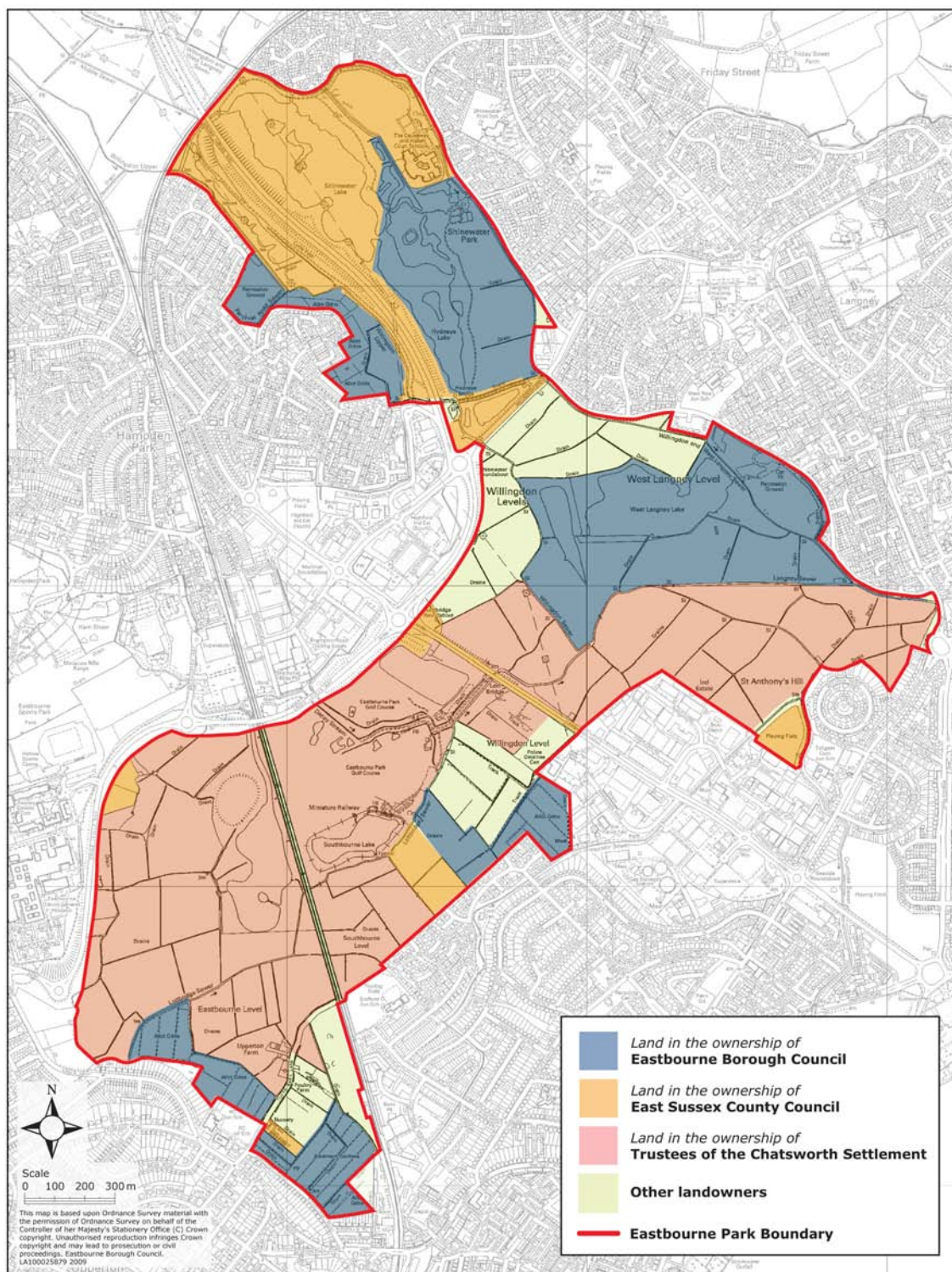


Figure 3 : Land Ownership within Eastbourne Park

3 Key Principles for Eastbourne Park

This section identifies ten key principles that will help deliver the overarching Vision for Eastbourne Park.

- 3.0.1** The SPD for Eastbourne Park will deliver the Vision through the implementation of ten key principles. It is important to adopt an appropriate balance between different principles to ensure that each principle is given due and fair consideration. The ten principles are set out below:

3.1 Key Principle 1: Conservation of the Natural Environment

KP 1: Conservation of the Natural Environmental

The unique landscape character, biodiversity and wildlife habitats within Eastbourne Park will be conserved and enhanced for the benefit of current and future generations. This will be achieved through implementation of the following measures:

- **Designating an area within West Langney sector with statutory protection as a Local Nature Reserve;**
- **Supporting the development of a regionally important wetland visitor centre to compliment the nature reserve;**
- **Controlling the spread of invasive species; and**
- **Encouraging management and grazing of abandoned land.**

- 3.1.1** Eastbourne Park is a valuable environmental resource comprising open water, reed beds and wet grassland. It has been recognised as a Biodiversity Opportunity Area and comprises of a network of drainage channels and medium-sized fields. The rich variety of biodiversity areas and identified habitats within Eastbourne Park are shown in Figure 24.
- 3.1.2** Eastbourne Park has been almost completely surrounded by urban development following the town's expansion during the latter part of the 20th century. It is vital that suitable environmental protection measures (including water pollution) are established to ensure that the Park is conserved and enhanced as an area of biodiversity importance in the future.
- 3.1.3** Despite the extensive urban development along its perimeter, and the agricultural drainage improvements, Eastbourne Park retains a wide variety of flora and fauna. It provides a secure haven for a large and diverse population of species. Its primary biodiversity is lowland wetland habitats comprising wildflower meadows, rough grassland, small-scale woodland and scrub. A series of drainage ditches contain different species of wetland plants and much of the botanical interest is concentrated here and in the lowest lying area of marshland within the West Langney Sector.

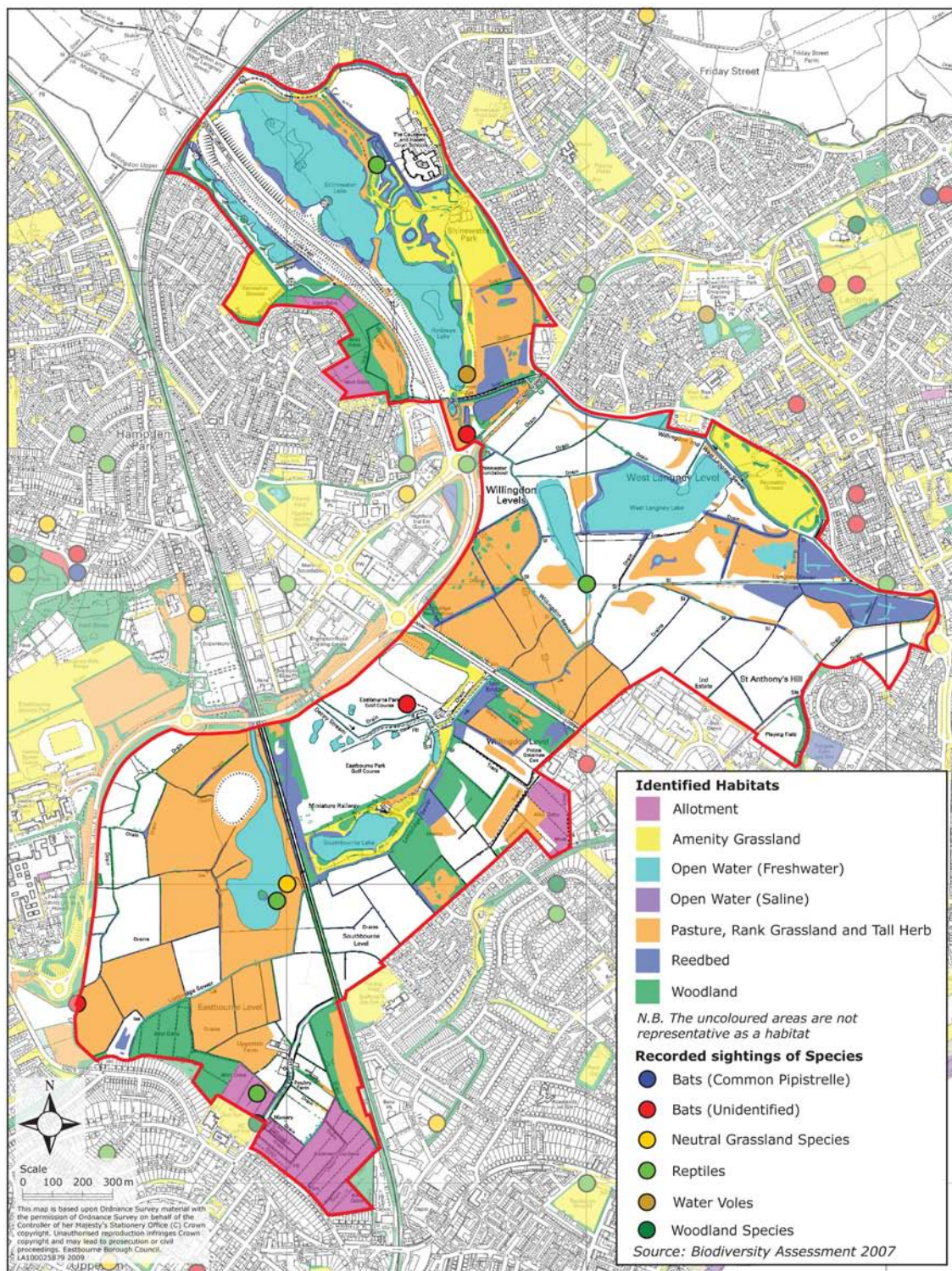


Figure 4 : Biodiversity Areas and Identified Habitats in Eastbourne Park

3.2 Key Principle 2: Flood Mitigation

KP 2: Flood Mitigation

Eastbourne Park will continue to play a vital role in flood storage and regard will be had to the impact of existing and future development to minimise the risk and mitigate the effects of flooding in the surrounding urban area. This will be achieved through implementation of the most effective measures from the following:

- **Ensuring that all proposals to enhance the archaeological, ecological or leisure and recreational elements of Eastbourne Park do not have an unacceptably adverse effect on its ability to function as an important flood storage area;**
- **Extending or creating additional flood storage lakes where required to provide additional flood storage capacity taking into account an assessment and evaluation of potential impacts of known and potential buried archaeology;**
- **Ensuring the effective flow of water through existing sewers and channels; and**
- **Recreating the former marshland environment to hold additional flood water; and**
- **Increasing the capacity of the outfalls to the sea.**

- 3.2.1** Flood storage and mitigation is and will continue to be a vital function of Eastbourne Park in the future. Much of the Park lies within a flood plain and the lakes, whilst also having considerable potential for ecology and biodiversity, still need to perform their primary hydrological functions.
- 3.2.2** The Park has two main hydrological functions. Firstly it allows the passage of water from many streams off the nearby South Downs and Low Weald, to the outfalls at Pevensey Bay and Princes Park where it reaches the sea. Secondly it allows the storage of flood water at peak surface water flows and during high tide locked conditions. It is necessary that the Park continues to perform these functions, since much of Eastbourne has been built on a flood plain and is particularly liable to flooding if the drainage system is not functioning effectively.
- 3.2.3** There is considerable evidence to suggest that man-made climate change will result in unstable weather patterns leading to the potential for increased periods of prolonged rainfall and also for rising sea levels. Both these factors are likely to have an impact on Eastbourne and have the potential to lead to an increased potential for flooding in the Borough. Furthermore, future residential and employment development in both Eastbourne and the neighbouring district of Wealden, are likely to result in increased surface water run-off and Eastbourne Park needs to have the capacity to successfully cope with a variety of future scenarios.

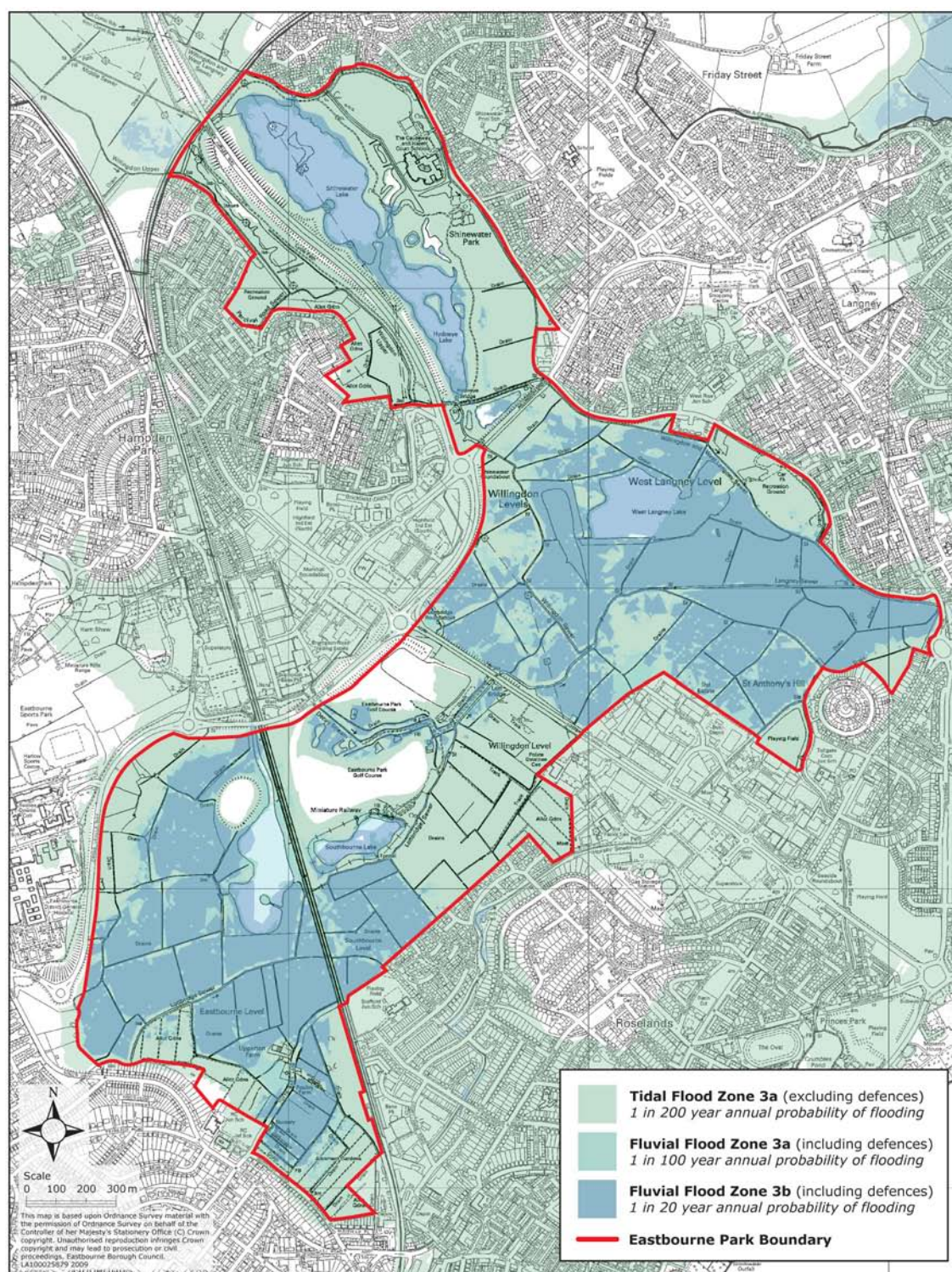


Figure 5 : Flood Risk Map for Eastbourne Park showing Tidal and Fluvial Flood Zones

3.2.4 The Flood Risk Map set out in Figure 4 shows the Tidal and Fluvial Flood zones that affect Eastbourne Park. These are Tidal Flood Zone 3a, Fluvial Flood Zone 3a and Fluvial Flood Zone 3b (also known as the functional flood plain). The flood zones will affect the types of development that

can be located in certain areas of Eastbourne Park. Some parcels of land within the Park are not at risk of flooding but these areas are not necessarily suitable for forms of built development.

3.2.5 The Tidal Flood Zone 3a comprises land assessed as having a 1 in 200 or greater annual probability of flooding from the sea (>0.5%) in any year. This does not take into account the effect of the sea defences, which in reality protects this area from flooding, but sea defences can be overtopped or breached during a severe storm, which may be more likely with climate change. The consequences and impacts of flooding from the sea is more severe than flooding from rivers. The Fluvial Flood Zone 3a comprises land assessed as having a 1 in 100 or greater annual probability of river flooding (>1%). This does take into account flood defences on local rivers and watercourses. Uses defined as 'highly vulnerable' in The Technical Guidance to the National Planning Policy Framework should not be permitted in these zones. The 'water-compatible' and 'less vulnerable' uses of land are appropriate in these zones, and 'more vulnerable' and 'essential infrastructure' uses should only be permitted in these zones if the Exception Test is passed. 'Essential infrastructure' uses permitted in these zones should be designed and constructed to remain operational and safe for users in times of flood.

Flood Zone	Flooding Probability	Defences	Unacceptable Uses
Tidal Flood Zone 3a	1 in 200 or greater annual probability	Excluded	Highly vulnerable uses <i>(More Vulnerable and Essential Infrastructure uses are required to pass an exception test)</i>
Fluvial Flood Zone 3a	1 in 100 or greater annual probability	Included	Highly vulnerable uses <i>(More Vulnerable and Essential Infrastructure uses are required to pass an exception test)</i>
Fluvial Flood Zone 3b	1 in 20 or greater annual probability	Included	Highly vulnerable uses More vulnerable uses

Table 1 : Flood Vulnerability Classifications

3.2.6 The Fluvial Flood Zone 3b is functional floodplain and comprises land where water has to flow or be stored in times of flood. The general definition of this is land which would flood with an annual probability of 1 in 20 (5%) or greater in any year. Only the 'water-compatible' uses

and 'essential infrastructure' that has to be there should be permitted in this zone. Essential infrastructure in this zone is also required to pass the Exception Test.

3.3 Key Principle 3: Improved Accessibility

Key Principle 3: Improved Accessibility

Accessibility, both within and adjacent to Eastbourne Park, will be significantly improved and enhanced. This will be achieved through implementation of the following measures:

- **Maintaining existing pedestrian and cycle routes and developing new routes in accordance with the Council's Cycling Strategy;**
- **Increasing accessibility and improving signage from adjacent residential and employment areas, nearby railway stations at Eastbourne and Hampden Park, and bus stops close to and within the Park's boundary;**
- **Ensuring that all existing and proposed routes are safe, attractive and well-lit where appropriate;**
- **Supporting the introduction of a series of leisure routes throughout Eastbourne Park; and**
- **Increasing public access to land within Eastbourne Park, where it does not compromise ecology, archaeology or have a detrimental impact on its ability to function as a flood storage area.**

3.3.1 It has been recognised that, whilst Eastbourne Park provides a valuable natural resource, access to it and across it is currently very limited. The majority of Eastbourne Park is currently inaccessible to the public and there are few rights of way. Public access is limited to a small number of footpaths and cycleways, most of which are close to, or run alongside main roads. Indeed, other than the Pig Lane bridleway in the Shinewater Sector and the National Cycle Network Route 21 (see Figure 6), there are no formally designated Rights of Way. This SPD provides an excellent opportunity to create a series of new, carefully designed pedestrian and cycle routes (see Figure 7).



**Figure 6 : National Cycle Network
Route 21**

- 3.3.2** Whilst it is important that any proposals to increase accessibility to Eastbourne Park do not compromise the existing ecological balance, there is much scope to significantly improve accessibility by ensuring proposals are undertaken in a sensitive and sympathetic manner. Any proposals to improve access to the Park should therefore ensure that they do not conflict with agricultural needs, lead to wildlife disturbance (particularly to water birds), or open the way to the potential hazards created by the many water bodies.
- 3.3.3** Increased accessibility can be achieved in a number of ways: both by enhancing pedestrian and cycle linkages from residential and employment areas adjacent to the Park; and through the provision of a carefully designed comprehensive network of pedestrian and cycle routes. The proposed routes shown in Figure 7 are indicative and the detailed route planning of these pedestrian and cycle routes will involve landowners and other key stakeholders. Opportunities to enhance access to the Park from Eastbourne and Hampden Park railway stations, and bus stops will also be explored. These new routes should be safe, easily identifiable and well-signposted.

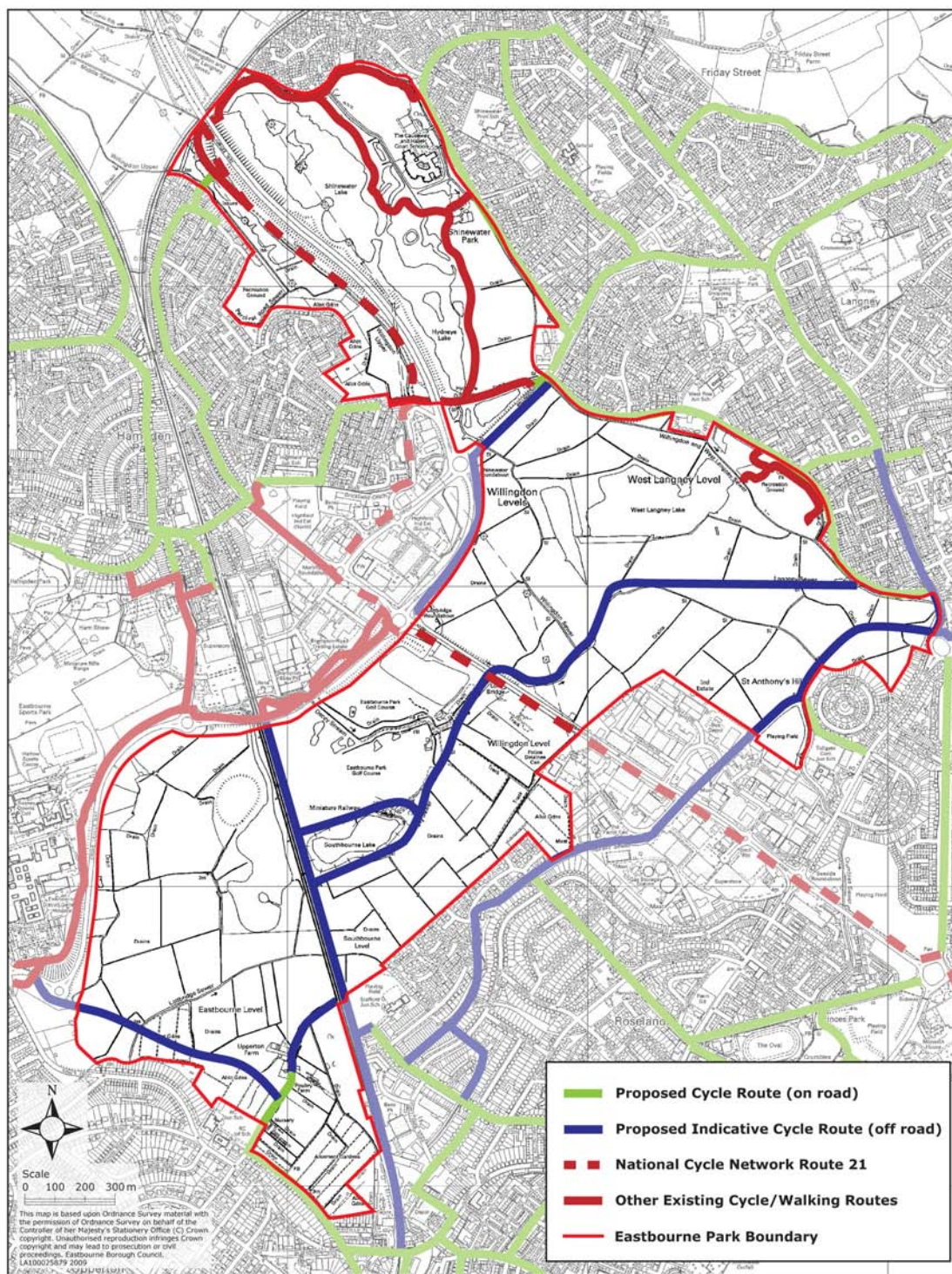


Figure 7 : Cycling and Pedestrian Routes within Eastbourne Park

3.4 Key Principle 4: Agriculture and Allotments

KP 4: Agriculture and Allotments

Agricultural uses will continue to be supported as an appropriate use within the boundaries of Eastbourne Park. Sustainable farming methods should be employed and applied to ensure that the unique flora and fauna is protected and enhanced.

Opportunities to enhance the quality of existing allotments will be harnessed. Provision of allotments will continue to be provided according to local needs. Where additional future demand is generated, additional allotments will be provided in accordance with the Allotment Study, (which seeks to assess options for future allotment provision) and in conjunction with land owners and the Eastbourne Allotment and Garden Society.

- 3.4.1** Much of Eastbourne Park is currently used for agriculture and this provides a steady, albeit relatively modest income for many of its landowners. It is envisaged that agriculture will continue to be an important component in Eastbourne Park in future years.



Figure 8 : Allotments in Eastbourne Park

- 3.4.2** Allotments play an important role in providing opportunities for local people to grow crops, vegetables and food in a sustainable and environmentally friendly way and Eastbourne Park already provides a useful contribution to the Borough's overall allotment provision. The Council will continue to work with the Eastbourne Allotment and Garden Society (EAGS) and other relevant organisations to ensure an improved

provision of allotments that its informed according to local needs. Effort will be made to reduce waiting lists for allotments and enhance the sustainability of the service.

3.4.3 It is envisaged that additional allotment space will be provided in accordance with the Allotment Study, which assess a range of options for future provision. It is acknowledged that traditional allotment sizes are in many cases, too large for the needs of current allotment holders and a reduction in the size of allotment plots to enable a greater number of people to obtain access to allotments can often be an appropriate way of increasing access to allotments.

3.4.4 To meet potential future demand, the following allotment sites have been developed, or are prioritised for development:

- Churchdale Road Allotments – When the demand for allotments decreased over 20 years ago, some areas were left uncultivated. Within Churchdale Road allotments there was an area of previously laid out allotments within the site that have been cultivated and bought back into production by October 2011. An additional 1.74ha of land has been brought back into cultivation during 2011/12. There is an area adjacent to the allotment site (0.98ha) that will require planning permission and if approved needs considerable drainage work, fencing, roadways, car parking, cultivation and the installation of a water supply to allow it to become suitable for allotments.
- Manor Road Allotments – the allotments were extended to include an additional 0.18ha of disused land. The land was prepared, cultivated and bought back into production by May 2011.
- Gorringe Road, Marchants Field, Summerdown Road and Tutts Barn Lane allotments (considered together as one site) – return disused allotment land at Durley Field (1.61ha) back into production. Durley Field is accessed through Marchants Field and has been brought back into production during 2012 with complete clearance, grading and cultivation with the addition of new fencing, gates, roadways, car parking and the installation of a new water supply.

3.5 Key Principle 5: Conservation of the Historical Environment

KP 5: Conservation of the Historical Environment

The conservation and promotion of important historical environment elements within Eastbourne Park will be achieved through implementation of the following measures:

- **Protecting the Bronze Age settlement Scheduled Monument at Shinewater;**
- **Supporting the development of a historical environment management plan with policies for conservation and promotion;**
- **Protecting known and potential wetland archaeological remains by maintaining high and stable water levels;**
- **Encouraging palaeo-environmental and archaeological research and publication; and**
- **Supporting proposals to create a wetland visitor centre/archaeology education resourcecentre.**

- 3.5.1** Discoveries in 1995 during the creation of the Shinewater lakes uncovered evidence of Eastbourne Park's rich archaeological heritage. The remains of a timber platform and causeway, constructed of oak piles overlain with hazel, gravel and reeds were discovered and dated to the Late Bronze Age. Finds from the platform and causeway included human and animal bones, pottery, flint and metal tools, part of a horse's bridle and personal items such as a bracelet and amber beads. Archaeological remains, including plants and insects of the period were beautifully preserved in the water-logged conditions and provided an excellent insight into what life was like nearly 3000 years ago. The site went out of use after 800BCE when it became flooded and covered by alluvial clay, as a result of continued rising sea levels. There is also evidence within the Park of other trackways across the marsh, some possibly from the Neolithic period and from the drier margins of the Park, evidence of later prehistoric, Romano-British and more recent settlements.
- 3.5.2** The creation of an historical environment management plan for Eastbourne Park would use Historic Environment Record (HER) as the evidence base for defining the extent of the Scheduled Monument at Shinewater as well as other areas of known archaeological remains and archaeological potential and to set out requirements for future condition monitoring and mechanisms to ensure a stable and high water table to preserve waterlogged peat and archaeological remains.
- 3.5.3** The conservation and promotion of the Park's rich archaeological value is a vital element of its future management. Proposals to establish a visitor centre and educational resource centre could help to explain the environmental history of the site, how it has changed over time and how people have adapted to these changes. Opportunities to learn about, and

be involved in the evolving understanding of the history and archaeology of the Park will be promoted and new research and the publication of information will be encouraged.

3.6 Key Principle 6: Healthy Communities

KP 6: Healthy Communities

Eastbourne Park will seek to provide greater opportunities for Eastbourne's residents and visitors to lead healthy and active lives whilst at the same time reducing the negative effects of deprivation and social exclusion. This will be achieved through implementation of the following measures:

- **Providing additional allotments to meet existing and anticipated future demand;**
- **Providing support for small-scale events and healthy activities;**
- **Providing a safe, clearly sign-posted network of footpaths and cycle ways throughout the Park;**
- **Exploring opportunities for the creation of dedicated space for the community to grow their own food; and**
- **Supporting additional children's play areas, located close to, and with safe access to adjacent residential areas.**

- 3.6.1** One of the principal aims of the Council is to help ensure that its residents have access to a wide variety of easily accessible and safe open space and leisure opportunities. Improving opportunities for involvement in physical activity will deliver significant health benefits.
- 3.6.2** Some of the neighbourhoods surrounding Eastbourne Park suffer from relatively high levels of social deprivation particularly Shinewater/North Langney and parts of Hampden Park. Increased accessibility to the Park offers considerable potential to address issues of social exclusion, whilst at the same time providing opportunities for people to lead healthy lives.
- 3.6.3** Support will be given to proposals for small-scale events and healthy activities. These will encourage many local residents to become involved in Eastbourne Park, increasing its role as a valuable community resource.
- 3.6.4** Increased allotment provision will increase the number of people growing fruit and vegetables and in time lead to healthier communities.

3.7 Key Principle 7: Educational Awareness

KP 7: Educational Awareness

A more comprehensive understanding of the natural and historical environments will be achieved through implementation of the following measures:

- **Supporting the introduction of a wetland visitor centre/archaeology education resource centre; and**
- **Encouraging local schools to participate in the environmental/archaeological education on offer.**

- 3.7.1** An increased emphasis will be placed on encouraging educational awareness of the Park and its geological, ecological and archaeological history. Significantly enhanced public access will help facilitate this through the positioning of display panels and information boards at strategic locations throughout the Park.

3.8 Key Principle 8: Sustainable Tourism

KP 8: Sustainable Tourism

Opportunities to enhance the local economy by promoting sustainable tourism, leisure and recreation will be supported. This will be achieved through the implementation of the following measures:

- **Maintaining and enhancing existing facilities within Eastbourne Park;**
- **Creating a wetland visitor centre/archaeology education resource centre;**
- **Encouraging non-motorised water-based recreation including sailing, rowing, canoeing, fishing and other similar uses;**
- **Providing additional outdoor sports facilities including playing pitches and areas of amenity space;**
- **Exploring opportunities for the introduction of angling; and**
- **Exploring opportunities to provide additional allotment provision, located close to and with safe access to existing residential areas.**

- 3.8.1** Eastbourne Park is an under-utilised leisure and recreation resource and there are currently very few tourism facilities to compliment those in the town centre and surrounding downland. The only formal tourist facility within Eastbourne Park is the Eastbourne Miniature Steam Railway located in the Southbourne Sector off Lottbridge Drove.

- 3.8.2** There are considerable opportunities to make significant enhancements that will improve the Borough's range of tourism opportunities, whilst at the same time providing additional opportunities for local people to access

an enhanced sustainable leisure and recreation facility. The creation of a wetland visitor centre and archaeological resource centre will seek to become important tourist attractions to compliment existing facilities.

3.9 Key Principle 9: Green Corridors

KP 9: Green Corridors

A network of green, ecological corridors linking Eastbourne Park with other important wildlife habitats will be supported. This will be achieved through the implementation of the following measures:

- **Establishing ecological corridors to other natural areas including the South Downs National Park, the Pevensey Levels, the Seafront, and other areas of green space within the Borough;**
- **Encouraging the de-culverting of water courses where possible to enable a more diverse range of wetland habitats to be established;**
- **Modifying grass mowing regimes along green corridors;**
- **Encouraging local schools to create wildlife habitat areas.**

3.9.1 It is important to recognise that Eastbourne Park does not stand in isolation and that there are several other important areas of important ecological diversity outside its boundaries. The Eastbourne Biodiversity Assessment (2007) recognised the value of Eastbourne Park's important strategic position within the Borough and identified a unique opportunity to create a green network focused on the Park, which would function as a hub. This green network takes the form of a series of green corridors, along which access can be made to other important local wildlife habitats (see Figure 9).

3.9.2 Eastbourne Park is an identified Biodiversity Opportunity Area (BOA) by the Sussex Biodiversity Partnership, as it represents a priority area for the delivery of Biodiversity Action Plan (BAP) targets. The Environment Agency, in partnership with the Sussex Wildlife Trust and Sussex Biodiversity Partnership, has identified the need to improve and protect the value of marshland, enhancing the green infrastructure associated with its habitats, making them more resilient to development pressures and climate change. A list of priority species found in Eastbourne Park is presented in Appendix B. The BOA designation provides further flood management benefits and wetland biodiversity for Eastbourne Park.

3.9.3 In order to enhance the semi-natural environment, a series of wildlife or ecological corridors should be established to link other wildlife habitats and amenity spaces in the local area. Along these corridors, grass mowing regimes will be modified to ensure grass is kept longer in key places. This will help encourage trans-migration of species and assist in encouraging biodiversity throughout the Borough. Wildlife corridors should be created to link the Park with the Seafront, the South Downs National Park, Pevensey Levels and the Low Weald.

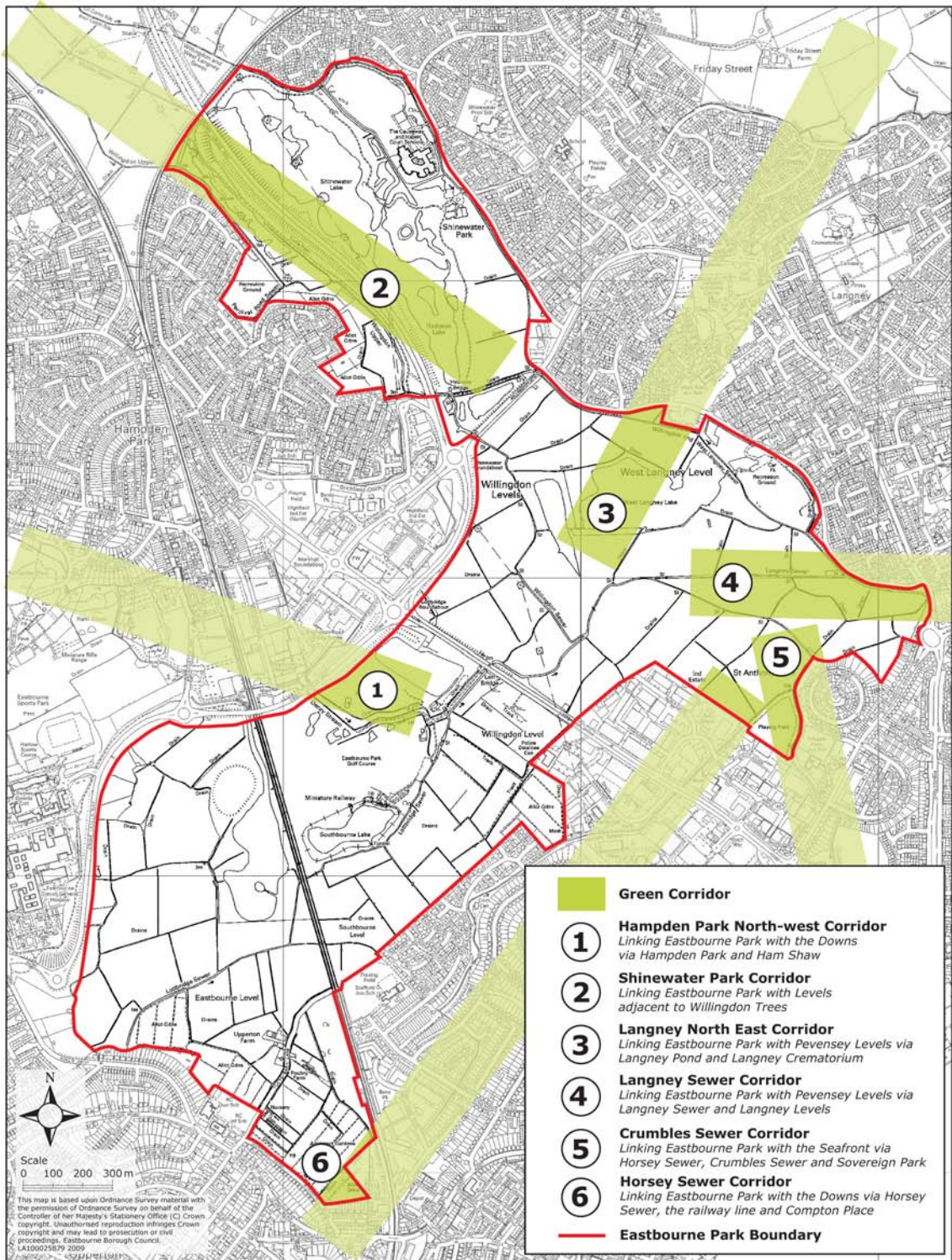


Figure 9 : Identified Green Corridors where links can be made to other Important Local Wildlife Habitats

3.10 Key Principle 10: Renewable Energy

KP 10: Renewable Energy Generation

Renewable energy generation in Eastbourne Park will be encouraged to help establish Eastbourne as a 'low carbon town'. This will be achieved through implementation of the following measures:

- **Installing appropriate renewable energy technologies that utilise the natural resources available and are appropriate in size and scale to the local natural environment; and**
- **New visitor centres should be powered by renewable energy.**

In addition to these measures, all proposals should be consistent with the criteria established in Policy D1: Sustainable Development of the Eastbourne Plan.

- 3.10.1** The Climate Change Act requires an 80% reduction in carbon dioxide emissions by 2050. Increased development of renewable energy resources is vital to facilitating the delivery of the Government's commitments on both climate change and renewable energy.
- 3.10.2** The Renewable Energy Potential Study for Eastbourne, carried out in August 2009, mapped suitable sites across the Borough for renewable energy technologies. Eastbourne Park has been assessed as being suitable for Solar Photo Voltaic Cells - due to the amount of sunshine hours in Eastbourne and the flat location of the Park. However, an appropriate balance needs to be found that demonstrates a commitment to reducing carbon emissions in the Borough, whilst at the same time ensuring that the natural environment is not spoilt by the presence of large obtrusive structures.
- 3.10.3** Eastbourne Park has also been assessed as being suitable for Biomass Crop growing because the soil type can well support willow and other biomass plants. However, it is essential that an appropriate balance between being progressive on carbon reduction and respecting the natural environment is achieved.

4 The Spatial Framework

This section provides a spatial overview of the vision for Eastbourne Park through the key diagram. It also sets out more detailed concepts for each of the four sectors.

4.1 A Spatial Framework of Themed Sectors

- 4.1.1** The disparate nature of the individual areas or sectors that make up Eastbourne Park is acknowledged and a number of man-made boundaries restrict the free movement of wildlife and humans to move around the whole area. Furthermore, it is recognised that each of the Sectors have differing characteristics and an approach has therefore been taken that seeks to acknowledge these differences.
- 4.1.2** The spatial framework builds on existing key structural elements within Eastbourne Park and helps define a clearer identity for each of the four sectors, with the intention of establishing a more legible identity and role for each. The four sectors have already been identified in Chapter 2 and are shown in the Key Diagram in Figure 10.
- Broadwater;
 - Southbourne;
 - West Langney; and
 - Shinewater.
- 4.1.3** There is a need to accept the wide-ranging uses, which will be taking place within Eastbourne Park and to ensure that there is an appropriate balance between uses. It should be borne in mind that some types of uses are not compatible with one another. Furthermore, there are some issues such as the ability of Eastbourne Park to function as a flood storage area that cannot be compromised. The potential impacts of ignoring this vital function have the potential to be far-reaching and have detrimental impacts on the ability of other areas outside the boundary of Eastbourne Park.
- 4.1.4** A series of visions or concepts has been devised for each of the four sectors within Eastbourne Park. These proposals have been closely informed by considering the key principles and identifying the types of uses that are considered appropriate for each sector.

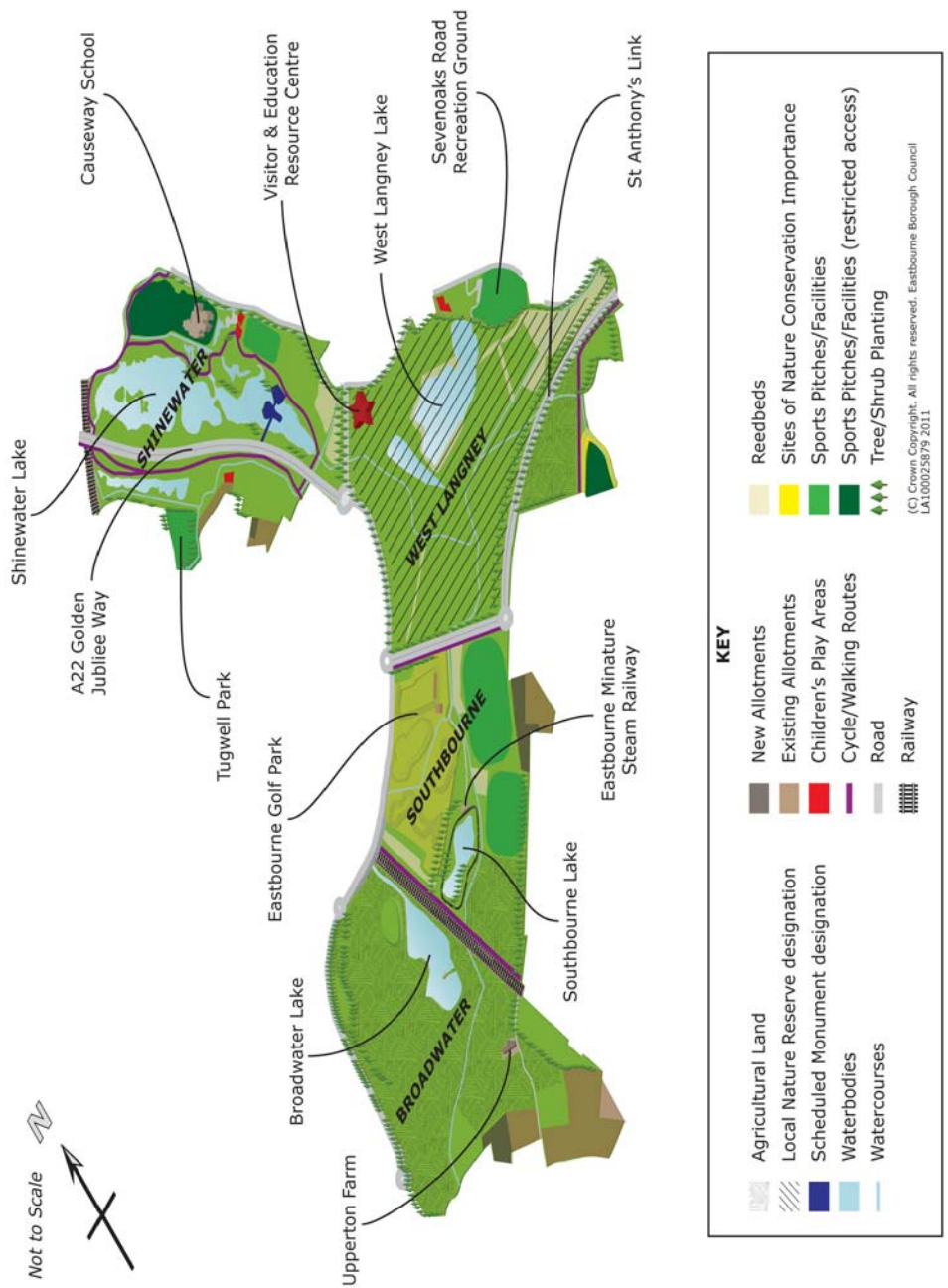


Figure 10: Eastbourne Park Key Diagram

Not to Scale

4.2 Concept for Broadwater

Sector A: Broadwater

Broadwater will consolidate its position as an important area of agriculture and allotments. Opportunities to enhance the area's biodiversity and ecology will also be sought and measures will be taken to ensure that it continues to function effectively as an area of flood storage and mitigation.

The concept for Broadwater will be achieved through the implementation of the following measures:

- **Enable the area to continue to function as an area for agriculture;**
- **Preservation and enhancement of existing allotments for existing and future generations;**
- **Increase the number of access points from adjacent residential areas subject to discussions with landowners;**
- **Support the creation of a new bridge or underpass across the railway line to provide a direct link between Tutt Barns Lane and the proposed new cycleway/footpath along the eastern side of the railway line;**
- **Extend existing flood storage lakes to provide additional capacity; and**
- **Enhance biodiversity and ecology through the creation of appropriate and sensitive native tree and shrub planting schemes along the perimeter.**

- 4.2.1** Broadwater will continue to function as an important flood storage area with a focus on continuing the existing agriculture and allotment uses. Farming is an important use and given the extensive flood risk issues affecting this sector, it is unlikely that the area would be appropriate for any alternative uses.
- 4.2.2** The allotments to the south-west of the sector will be preserved and enhanced in accordance with the provisions of the Allotment Strategy. Following extensive consultation, overall allotment plot sizes will be reduced to respond to local residents' needs, whilst at the same time enabling new allotment holders to gain access without the need to provide new allotments on additional land. There is, however, the potential to extend the areas within allotment use, should the need arise in the future.
- 4.2.3** Access to this sector will remain relatively restricted although opportunities for additional cycle and footpaths along its perimeter will be explored. Potential new access points will be explored from Broadwater Roundabout and from the proposed new residential development sites at King's Drive and the former Bedfordwell Road depot. The design of the urban extension will be undertaken in a manner that is sensitive to and respects the unique characteristics of Eastbourne Park.

- 4.2.4** Biodiversity and ecology will be enhanced through effective planting schemes, particularly along the perimeter of the Sector and/or adjacent to existing water bodies.
- 4.2.5** There are known archaeological remains from most periods around Broadwater's margins but there has been little research within the wetland area of the sector. There are currently no recorded sites but there is a high palaeo-environmental and archaeological potential.

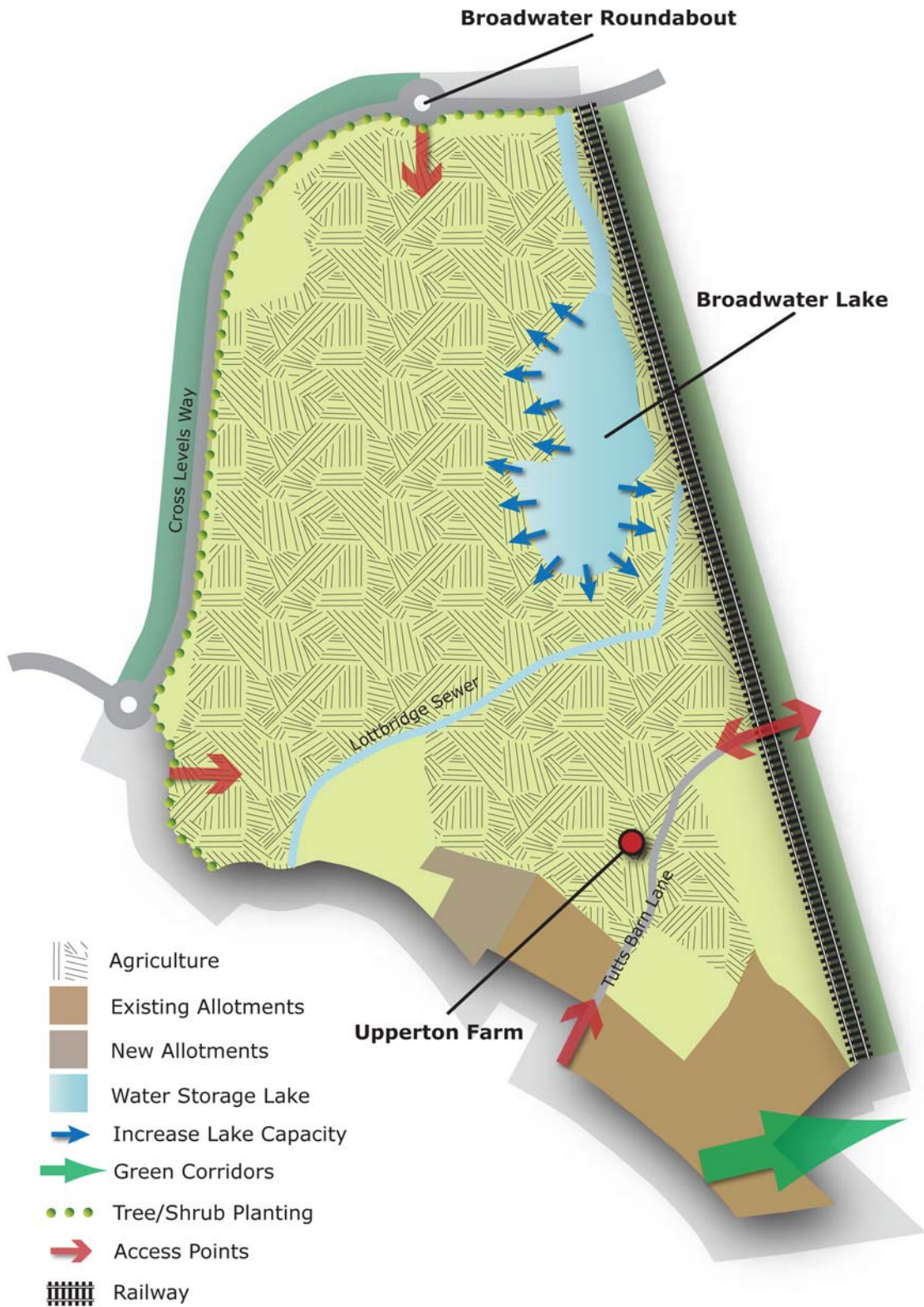


Figure 11 : Broadwater Key Diagram

4.3 Concept for Southbourne

Sector B: Southbourne

Southbourne will consolidate its position as an important area for leisure and recreation. The range and type of leisure use will be maintained, and opportunities for additional facilities will be supported, where it can be clearly demonstrated that such proposals would not have an unacceptably detrimental effect on the character of Eastbourne Park as a whole, and its ability to function effectively as an area of flood storage and mitigation.

The concept for Southbourne will be achieved through the implementation of the following measures:

- **Provision of a new dual use cycleway and footpath along the eastern side of the railway line linking Hampden Park with the Town Centre;**
- **Support proposals for the enhancement and upgrading of existing and new sports, leisure and recreation facilities where it can be demonstrated that the proposals would not have an unacceptable visual impact or prevent Eastbourne Park functioning effectively as an area of flood storage and mitigation;**
- **Support the creation of a new bridge or underpass across the railway line to provide a direct link between Tutt Barns Lane and the proposed new cycleway/footpath along the eastern side of the railway line;**
- **Consider proposals for renewable energy production as set out in the Energy Opportunities Plan, where it can be demonstrated that proposals would not result in an unacceptably detrimental impact on the visual appearance of Eastbourne Park; and**
- **Support proposals to screen existing and proposed facilities through appropriate native tree, shrub and hedge screening.**

4.3.1 Southbourne will consolidate its position as an area used for leisure. The range of leisure uses currently occupying the area will be supported, preserved and enhanced. Where existing leisure uses are no longer economically viable, alternative leisure uses will be accepted where they do not lead to an unacceptably detrimental impact on important ecological areas or the ability of Eastbourne Park as a whole to function as a flood plain and storage area.

4.3.2 Accessibility within and across the Sector will be enhanced and new cycle and foot paths will be introduced to assist in the sustainable movement of people across the Borough as well as to provide increased recreational opportunities. A number of key desire lines across the Park have been identified and opportunities to provide new dual-use cycleways/footpaths will be supported, where proposals do not have an unacceptably detrimental impact on the Park's ecological and biodiversity, or reduce the Park's overall ability to function effectively as a flood storage area.

A dual use cycle and footpath will be constructed adjacent and immediately west of the railway line (within the Southbourne Sector) to enable faster, more convenient, and safer access from Hampden Park to the Town Centre. This route will significantly reduce the overall travel time for people cycling or walking to the Town Centre.

- 4.3.3** Renewable energy production is an essential element of Eastbourne's aim of becoming a 'low carbon town' and something that the Council is committed to. Southbourne has been identified in the Energy opportunities Plan as an area with potential for biomass. In order to minimise the visual impact of renewable energy source, it may be appropriate to focus such uses in Southbourne, where there is greater potential for effective screening.
- 4.3.4** The Council recognises the important leisure uses that exist within Southbourne and the role that these can play in ensuring healthy communities. New sports and leisure uses such as playing pitches, children's play facilities, 5-a-side football pitches and other similar uses, will be considered favourably, where it can be clearly demonstrated that such uses would not have an unacceptably detrimental impact on ecology or the ability of Eastbourne Park to function effectively as a flood plain. Furthermore, where facilities required additional lighting such as floodlighting to extend the time periods that they could be operational, care should be taken to ensure that light pollution is kept to a minimum.
- 4.3.5** There are known archaeological remains from most periods around Southbourne's margins but there has been little research within the wetland area of the sector. There are currently no recorded sites but there is a high palaeo-environmental and archaeological potential.
- 4.3.6** Any additional leisure provision should use existing access points on to Lottbridge Drove and the Council will not allow proposals that require additional access points along this road.

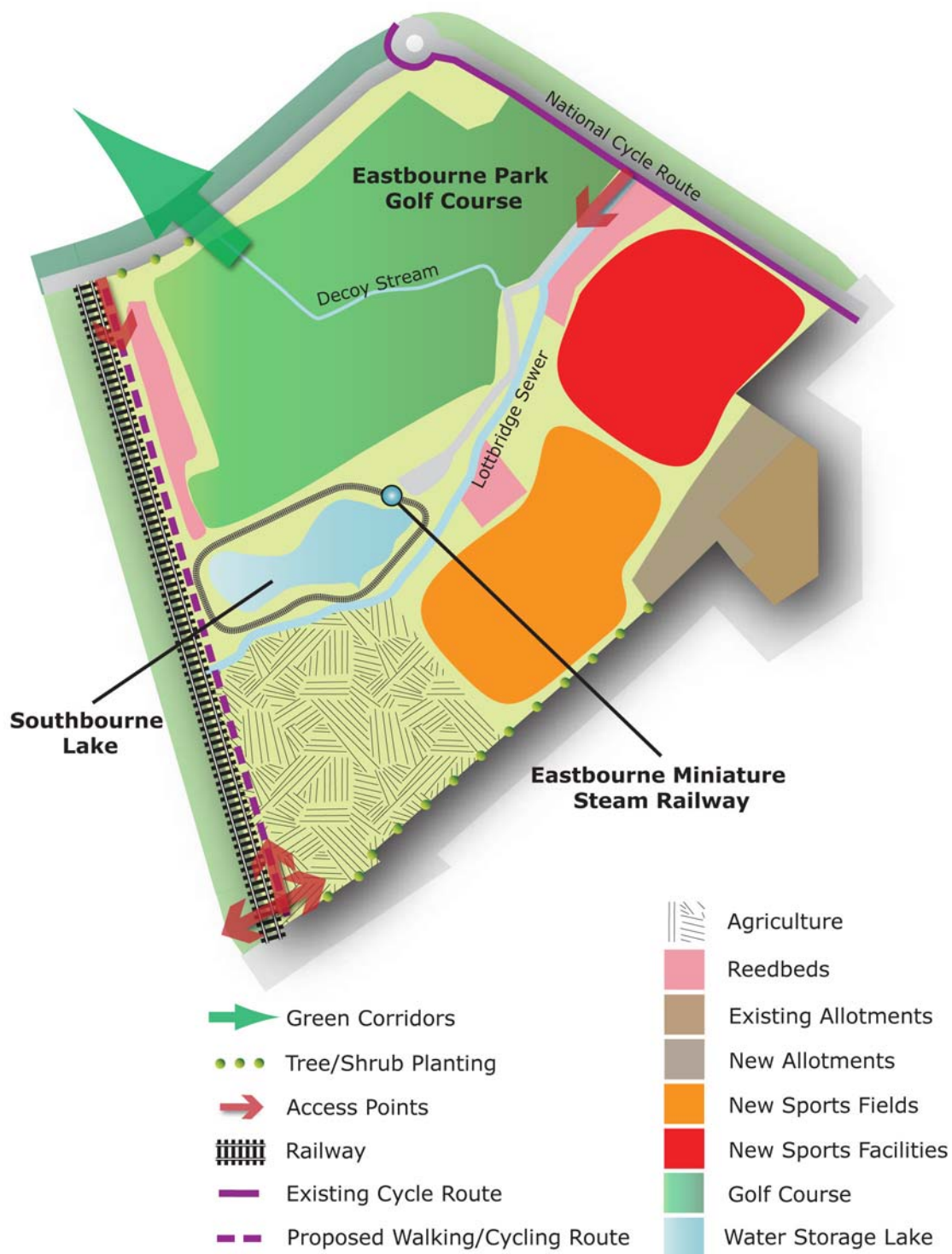


Figure 12 : Southbourne Key Diagram

4.4 Concept for West Langney

Sector C: West Langney

West Langney will consolidate its position as an important area of ecology and biodiversity. It will also continue to function as an important area of flood storage and opportunities to enhance access will be supported, where they do not have an unacceptably detrimental impact on the ecology and biodiversity of the area.

The concept for West Langney will be achieved through the implementation of the following measures:

- **Designation of a Local Nature Reserve;**
- **Creation of a regionally important wetland visitor centre/archaeology education resource centre;**
- **Creation of a green hub, from which a series of strategic green or ecological corridors will be focused to encourage the trans-migration of species;**
- **Extension of existing flood storage lakes;**
- **Creation of a new road linking Lottbridge Drove and Langney roundabout; and**
- **New hedge, shrub and tree planting along the existing urban edge to screen existing development.**

- 4.4.1** West Langney will become the focus of the creation of a new ecological sector. The Council will seek to designate part of the Sector as a Local Nature Reserve and measures will be undertaken to increase the levels of ecological protection across West Langney.
- 4.4.2** There are known archaeological remains from most periods around West Langney's margins but there has been little research within the wetland area of the sector. There are currently no recorded sites but there is a high palaeo-environmental and archaeological potential.
- 4.4.3** The new Local Nature Reserves will provide an opportunity to create a hub on which a series of green corridors can be focused. These green corridors are ecological corridors that will encourage the trans-migration of species and assist in encouraging biodiversity throughout the Borough. It is important to ensure that Eastbourne Park is not an isolated ecological area but rather, an important strategic node upon which a series of ecological corridors are focused. The Council supports the creation and enhancement of a series of green corridors identified in Figure 9:
- Langney North East Corridor;
 - Langney Sewer Corridor;
 - Crumbles Sewer Corridor;
 - Horsey Sewer Corridor.

- 4.4.4 The freshwater lakes and areas of reedbed and pasture will be maintained and enhanced. Leisure uses within the Local Nature Reserve will be restricted to those that can sensitively co-exist with the area's focus as an area of important ecological value.
- 4.4.5 A key element of West Langney will be the creation of a wetland visitor centre/archaeology education resource centre to create a unique visitor attraction and focus for tourism within the Park. It should be located in an accessible location close to the Shinewater Sector.

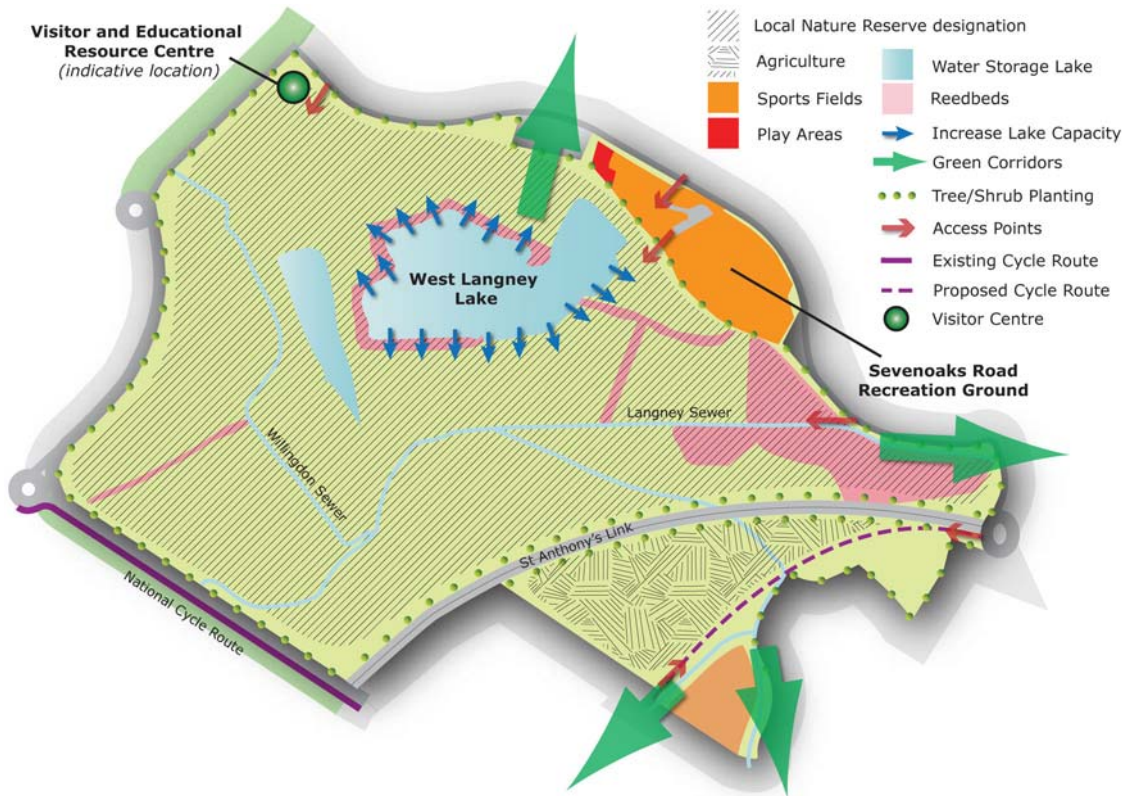


Figure 13 : West Langney Key Diagram

4.5 Concept for Shinewater

Sector D: Shinewater

Shinewater will consolidate and enhance its position as an important area of known and potential archaeology. Opportunities to enhance accessibility, provide leisure and recreational opportunities, and ensure the area continues to function as an effective flood storage and mitigation area will also be sought.

This will be achieved through the implementation of the following measures:

- **Protecting the Bronze Age settlement Scheduled Monument;**
- **Provide good cycle/pedestrian linkages to the wetland visitor centre/archaeology education resource centre in the adjoining West Langney Sector;**
- **Maintain the high water levels to ensure the protection of existing and potential archaeology;**
- **Maintain and enhance the existing network of cycleways and footpaths and explore; opportunities to create additional routes into adjacent surrounding residential areas; and**
- **Extend existing flood storage lakes to provide additional capacity.**

- 4.5.1** Shinewater will consolidate and enhance its position as an important area of archaeology. The Bronze Age settlement Scheduled Monument, which was designated on the basis of the national importance of the buried archaeological remains of the Bronze Age causeway, platform and associated cultural material. This statutory protection will help ensure that these nationally important archaeological remains are maintained and preserved in the future.
- 4.5.2** Shinewater Country Park is owned, almost in its entirety by Eastbourne Borough Council and East Sussex County Council. This relatively straightforward land ownership situation will assist in the careful management of this Sector and enable the Sector to be managed in a way that ensures that this clear strategy can be successfully delivered. Existing archaeological remains and potential future discoveries will be protected by ensuring that high water tables are maintained throughout Shinewater.
- 4.5.3** In addition to the important archaeological features in Shinewater, which will be carefully managed, the biodiversity and wildlife habitats in this part of Eastbourne Park will be conserved and enhanced. Whilst, this area of the Park is not proposed for designation as a Local Nature Reserve, it will continue to be managed in a sensitive way that encourages the wide variety of flora and fauna to flourish.

- 4.5.4** The existing network of footpaths and cycleways that traverse Shinewater will continue to be maintained and opportunities to provide additional links from surrounding residential areas (particularly in Hampden Park to the west) will be explored.
- 4.5.5** All proposals within Shinewater will be undertaken in a manner that does not preclude the future extension of Eastbourne Park northwards into Wealden District, where considerable new residential and employment development is proposed over the period to 2027. The Council will work closely with Wealden District Council to ensure that this important piece of green infrastructure could be delivered in an effective way and to ensure that new and existing residents within Wealden also have good, safe access to Eastbourne Park.

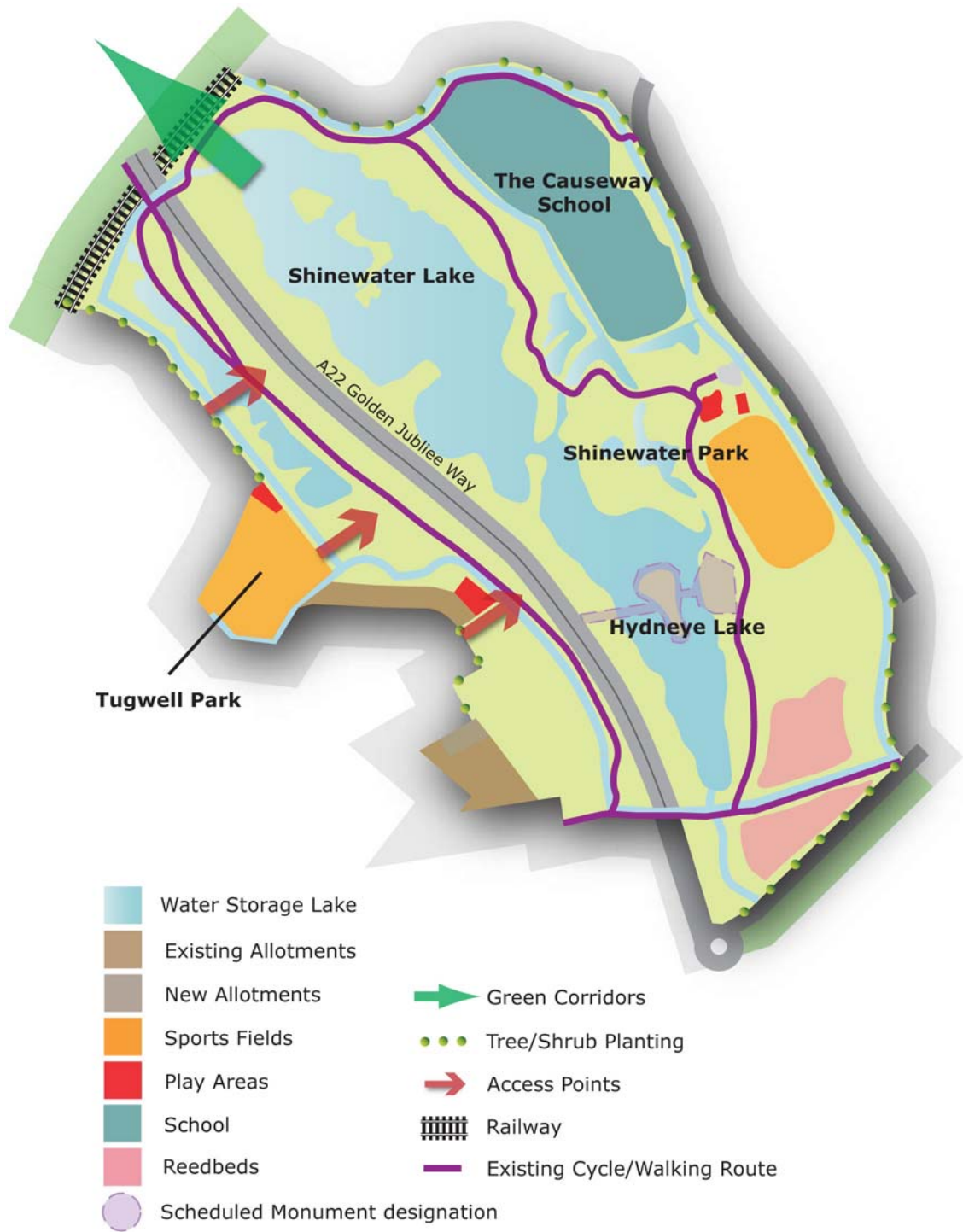


Figure 14 : Shinewater Key Diagram

5 Implementation and Monitoring

This section sets out the different mechanisms through which the Council will facilitate the delivery of key pieces of infrastructure and initiatives proposed in the SPD, which in turn help meet the aspirations and objectives for Eastbourne Park. The priority and tools for delivering each item proposed is highlighted, providing practical guidance on what is expected from developers both within and outside Eastbourne Park.

- 5.0.1** The previous sections of this SPD have introduced the policy background for Eastbourne Park, established a set of key principles and identified a series of concepts for the different areas within the Park. The purpose of this section is to bring all of the aspirations and proposals identified in the SPD together, identifying how and when they will be delivered. The effectiveness of the SPD will be monitored through the relevant indicator set out in Appendix B of the Eastbourne Core Strategy Local Plan.

5.1 Implementation

- 5.1.1** The implementation section of the SPD is split into two parts: infrastructure and initiatives. 'Infrastructure' relates to the physical and social facilities and resources which are required to cater for future growth and to meet the aspirations and objectives of the Eastbourne Park SPD. 'Initiatives' refer to other methods which are not infrastructure that would help improve the local area and work towards meeting the aspirations and objectives of the Eastbourne Park SPD. This section further supplements the Council's Infrastructure Delivery Plan (IDP), a document that provides comprehensive details of the infrastructure requirements that are required to support the spatial development strategy identified in the Eastbourne Core Strategy Local Plan.

Infrastructure

- 5.1.2** Table 2 provides an assessment of the infrastructure proposals in the SPD. It identifies their level of priority, highlighting whether they will be delivered in the short, medium or long term, and draws on any funding mechanisms that are available. Table 2 also indicates whether or not the Community Infrastructure Levy can be used to collect financial contributions from development towards the delivery of key pieces of infrastructure. In instances where the CIL is used, the infrastructure must be directly related to housing and employment growth across Eastbourne.
- 5.1.3** With regards to the scale of 'priority' the following definitions apply:
- High priority - essential in the delivery of the strategy and objectives identified for Eastbourne Park;
 - Medium priority - beneficial, but not essential;
 - Low priority useful - but least essential in the list of priorities for Eastbourne Park.

5.1.4 With regards to timing, the following definitions apply:

- Short Term - required in the first 5 years (2012/13-2016/17);
- Medium Term - required in the intermediate 5 years, between 2017/18-2021/22;
- Long Term - required in the final 5 years (2022/23-2026/27).

Infrastructure	Priority	Timing	Delivery Agency	Delivery Mechanism
Deliver a Wetland Visitor Centre/Education Resource Centre				
Deliver a Wetland Visitor Centre/Archaeology Education Resource Centre within the high ecology area of the West Langney Sector, (powered by renewable energy) with strong links to the Shinewater Sector	Medium	Long Term	Eastbourne Borough working with external organisations	Eastbourne Borough Council will work with work with external partners to apply for grant funding as appropriate
Continued Commitment to Flood Storage Area				
Extend and create additional flood storage lakes within Eastbourne Park to increase the capacity of the flood storage area	High	Short Term	Eastbourne Borough Council in partnership with the Environment Agency	Developer contributions from developments within the Willingdon Levels Flood Storage Catchment Area, will continue to be collected via S106 until replaced by the Community Infrastructure Levy
Develop New Cycle and Pedestrian Networks And Access Into and Across Eastbourne Park				
New dual use cycleway and footpath along railway line linking Hampden Park with the Town Centre	Medium	Medium Term	East Sussex County Council/ Eastbourne Borough Council	Developer contributions from all developments across Eastbourne will continue to be collected through S106 until replaced by the Community Infrastructure Levy
New Cycle Route along Horsey Sewer connecting the west of the Borough with the Town Centre	High	Short Term	East Sussex County Council in partnership with Eastbourne Borough Council and the Environment Agency	To be delivered through East Sussex County Council Cycle for Schools funding, existing S106 commitments and future developer contributions. Approximate cost £85,000
New footpaths, improved signage and enhanced access into and across Eastbourne Park	Medium	Medium Term	East Sussex County Council/Eastbourne Borough Council	Developer contributions from all developments across Eastbourne, to be collected through S106 until replaced by the Community Infrastructure Levy

Infrastructure	Priority	Timing	Delivery Agency	Delivery Mechanism
Increased Provision of Allotments - continue with projects to provide new allotments				
Churchdale Road - Creation of some new allotments	High	Short Term	Eastbourne Borough Council in partnership with Eastbourne Allotments and Gardens Society	To be delivered through existing S106 commitments and future developer contributions Approximate cost £13,000
Churchdale Road extension - provide an additional 2.72ha of land (land requires drainage, new fences, gates, roadways, car parking, a toilet, cultivation and the installation of water)	Medium	Medium Term	Eastbourne Borough Council in partnership with Eastbourne Allotments and Gardens Society	To be delivered through existing S106 commitments and future developer contributions. Approximate cost £50,000
Manor Road - Extend allotments to include an additional 0.18ha of disused land	High	Short Term	Eastbourne Borough Council in partnership with Eastbourne Allotments and Gardens Society	To be delivered through existing S106 commitments and future developer contributions. Approximate cost £6,000.
Durley Field - Return disused allotment land of 0.16ha back into production (land requires complete clearance and new fences, gates, roadways, parking a toilet, cultivation and the installation of water)	Medium	Medium Term	Eastbourne Borough Council in partnership with Eastbourne Allotments and Gardens Society	To be delivered through existing S106 commitments and future developer contributions. Approximate cost £45,000.
Increasing the Provision of Outdoor Play Space and Open Amenity Space				
Increased provision of children's play facilities within Eastbourne Park	High	Medium Term	Eastbourne Borough Council	To be delivered by developer contributions from site specific developments (Section 106)
Providing additional outdoor sports facilities in the Southbourne Sector	High	Medium Term	Eastbourne Borough Council	To be delivered by developer contributions from all developments across the Borough through S106 until replaced by the Community Infrastructure Levy
Increased provision of publicly accessible amenity space	Medium	Medium Term	Eastbourne Borough Council	To be delivered by developer contributions from all developments across the Borough, collected through S106.
Development of Green Network Corridors				

Infrastructure	Priority	Timing	Delivery Agency	Delivery Mechanism
Development and enhancement of 6 Green Network Corridors stemming from the green hub within the West Langney Sector	Medium	Medium Term	Eastbourne Borough Council working in partnership with environmental stakeholders	To be delivered by developer contributions from all developments across the Borough and through on-site S106.
St. Anthony's Road Link				
Delivery of the St Anthony's road link that would link Lottbridge Drove to St Anthony's roundabout	Low	Long Term	East Sussex County Council has retained the road link as a highway scheme.	There is a requirement to safeguard the road link for future years, although it is not required to deliver the Core Strategy nor to achieve the Vision of the Eastbourne Park SPD.

Table 2 : Proposed Infrastructure in Eastbourne Park

- 5.1.5** Table 2 above shows that there are several key pieces of infrastructure that are required within Eastbourne Park, some of which are challenging to deliver. The delivery of both a Wetland Visitor Centre/archaeology education resource centre relies on funding and delivery from external agencies. The provision of a multi-faceted centre would be beneficial to improving and opening up Eastbourne Park as a cultural, recreational and educational asset.
- 5.1.6** The delivery of enhanced public open space, through children's play grounds, sports pitches and amenity space, not only provides an appropriate and valuable use of lower grade green land with lower biodiversity importance, but provides facilities for the whole of the Borough, opening up Eastbourne Park for recreational use to its surrounding neighbourhoods. This is essential and there are limited opportunities within the urban 'built up' area to deliver accessible public open space. This is also true of allotment land, which is in high demand locally. The extension of existing allotments within Eastbourne Park will benefit all of the Borough's residents and will provide a sensitive use for the land.
- 5.1.7** The provision of open space and allotment land, along with new cycle and pathways ways and improvements to green networks within Eastbourne Park will be delivered in part through developer contributions from all developments across the Borough, as they provide infrastructure that can be used by and is required for all of the Borough's present and future residents. It is therefore justified that these infrastructure requirements can be brought forward using the Community Infrastructure Levy (CIL) approach.

5.1.8 The delivery of the St Anthony's Road Link has been retained by East Sussex County Council as a highway scheme, although no financial resources have yet been allocated to it to enable its delivery. It therefore continues to be an aspiration of the County Council, rather than a commitment.

Initiatives

5.1.9 The following table identifies a number of initiatives that have been proposed in the Eastbourne Park SPD. Some of the initiatives include the formal designation of land because of its environmental or archaeological importance, the setting up of forums or stakeholder groups, and other strategies and initiatives that will help deliver the objectives of the Eastbourne Park SPD. The priorities and timings of the initiatives follow the same definitions as for the infrastructure section above.

Initiative	Priority	Timing	Lead Organisation
Designate land within the West Langney Sector as a Local Nature Reserve (LNR)	High	Short Term	Eastbourne Borough Council to apply to Natural England
Create an Eastbourne Park Management Forum consisting of relevant landowners and stakeholders	High	Short Term	Eastbourne Borough Council
Facilitate an organisation to purchase/lease land to develop and manage agreed options	High	Short Term	Eastbourne Borough Council
Support the development of Grant Aid Schemes including Higher Level Stewardship	Medium	Medium Term	Eastbourne Borough Council and other landowners to apply to Natural England
Improve signage and designate leisure routes throughout Eastbourne Park	High	Medium Term	Eastbourne Borough Council in partnership with East Sussex County Council
Ensure the protection of Shinewater Bronze Age settlement Scheduled Mounument	High	Short Term	East Sussex County Council in partnership with English Heritage
Undertake additional archaeological assessments of all remaining areas of Eastbourne Park	High	Short Term	East Sussex County Council
Maintain high water levels to protect future archaeological discoveries	High	Short Term	Landowners and Environment Agency
Explore opportunities to create dedicated space for the community to grow their own food	Low	Long Term	Eastbourne Borough Council
Encourage local schools to participate in environmental education	High	Short Term	Eastbourne Borough Council in partnership with East Sussex County Council
Encourage non-motorised water based recreation including sailing, rowing, canoeing and other similar uses	Medium	Medium Term	Eastbourne Borough Council in partnership with local sports organisations

Initiative	Priority	Timing	Lead Organisation
Encouraging the deculverting of watercourses where possible to enable a more diverse range of wetland habitats	Medium	Medium Term	Environment Agency
Ensuring that a maintenance plan is prepared and implemented to secure the continued effectiveness of the flood storage scheme, with particular regard to the key flood control structures	High	Short Term	Eastbourne Borough Council
Modify grass mowing regimes along green corridors	Medium	Short Term	Landowners within Eastbourne Park
Encourage local schools to create wildlife habitat areas	High	Short Term	Eastbourne Borough Council in partnership with East Sussex County Council
Installing appropriate renewable energy technologies that utilise the natural resources available and are appropriate in size and scale to the local natural environment	High	Medium Term	Developers and landowners within Eastbourne Park
Enhance biodiversity through the creation of appropriate and sensitive tree and shrub planting schemes along the perimeter of Broadwater and West Langney sectors, and within the Southbourne sector	Medium	Medium Term	Eastbourne Borough Council
Increase the number of access points into Eastbourne Park: from residential areas outside of Broadwater and Shinewater sectors, and increase access into open and amenity space within the Southbourne sector	High	Medium Term	Landowners and Eastbourne Borough Council working in partnership with East Sussex County Council

Table 3 : Proposed Initiatives for Eastbourne Park

5.1.10 Table 3: Proposed Initiatives for Eastbourne Park, highlights that the Council has several responsibilities initiating strategies and setting proposals within Eastbourne Park. A number of the initiatives have been identified as being of a 'high priority' and these will need to be prioritised, working closely with the identified lead organisations.

5.2 Monitoring

5.2.1 It is important to monitor the implications of the Eastbourne Park SPD to ensure that the objectives are being met and to highlight whether future revisions to the SPD may be required.

Appendix A Assessment of Sector concepts against the Eastbourne Core Strategy Local Plan Policy D11

Concept	SPD Key Principle	Policy D11
Broadwater	KP1: Environmental Conservation	Landowners that undertake environmental stewardship schemes to deliver effective environmental management of land will be supported.
	KP2: Flood Storage	Any future proposals for the Park should ensure that they do not compromise its vital role as an area for flood storage and mitigation. Flood storage capacity will be increased through extensions to existing and/or additional flood water storage lakes.
	KP3: Improved Accessibility	Enhanced access to the Park through the provision of a comprehensive network of pedestrian and cycle routes.
	KP4: Agriculture and Allotments	Allotment provision, located close to and with safe access to existing residential areas.
	KP6: Healthy Communities	Appropriate outdoor leisure and recreational uses will be permitted.
Southbourne	KP1: Environmental Conservation	
	KP2: Flood Storage	Any future proposals for the Park should ensure that they do not compromise its vital role as an area for flood storage and mitigation.
	KP3: Improved Accessibility	Enhanced access to the Park through the provision of a comprehensive network of pedestrian and cycle routes.
	KP6: Healthy Communities	Outdoor sports facilities, including playing pitches and areas of amenity space.
	KP8: Sustainable Tourism	Encourage outdoor sports facilities, including playing pitches and areas of amenity space; children's play areas, located close to and with safe access to existing residential areas.
	KP10: Renewable Energy Provision	Renewable energy generation will be encouraged.

Concept	SPD Key Principle	Policy D11
West Langney	KP1: Environmental Conservation	The environmental quality of the Park will be conserved and enhanced through the creation of a Local Nature Reserve.
	KP2: Flood Storage	Flood storage capacity will be increased through extensions to existing and/or additional flood water storage lakes.
	KP3: Improved Accessibility	Enhanced access to the Park through the provision of a comprehensive network of pedestrian and cycle routes.
	KP7: Educational Awareness	This will involve the development of a wetland visitor centre to create a unique attraction and focus for tourism in the Park.
	KP8: Sustainable Tourism	Appropriate outdoor leisure and recreational uses will be permitted.
	KP9: Green Corridors	Ecological corridors will be established to provide links to the wider integrated green network across the Borough
Shinewater	KP1: Environmental Conservation	Any future proposals for the Park should ensure that they do not compromise its vital role as an area for flood storage and mitigation.
	KP2: Flood Storage	Flood storage capacity will be increased through extensions to existing and/or additional flood water storage lakes.
	KS3: Improved Accessibility	Enhanced access to the Park through the provision of a comprehensive network of pedestrian and cycle routes.
	KP5: Archaeological Preservation	Maintain, preserve and protect the archaeological heritage and assets.
	KP7: Educational Awareness	An additional smaller visitor centre and educational resource centre will be encouraged adjacent to the Shinewater archaeological site.
	KP8: Sustainable Tourism	Appropriate outdoor leisure and recreational uses will be permitted.

Table 4 : Assessment of Sector Concepts against Core Strategy Policy D11

Appendix B Eastbourne Park Priority Species

B.1 The following table lists the 25 Biodiversity Action Plan (BAP) species that have been recorded in Eastbourne Park within the last 10 years.

Species	Habitat Requirement
European Eel <i>Anguilla anguilla</i>	Sea, freshwater rivers, eutrophic standing waters
Slow-worm <i>Anguis fragilis</i>	Open habitats, gardens, heathland, cliff, mixed deciduous woodland, structural variation, hedgerows
Dusky Brocade <i>Apamea remissa</i>	Woodland, marsh, chalk and other grassland
Scaup <i>Aythya marila</i>	Lakes, bogs and rivers, estuaries
Bittern <i>Botaurus stellaris</i>	Reedbed
Common Toad <i>Bufo bufo</i>	Larger water bodies, ponds, lakes, fens, reedbed, wet woodland
True Fox-sedge <i>Carex vulpina</i>	River banks, ditch sides and damp meadows, standing water, open conditions are required
Cuckoo <i>Cuculus canorus</i>	Woodland, scrub, marshes, heathland, reedbed, hedgerows
Small Square-Spot <i>Diarsia rubi</i>	Prefers damp and marshy places
Reed Bunting <i>Emberiza schoeniclus</i>	Wetlands including reedbeds, tall rushes and wet grassland with good vegetation cover, gardens, farmland, hedgerows, ditches
Red Hemp-nettle <i>Galeopsis angustifolia</i>	Arable land, open ground, coastal vegetated shingle
Small Emerald <i>Hemistola chrysoprasaria</i>	Chalk downland, hedgerows, woodland edges, larvae feed on Traveller's-joy
Rustic <i>Hoplodrina blanda</i>	Gardens, grassland and heathland
Wall <i>Lasiommata megera</i>	Short, open grassland, gardens, sand dunes, vegetated undercliffs and rocky foreshores
Spotted Flycatcher <i>Muscicapa striata</i>	Open woodland and woodland edges, parks and gardens
Grass Snake <i>Natrix natrix</i>	Water, reedbed, ponds, heathland, grazing marsh, gardens, fish, amphibians
Curlew <i>Numenius arquata</i>	Reedbed, estuaries, lowland meadow, grazing marsh
Tubular Water-Dropwort <i>Oenanthe fistulosa</i>	Floodplain meadows and fens, shallow water in ditches, streams,

Species	Habitat Requirement
	ponds and canals
House Sparrow <i>Passer domesticus</i>	Urban areas, farmland, hedgerows
Shining ram's-horn snail <i>Segmentina nitida</i>	Well-vegetated ditches on grazing marshes, lakes and ponds, that have unpolluted, calcareous water
White Ermine <i>Spilosoma lubricipeda</i>	Gardens and hedgerows
Buff Ermine <i>Spilosoma luteum</i>	Woodland, parks and gardens
Valve Snail <i>Valvata macrostoma</i>	Well-vegetated still or slow-moving water that is rich in calcium
Lapwing <i>Vanellus vanellus</i>	Farmland, grazing marsh, wet meadows, seeds and insects
Common Lizard <i>Zootoca vivipara</i>	Open woodland, moorland, heathland, fens, sand dunes, rocks, gardens and cliffs

Table 5 : Eastbourne Park BAP Species

B.2 The following six invasive non-native species have been recorded in Eastbourne Park within the last 10 years:

- Three Cornered Leek *Allium triquetrum*;
- Red Valerian *Centranthus ruber*;
- Wall Cotoneaster *Cotoneaster horizontalis*;
- Hybrid Bluebell *Hyacinthoides non-scripta x hispanica = H. x massartiana*;
- Floating Pennywort *Hydrocotyle ranunculoides*; and
- Winter Heliotrope *Petasites fragrans*.

Appendix C Glossary of Terms

Archaeologically Sensitive Areas	These areas are designated by the Council so that developers can be aware of extensive archaeological interests at an early stage and take account of them in their proposals for land use change.
Biodiversity Assessment Report	An assessment of biodiversity across the Borough. This brings together ecological and geological information to provide a comprehensive overview of the natural environment of Eastbourne.
Biodiversity Opportunity Area	A Biodiversity Opportunity Area indicates where there are substantial opportunities to make positive changes for biodiversity to improve the natural environment.
Community Strategy	A strategy developed by the local community, focusing on what is important to people who live, work and visit the town and to make positive changes.
Core Strategy	This sets out the long term strategic planning vision for the Borough. It is the key plan within the Local Plan.
Cycling Strategy	The Cycling Strategy identifies a network of cycle routes across the town to increase the number of cycle trips made and contribute towards the Council's objectives to move to a low carbon town, reduce congestion, improve air quality, health and accessibility.
De-culverting	The opening up of buried watercourses and restoring them back to more natural conditions.
Development Plan Documents (DPDs)	These documents outline the key development goals of the Local Development Framework
Eastbourne and South Wealden Strategic Flood Risk Assessment (SFRA)	The Strategic Flood Risk Assessment forms part of the evidence base for the Local Development Framework process and is used to determine the suitability of land in areas of flood risk.
Eastbourne Environment Strategy	The Strategy sets out future objectives for Eastbourne, in order to preserve and enhance the environment, and to reduce carbon dioxide emissions.
Energy Opportunities Plan (EOP)	A map identifying areas within Eastbourne most suited to renewable energy technologies.
Exception Test	The purpose of this test is not to prevent development, but to ensure the risks have been properly assessed and that appropriate mitigation measures are provided on

	development sites. A site is assessed against key criteria set out in Planning Policy Statement 25: Development and Flood Risk.
Fluvial Flooding	Flooding from rivers or other water courses.
Higher Level Stewardship Award	The Higher Level Stewardship Award is part of the Environmental Stewardship Scheme from Natural England that aims to deliver significant environmental benefits through a higher level of management.
Landscape Character Assessment	The Landscape Character Assessment identifies the landscape features that make Eastbourne unique and assesses the potential for development in each character area.
Local Development Framework (LDF)	The LDF is the collection of local development documents produced by the local planning authority which collectively delivers the spatial planning strategy for its area.
Local Development Scheme (LDS)	The LDS sets out the programme for the preparation of Local Development Documents. All plan making authorities must submit a Local Development Scheme to the Secretary of State for approval.
Local Nature Reserve (LNR)	Places with wildlife or geological features that are of special interest locally.
National Cycle Network Route	A national network of cycle routes mapped across the country.
National Planning Policy Framework	The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied.
Renewable Energy Potential Study	A study assessing the potential for renewable energy technologies in Eastbourne.
Scheduled Monument	A monument of national importance (e.g. Shinewater Bronze Age settlement).
South Downs National Park	England's newest National Park, covering the South Downs and Western Weald, situated in the counties of Hampshire, and West and East Sussex. It stretches from Winchester in the west to Eastbourne in the east.
South Wealden and Eastbourne Transport Study	A transport study carried out in 2010, commissioned by East Sussex County Council, which looked at the travel implications of development proposals in the Core Strategy.

Statement of Community Involvement (SCI)	Document explaining to stakeholders and the community how they can be involved in the preparation of the LDF, and the steps that will be taken to facilitate their involvement.
Supplementary Planning Documents (SPDs)	These provide supplementary planning policy guidance on policies and proposals in Development Plan Documents. They will neither form part of the development plan nor be subject to independent examination.
Tidal Flooding	Flooding from the sea, resulting from a breach in the coastal defences.