

## Chapter 5

# Urban Heritage and Townscape

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### ***Corporate Aim***

Protect and enhance the Borough's environment sympathetically developing it for future generations

### ***Corporate Objective***

F4: Provide effective sustainable management and protection of the built environment.

## ***Planning Objectives***

1. Conserve and enhance buildings and their settings and areas of architectural and historic significance.
2. Seek to maximise resources in conjunction with the Cultural Strategy for the protection of the historic environment.
3. Encourage a high standard of design for new development which respects and enhances the environmental quality and character of Eastbourne's townscape and urban heritage.
4. Conserve, protect and enhance green spaces, hard landscaped spaces, as well as spaces between buildings which make a contribution to Eastbourne's townscape.

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## ***Introduction***

- 5.1 Eastbourne has a highly distinctive character which is derived from the natural landscape and the man-made environment. The natural landscape is dominated in the west by Beachy Head and its scarp slope, but on the eastern side the land gently levels out to the very low lying area extending on towards Pevensey.
- 5.2 The town of Eastbourne is largely the product of planned development that began in the mid 19<sup>th</sup> century and continues today with the development at Sovereign Harbour. In those early times the land was primarily owned by two families, the Cavendish family and the Davies-Gilbert family. Together they created much of the heritage of the town.
- 5.3 The best examples of the town's distinctive heritage are protected by the listing of important individual buildings or by designation as conservation areas. This chapter is concerned with keeping the best but also improving the rest wherever this is necessary. This means promoting good quality new design, respecting diversity and enhancing the character of Eastbourne wherever the opportunity arises.
- 5.4 The nature of this subject means that this chapter deals with some very detailed issues particularly regarding the historic areas of the town. Broad policy guidance on particular topics is contained in this chapter, but further more detailed guidance is published in a separate document called "The Eastbourne Townscape Guide." This Supplementary Planning Guidance is an important document for the proper understanding of the detail of the policies. It will be kept under review and updated as necessary.

## ***New Development and Redevelopment***

- 5.5 It is inevitable that changes will occur in the urban fabric of Eastbourne. In some instances this will be new development on greenfields while in others, it will mean the redevelopment or change of use of an existing building. When this happens it is important the development takes into account its effect on its neighbours and wider surroundings. Special consideration should also be given to the sustainability of the development in terms of its contribution to urban renaissance by maximising development potential with good quality design to the most efficient density for the site and incorporating mixed uses whenever appropriate. Developments also need to ensure that they are accessible and usable by people with disabilities.
- 5.6 In line with Central Government Advice in PPG1<sup>20</sup> the appearance of proposed development and its relationship to its surroundings are material considerations in determining planning applications. Applications for planning permission should be able to demonstrate how they have taken into account local character in their development proposals. PPG3<sup>21</sup> and "By Design"<sup>22</sup> advise on the importance of design to enhance local distinctiveness and create an

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<sup>20</sup> Planning Policy Guidance Note 1: General Policy and Principles, DoE (1997)

<sup>21</sup> Planning Policy Guidance Note 3: Housing, DETR (2000)

<sup>22</sup> "By Design" DETR (May 2000)

urban renaissance in our towns. On particularly sensitive or large sites the Council will prepare a planning brief. Applicants for schemes on these sites will be expected to take account of the brief in preparing their development proposals.

- 5.7 New housing and commercial development that have been designed with a view to minimising the potential for crime and disorder, provide a safer and better quality of life for residents, visitors and workers. Therefore, the Council will work with the police in line, with section 17 of the Crime and Disorder Act 1998, to help reduce the potential for crime and disorder in all major developments as well as the more susceptible uses such as public houses, night clubs, restaurants and amusement arcades. These applications will be referred to the Crime Prevention Design Adviser whose observations are a material planning consideration. The Council has prepared draft Supplementary Planning Guidance on Designing out Crime to assist applicants to meet this requirement.

#### **Policy UHT1: Design of New Development**

**All development proposals will be required to:**

- a) harmonise with the appearance and character of the local environment respecting local distinctiveness;**
- b) be appropriate in scale, form, materials (preferably locally sourced), setting, alignment and layout;**
- c) make the most effective use of the site with the highest density appropriate to the locality;**
- d) comply with the requirements of a planning brief (where appropriate);**
- e) ensure car parking and highway access provision is not visually dominant. The needs of pedestrians, cyclists and public transport should be paramount in the design of access and parking arrangements;**
- f) be supported by the submission of an appropriate design statement and any other additional information to justify the style of the building/major extension in relation to the local townscape;**
- g) consider incorporating crime prevention measures and definitely incorporate measures in the layout and design of proposals in excess of 10 or more dwelling units or 1000 square metres of gross non-residential floorspace, as well as all public houses, nightclubs, restaurants and amusement arcades;**
- h) take into account the needs of people with disabilities which are articulated in other policies in this Plan.**

- 5.8 Tall buildings can be an intrusive and unwelcome addition to the townscape, particularly when they are out of scale with their surroundings. There are many tall buildings in Eastbourne, some of which stand satisfactorily in the townscape. The Council recognises that the seafront is particularly sensitive to tall buildings. It is here that they can have potentially the most adverse effect, for example the 19 storey South Cliff Tower. However, large stretches of the seafront's traditional buildings retain their original scale of four and five storeys and these should be protected where possible. As a long term objective, consideration should be given to bringing tall buildings in this area into line with the scale of their surroundings when redevelopment takes place.

#### **Policy UHT2: Height of Buildings**

**It will be a requirement that new development be of a height similar and conform with that of the majority of surrounding buildings and take full account of its effect on the skyline and long distance views. This is also particularly relevant in and adjoining conservation areas and adjoining listed buildings.**

**In situations where it is considered that there are no surrounding buildings then the height will need to be fully justified in a design statement submitted as a requirement under Policy UHT1.**

Note: The height of surrounding buildings will be judged to be the height of the main bulk of

the building not including features above the general roof line such as chimneys, lift or water storage housings.

- 5.9 The urban area also provides the setting of the Downland which is an Area of Outstanding Natural Beauty (AONB). Prominent sites seen from the Downland can detract from its enjoyment and development needs to be sympathetic to its impact from these distant views. Also the Downland can be viewed from many places in the urban area. It forms a backdrop and a distinctive skyline to the town. The visual enjoyment of this scene should be protected from development that is intrusive and discordant. The environmental amenity of the Downland is also important and development close to the edge of the AONB will be strictly assessed under Policy NE28.

**Policy UHT3: Setting of the AONB**

**Development within the urban area that adversely affects the views from or to the Area of Outstanding Natural Beauty will be refused. Views from roads, footpaths, bridleways and other public spaces on the Downland will be particularly sensitive to prominent development.**

**Development will also need to especially comply with Policy NE28 on environmental amenity.**

**Note:** see Policy D1 for policy on development within the AONB.

- 5.10 All development proposals affect the visual amenity in their locality and sometimes over a wider area. It is important to protect the visual amenity of an area and it is an expectation of visitors, businesses and especially residents that their visual amenity is not adversely affected.

**Policy UHT4: Visual Amenity**

**Development proposals will be judged having regard to their effect on visual amenity using the following criteria:**

- a) **loss of natural screening;**
- b) **the degree to which additional screening enhances the surroundings;**
- c) **erosion of local distinctiveness;**
- d) **effect on an important vista.**

**Proposals that have an unacceptable detrimental impact on visual amenity will be refused.**

- 5.11 Eastbourne has extensive areas of buildings, particularly Victorian properties set behind visually strong and solid front walls often with a garden containing mature landscaping. In conservation areas the Council will not normally allow the demolition of buildings, walls and/or the loss of trees. However, outside these areas there is limited demolition control. When a developer is considering the redevelopment of a site, he should first take stock of its existing qualities and features. Generally, the more of the existing features that are retained the more the development will be successfully eased into the local environment.

**Policy UHT5: Protecting Walls/Landscape Features**

**Where a site is to be developed, it will be a requirement that the boundary walls and landscaping, that are typical of the surrounding area, be retained unless it can be demonstrated that the feature(s) is/are beyond its/their useful life or cannot be restored in which case replacement in the local distinctive style will be required.**

### ***Greening the Urban Landscape***

- 5.12 This section concerns the green landscape within the urban townscape of Eastbourne.

Vegetation, in the form of trees, hedges and plants, makes a valuable contribution to the otherwise sometimes harsh lines of the built form. Vegetation helps to define the character of the town, signal vistas, create spaces, provide shade and colour. The Council is committed to retaining and enhancing the green landscapes of the town and expects developments to fully integrate existing landscape features into their proposals as well as provide additional complementary planting where appropriate.

- 5.13 Trees are perhaps one of the most important features in this regard and make a significant impact on the character of the town. The Council will therefore encourage the retention of trees and where necessary use the powers available to preserve them. Most trees in the urban area are either in private gardens, on the public highway (in the street) or in parks. With trees on private land the Council has the power to make tree preservation orders to protect trees in the interests of amenity and will continue to do so. The following criteria will be used to assess if a tree or woodland should be preserved:

- a) amenity value to its immediate locality;
- b) amenity value from more distant views;
- c) individual quality, or as an integral part of a group;
- d) rarity of species.

Once subject to a tree preservation order, permission will not be given for felling or severe lopping other than in exceptional circumstances. Where permission to fell such trees is granted, it will be a requirement that the loss is replaced by one or more trees, on the same site, or in the immediate vicinity.

- 5.14 Eastbourne has a large number of mature trees in its townscape. In some instances development proposals will mean the loss of some trees or the site may not have had any significant existing landscaping to begin with. To soften the introduction of new buildings into the townscape, the Council will expect developers, where appropriate, to provide details of new landscaping with their proposals.
- 5.15 Details of the landscaping should be submitted with the planning application. The Council will expect to see the use of native species or other species that are particular to Eastbourne to retain the character of the local environment. It will also expect the initial tree size to be sufficient to make an immediate visual impact on the surroundings.

Advice on trees for particular soils in this locality and the size of tree are suggested in the Supplementary Planning Guidance: Trees and Development.

#### **Policy UHT6: Tree Planting**

**Trees proposed as part of a new development will be required to be of a species that retains the distinctive character of Eastbourne and be of a size to make a significant visual impact to the locality.**

- 5.16 The pleasant appearance of the tree lined avenues within conservation areas has been achieved in the past by the use of a single species to create unity and rhythm. Many of these avenues were planted with elms. Sadly these have suffered from attack by Elm Disease. One way to avoid the significant loss of trees to disease in the future would be to plant a wide range of species. However this would destroy the very essence of the avenue effect. Therefore the Council will plant species of similar appearance in a conservation street. This will retain the avenue effect but prevent significant loss to as yet unknown future diseases.
- 5.17 Mention has been made of the legacy of landscaping inherited in the older parts of the town. However more recent developments on the eastern side of the town do not have the benefit of substantial planting. In the first instance, they have not been planned with significant structural planting and secondly what planting does exist is relatively young and yet to fully mature. The effect of this is clear to see. Also the proposed development of Eastbourne Park will require significant landscaping to help assimilate new buildings. Therefore there is

much that needs to be done to improve the landscaping in the town.

- 5.18 Good and appropriate landscaping is vitally important to retain and enhance the unique character of Eastbourne, and development proposals will be expected to contribute to that character by respecting the quality of the environment with complementary planting that is sympathetic and appropriate to the locality.

#### **Policy UHT7: Landscaping**

Development proposals should seek to make improvements to the physical environment through site layout and landscaping. In preparing proposals for development, consideration should be given to landscaping which will include protection and incorporation of existing trees, hedges, shrubs and other natural features on site, including ponds, together with proposals for new planting. The following factors will be taken into account when considering landscape proposals submitted with an application:

- a) planning applications should show species, siting, plant size, including girth of trees, and planting density of all trees and shrubs proposed. A clear indication should be given on submitted plans of existing vegetation retained and removed and all new planting (see also Policy NE25);
- b) where development is to take place, a condition will be imposed requiring all landscape proposals to be approved before development commences;
- c) where appropriate, all or some landscaping works will be required to be carried out before work is started in order to help assimilate the development into the townscape;
- d) where appropriate, conditions on planning consents will be imposed or bonds sought to ensure maintenance of replacement landscaping for lost, removed or failed planting within a specified period;
- e) where appropriate, usually in visually prominent locations, conditions will be imposed requiring planting species to comprise of indigenous stock that conserve local distinctive character;

f) that the existing biodiversity on the site is not detrimentally affected and schemes that enhance the biodiversity are preferred (see Policies NE20, NE21, NE22, NE23, and NE24).

### **Amenity Space**

- 5.19 Amenity Space is any space that offers benefit to the locality, this may be by way of relief to the built environment or useful as a playing space. The development of Eastbourne has left a legacy of amenity space within the built environment. This space is an important characteristic of the town. Besides being important as space between buildings it also offers an informal area for passive uses. The Council is becoming increasingly aware that as building land becomes scarcer and land prices rise, the urban green spaces, which have remained green for decades, are viewed by some as potential development sites. It is important, therefore, that development is steered away from those green spaces which make the most important contribution to the urban environment, particularly those that are in conservation areas and adjoining listed buildings. In 1992 the Council carried out a survey to assess the significance of private and public amenity space and further assessments were made during work on the Housing Capacity Survey (see Background Paper No.4). In particular the Housing Capacity Survey showed that there are many small parcels of land which do not contribute significantly to the townscape or the environment. Additionally work has commenced on a local assessment of open space, sport and recreation needs and opportunities as required under PPG17<sup>23</sup>.
- 5.20 Publicly owned sites that are significant to the amenity of an area are indicated on the Proposals Map. Almost all amenity space both public and private offers some relief to the built environment and has value in that sense. Green spaces also have other uses such as playing fields or a Site of Nature Conservation Importance, and these designations are also on the Proposals Map, and are covered by a policy in the relevant chapters of this Plan. It should not therefore be assumed that if a site is not of amenity space significance that it is acceptable to be developed.
- 5.21 English Nature have adopted a policy on public open space which recommends that people living in towns and cities should have:
- An accessible natural green space less than 300 metres in a straight line from home;
  - At least one accessible 20 hectare site within 2km of home and one accessible 500ha site within 10 km of home.

As a whole the Borough performs well on both these criteria and it is important to ensure that there is no diminution of this situation through loss of valuable amenity spaces.

#### **Policy UHT8: Protection of Amenity Space**

**Development which would result in the loss of important areas of public amenity space shown on the Proposals Map will not be permitted.**

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<sup>23</sup> Planning Policy Guidance (PPG) Note 17: Planning for Open Space, Sport and Recreation (OPDM August 2002)

**Development of other areas of amenity space will only be permitted in exceptional circumstances where it is judged that the space performs no valuable townscape or environmental function and where greater compensatory provision can be made within the vicinity of the site, or where a contribution or improvement can be made to other off-site provision.**

- 5.22 Some amenity space already has an established special interest created by its historical significance in the development of Eastbourne. English Heritage has provided a register of historic parks and gardens and the grounds of Compton Place and part of The Hoo in Willingdon have been included. In addition the Council considers that Manor Gardens, Motcombe Gardens, the Seafront Gardens, Upperton Gardens, Hartfield Gardens, Hampden Park, The Helen Gardens, Holywell Retreat and Princes Park are also of special interest and should be included in the register or regarded at least of local interest. Although there are no special controls on entries in the register, and on parks and gardens of local interest, owners should adopt a sensitive approach to alterations and restoration.

**UHT9: Protection of Historic Parks and Gardens**

**Development proposals which would adversely affect the character, appearance or setting of a registered park or garden, and parks of local interest at Manor Gardens, Motcombe Gardens and the Seafront Gardens, Upperton Gardens, Hartfield Gardens, Hampden Park, The Helen Gardens, Holywell Retreat and Princes Park, will not be permitted.**

### ***Pavements and Street Furniture***

- 5.23 The surfaces of the footways, footpaths and the vehicular drives that cross them are an important contribution to the streetscape. Large areas of traditional paving exist in Eastbourne. This mainly consists of clay brick paving, of which good examples can be found in areas such as Meads, as well as the more recent use of concrete paving flags found in many parts of the town. There is also an array of street furniture such as drinking fountains, water pumps, railings, bollards and lamp posts.
- 5.24 The highway is the responsibility of the County Council. Its policy on the repair of existing footways depends on the degree of the defect in the surface. In general terms if an area of footway has trips in excess of 25mm, (20mm in areas with high pedestrian flows) and extends over more than 5 linear metres, it is relaid in black bituminous material (blacktop). The sensitivity of conservation areas is recognised and the Borough Council is asked to top up the cost of this basic repair to enable a higher quality finish, usually concrete block paving.
- 5.25 Nevertheless this policy will lead to an erosion of the character and appearance of the prime tourist areas, conservation areas and the setting of listed buildings, because it results in traditional paving such as red brick footways being replaced by standard surfaces. If the County Council and the Borough Council are to work together to produce a quality environment, it is considered that those streets with traditional paving materials should be conserved by relaying and repairing with traditional sympathetic materials. To meet these objectives the Council may need to meet the extra costs of providing, retaining and maintaining traditional footways. This could apply when repairs are required to existing traditionally paved areas over 5 metres in length and reconstruction of areas that do not currently have traditional paving.
- 5.26 Similarly there is growing erosion of the town's traditional street furniture. For example, in the majority of instances, if a traditional style lamp post in a conservation area needs replacement due to damage or old age, the County Council policy is that replacement shall be with a modern style column. This is also the case when adding new street furniture in historic areas. This policy is based on cost grounds as modern materials and styles are cheaper than the more traditional styles. Therefore to retain the appearance of historic areas it is proposed that arrangements are made between the Borough Council and County

Council for the use of traditional style street furniture in conservation areas. To this end a Streetscape Design Manual was prepared for works affecting the Town Centre. This Supplementary Planning Guidance should be used as an aid to the design of publicly visible spaces in all sensitive areas, and needs to also consider the implications of the proposals on the partially sighted.

#### **Policy UHT10: Design of Public Areas**

**Proposals involving the large scale renewal, alteration or redesign of new areas of street furniture and paving materials in publicly visible urban spaces between buildings situated in the following sensitive areas:**

- a) **Town Centre;**
- b) **Seafront;**
- c) **Conservation Areas; and**
- d) **the setting of a listed building**

**will be required to use traditional styles and materials, and be appropriately designed so as not to be a hazard for people with impaired vision.**

### ***Shopfronts and Advertisements***

- 5.27 The design of shopfronts has an important role to play in the urban environment. Their position on the ground floor means they are very visible to users and passers-by. Usually shops are in areas heavily used by local people and tourists making them some of the most visited buildings in the town. The Council will expect shopfronts to be well designed in accordance with the Eastbourne Townscape Guide. Some are of particular interest for their original design and permission for their replacement will not normally be granted. New shopfronts should be designed in the context of the whole building and in a style to suit the period of the building. With crime and the fear of crime ever present, greater consideration is given to shopfront security, usually in the form of a shutter system. Certain shutters can have a detrimental effect on the street scene, therefore the Council has produced draft Supplementary Planning Guidance to assist applicants in successfully designing crime out of their proposals. The opportunity should also be taken to make the new shopfront accessible by people with disabilities.

#### **Policy UHT11: Shopfronts**

**Planning permission will not be given for new shopfronts, to replace old shopfronts of quality particularly in conservation areas or on listed buildings, or where the new shopfront is of poor design.**

**Where planning permission is given for new shopfronts, particularly those in conservation areas and listed buildings, they will be expected to be in a style which is contemporaneous with that of the host building in its design, materials and signage. New shopfronts should be designed to be easily accessible to people with disabilities.**

- 5.28 Commercial advertising is an established and often necessary part of the streetscene. Carefully sited, and well designed, advertisements can make a positive contribution by adding a vibrant dimension to the townscape and landscape. However control is necessary to protect against the use of poor design and inappropriate locations, and guidance can be found in the Eastbourne Townscape Guide.

#### **Policy UHT12: Advertisements**

**Advertisements shall be sensitive to the building and locality, particularly in, and affecting the setting of, conservation areas, the AONB and listed buildings.**

## ***External Lighting and Floodlighting***

- 5.29 There is an increasing use of light in the environment. It is used, for example, to extend the use of land such as on recreational sites or retail car parks, to increase security, for decoration such as the floodlighting of buildings and even as an art form. The use of light can have very positive benefits used in the correct or dramatic way. It can add interest and vibrancy to the environment highlighting landmarks and creating focal points on the townscape. However, used in the wrong way it can be garish and harsh and light that is in excess of what is required will serve no purpose, is a waste of resources and a pollution to the amenity of the area.

### **Policy UHT13: External Floodlighting**

**Schemes for external lighting proposals shall:**

- a) **respect the character and amenity of the locality, particularly within and affecting the setting of sensitive areas and buildings;**
- b) **provide a written statement on the design principles adopted;**
- c) **demonstrate the minimum use of lighting required in terms of time periods and intensity to perform the function of the installation, including the fitting of attachments to prevent light spillage.**

**Planning applications unable to satisfactorily meet the above criteria will be refused.**

## ***Public Art***

- 5.30 Developers of major schemes will be encouraged to make a contribution towards the retention or creation of public art. Art can range from traditional free standing statues to more modern sculptures. It could be a highly decorative window in a commercial development. Whatever the feature is, public art should relate to its surroundings and enhance the local environment.

### **Policy UHT14: Public Art**

**Contributions will be sought from major schemes towards the provision of public art. Contributions sought will be directly, fairly and reasonably related in scale and kind to the development proposed.**

## ***Conservation Areas***

- 5.31 Eastbourne currently has twelve conservation areas, covering a total of approximately 184 hectares (455 acres). These are:

- Willingdon
- Ratton
- Old Town
- Warrior Square
- Saffrons Road
- College
- Meads
- Town Centre and Seafront
- The Park Close
- Torfield
- South Lynn Drive
- Upperton Gardens

- 5.32 The boundaries of these areas are shown on the Proposals Map. Briefly, the areas cover a range of different characters from a traditional village core (Willingdon and Old Town) through to the grand Victorian boulevards of the Town Centre and seafront.

- 5.33 The Council will continue to review all areas to determine if any further designations as conservation areas are required. It will also periodically undertake appraisals of conservation areas and their boundaries to ascertain how the area may be enhanced. After designation certain works within conservation areas require consent. Once designated the Council intends to preserve and enhance the character and appearance of the conservation areas. It will carry out this process on the basis of these appraisals or through the development control process, following the recommendations of the Eastbourne Townscape Guide.
- 5.34 To help with the proper understanding of the impact of a proposal in a conservation area, all applications for development shall be accompanied by fully detailed plans and elevations, showing the proposal in relation to adjoining buildings and features. Also all successful proposals for redevelopment will be conditioned to prevent unsightly gaps appearing in these sensitive townscapes from premature demolition.

**Policy UHT15: Protection of Conservation Areas**

**Planning application in a conservation area, or affecting the setting of a conservation area, will be required to preserve or enhance the character or appearance of the area.**

**Note:** The Council has prepared the Eastbourne Townscape Guide as Supplementary planning Guidance. This should be consulted for further guidance on the implementation of this policy.

- 5.35 In addition to the designated conservation areas there are other areas of the urban townscape which have a local interest but do not merit conservation area status. These areas are referred to as areas of High Townscape Value and are:
- The areas abutting the Town Centre Conservation Area;
  - The areas flanking and adjoining the College Conservation Area;
  - Upperton Gardens (north) and Hartfield Gardens, and
  - Ratton area.

Whilst these areas will not be subject to the controls that exist in Conservation Areas, the Council can encourage development to respect the appearance of the area. To help meet this objective proposals in Areas of High Townscape Value are to be made as full applications to enable proper assessment of the scheme and should comply with the Eastbourne Townscape Guide. Successful proposals for redevelopment will be conditioned to avoid unsightly gaps appearing in the townscape from premature demolition.

**Policy UHT16: Protection of Areas of High Townscape Value**

**Proposals within Areas of High Townscape Value will be required to generally preserve the character and appearance of the area. Development shall:**

- a) **use materials which respect and complement the predominant traditional materials of the location;**
- b) **not allow the loss of traditional materials and features;**
- c) **retain amenity spaces where they form part of the established character of the area; and**
- d) **retain, wherever possible, the existing trees and other important landscape features. In exceptional cases where any such loss is allowed, compensatory provision will be required in terms of quality and quantity.**

### **Listed Buildings**

- 5.36 It is Central Government who compiles lists of buildings for protection because of their special architectural or historic interest. Demolition or any alteration, internally or externally, that affects the character of the building requires listed building consent. Listed buildings represent a finite resource and an irreplaceable asset. There is therefore a general presumption in favour of their preservation except where a convincing case can be made out. While the listing of a building should not be seen as a bar to all future change, the starting point for the exercise of listed building control is the statutory requirement on the Council to "have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.". The criteria laid down in PPG15<sup>24</sup> will be taken into account when assessing an application for planning permission involving a listed building and applicants are expected to follow the advice in the Eastbourne Townscape Guide.
- 5.37 Consent for the partial demolition of a listed building will only be granted in exceptional circumstances. Clear and convincing evidence that all reasonable efforts have been made to sustain existing uses or find viable new uses, and these efforts have failed will be required. It should also be demonstrated that preservation in some form of charitable or community ownership is not possible or suitable; and that redevelopment would produce substantial elements for the community which would decisively outweigh the loss resulting from demolition. Consent for demolition will not be given simply because redevelopment is economically more attractive to the developer than repair and re-use of the listed building, or because the developer acquired the building at a price that reflected the potential for redevelopment rather than the condition and constraints of the building.

#### **Policy UHT17: Protection of Listed Buildings and their Settings**

**Planning permission for alterations or extensions to a listed building will be granted only where the works would preserve the inherent character of the listed building and its features of special architectural or historic interest.**

**Planning permission will be granted for works affecting the setting of a listed building only where the development would not harm the character or appearance of the setting of the building.**

- 5.38 As well as the statutory listed buildings, the Council believes there are other buildings of local interest that contribute to the townscape of Eastbourne. These buildings of local interest do not have the statutory protection of listed buildings but nevertheless they should be retained and ideally enhanced. Many of them stand in conservation areas so they cannot be demolished without consent. However many lie outside this protection and the Council will encourage owners to recognise the important contribution their building makes to the street scene.

#### **Policy UHT18: Buildings of Local Interest**

**Proposals which would adversely affect the character or appearance of buildings of local interest will not be permitted. Should planning permission be granted for a**

<sup>24</sup> Planning Policy Guidance Note 15: Planning and the Historic Environment, DoE (1994)

**major alteration, the consent will be subject to a condition to provide an opportunity for the building to be inspected and recorded.**

**Note:** The buildings listed in The Eastbourne Townscape Guide are considered to be of local interest.

- 5.39 It is vital that historic buildings (listed buildings, unlisted buildings in conservation areas and those of local interest) are retained, enhanced and put to good use so that they can continue to make a contribution to the townscape of Eastbourne. It may sometimes be necessary to relax other policies and regulations to ensure the building's retention, proper maintenance and character. This is in line with Government and County Council advice. An example may be allowing changes to the use of the premises if it can be shown it would help retain and maintain the building. Another example might be in the carrying out of the Building Regulation function, as from time to time conflict can arise between the requirements of the Regulations and the character of an historic building.

**Policy UHT19: Retention of Historic Buildings**

**Planning permission will be granted for the change of use of historic buildings of acknowledged importance to ensure their retention, subject to other policies in the Plan.**

### ***Grant Aid to Historic Areas***

- 5.40 The Council recognises the value of sympathetically restored buildings to the townscape of Eastbourne. Historic buildings in good condition have a positive impact on the attraction of the town and on local residents and visitors alike. Conversely the loss of architectural details and original traditional materials from historic buildings can have a negative effect on the town.
- 5.41 The owners of historic buildings have the responsibility to maintain their properties. In recognition of the generally higher costs involved in traditional repairs and materials the Council will continue to allocate finances, subject to availability of resources, to grant aid the sympathetic repair of historic buildings. Whenever appropriate, the Council will seek to supplement the available resources with finances from other external sources such as English Heritage, the Lottery and the European Community. This is consistent with the key planning objectives stated at the beginning of this chapter. However if owners allow historic buildings to fall into disrepair the Council will use all the powers available to them under the legislation.

### ***Ancient Monuments and Archaeologically Sensitive Areas***

- 5.42 The Government compiles lists of scheduled monuments, and those protected are shown on the Proposals Map. There is a presumption in favour of their preservation and works that affect them require scheduled monument consent from the relevant Secretary of State.
- 5.43 In addition to scheduled monuments there are a large number of other ancient monuments that have special interest. The most significant of these have been identified and collected into archaeologically sensitive areas (ASA) by East Sussex County Council. These areas are shown on the Proposals Map. The Council recognises the importance of ASA's and will safeguard their interest by consultation with the County Council's archaeological advisor on planning applications within the designated areas.
- 5.44 The way in which archaeological remains and discoveries should be preserved or recorded, both in an urban setting and in the countryside, is clearly set-out in PPG16<sup>25</sup>. In relevant cases, planning conditions will be used to ensure the protection and/or recording of archaeological remains. The Secretary of State considers it reasonable that where

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<sup>25</sup> Planning Policy Guidance Note 16: Archaeology and Planning, DoE (1990)

necessary, developers make provision for the assessment, excavation, recording and publication of archaeological sites.

- 5.45 The Council will, wherever practical, provide information for visitors to interpret archaeological remains. Priority will be given to scheduled monuments within the urban area which currently consist of three Martello Towers and the Redoubt Fort.

**Policy UHT20: Archaeological Sites and Scheduled Monuments**

- a) **The direct and indirect effects of development proposals on archaeological sites and their settings will be examined before planning applications are determined. Planning permission will not be given without adequate assessment of the archaeological implications.**
- b) **In cases where there are reasonable grounds to suppose that the development proposals will destroy or adversely affect sites of archaeological interest, the applicant will be required to demonstrate prior to permission being considered that:**
  - (i) **the character and extent of any archaeological remains surviving on the site;**
  - (ii) **the manner in which archaeological remains are to be safeguarded during the course of the development either by their physical preservation in situ, or by record as a result of their excavation and publication. (Preservation by record is regarded as a less satisfactory option);**
  - (iii) **benefits of the development outweigh the damage to, or destruction of, the archaeological remains on the site.**
- c) **Development proposals which will have an adverse effect on scheduled monuments and other nationally important archaeological sites and monuments, their settings and amenity value will be refused.**
- d) **Development that would adversely affect other known sites and monuments of archaeological significance will be refused, although permission may be granted if the applicant has demonstrated that particular archaeological sites and monuments will be satisfactorily preserved either in situ or by record. (Preservation by record is regarded as a less satisfactory option).**