

# Eastbourne Landscape Sensitivity Assessment

Eastbourne Borough Council

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# 1. Introduction

- 1.1 AECOM has been instructed by Eastbourne Borough Council (EBC) to undertake a Landscape Sensitivity Assessment (LSA) of specific sites ('the assessment sites') in the Borough (outside of the South Downs National Park) in respect of residential, employment and on-shore wind turbine development ('the development types').
- 1.2 The assessment sites are located within the north-east of the Borough, and in close proximity to one another, covering low lying land across the Eastbourne, Southbourne and East Langney Levels, including land within Eastbourne Park.
- 1.3 The assessment sites are set out in **Table 1-1** and illustrated on **Figures 4.1, 5.1 and 6.1**.

**Table 1-1: The LSA Assessment Sites**

LSA Assessment Site Ref	Site Location
<b>Residential Assessment Sites (R) Refer to Figure 4.1</b>	
R1	Land in Broadwater
R2	Land off Tutts Barn Lane
R3	Land In Southbourne
R4	Land to the Rear of Rotunda Road
R5	Land north-east of St Anthony's Hill
R6	Land at Larkspur Drive
R7	Land at East Langney Levels
R8	Land Off Pevensey Road
<b>Employment Assessment Sites (E) Refer to Figure 5.1</b>	
E1	Land In Southbourne
<b>On-Shore Wind Turbine Assessment Sites (W) Refer to Figure 6.1</b>	
W1	Land at Westham
W2	Land east of the A2290 north
W3	Land east of the A2290 south
W4	Land east of the A2280 north
W5	Land east of the A2280 south

- 1.4 Natural England's guidelines on Landscape Sensitivity Assessment define landscape sensitivity as:
 

*"a measure of the resilience, or robustness, of a landscape to withstand specified change arising from development types or land management practices, without undue negative effects on the landscape and visual baseline and their value."*
- 1.5 For the purposes of this assessment, the term landscape also covers the term 'townscape', with landscape assessed as a resource in its own right. The visual baseline refers to the potential changes to the visual amenity experienced by people.
- 1.6 The LSA has been undertaken in the context of the preparation of a new Local Plan for Eastbourne, as set out in the Regulation 18 Growth Strategy Consultation<sup>1</sup> (2022). This consultation sets out the level of housing and employment growth that could be accommodated in Eastbourne up to 2039 and where it might be located, along with the requirements for infrastructure.
- 1.7 The Regulation 18 Consultation also sets out that the development needs within the Borough cannot be met in full due to the physical and environmental constraints, such that all sites with the potential for development will need to be considered to *"ensure that all opportunities are maximised."*
- 1.8 The Regulation 18 Consultation includes several of the assessment sites as 'Key Development Sites'. These sites are R2 Land at Tutts Barn Lane, R3 Land in Southbourne, R5 Land North-east of St Anthony's

<sup>1</sup> Eastbourne Borough Council, Eastbourne Local Plan, 2022, Growth Strategy Consultation, <https://planningpolicyconsult.lewes-eastbourne.gov.uk/gf2.ti/-/1456610/149564741.1/PDF/-/Eastbourne%20Local%20Plan%20Growth%20Strategy%20Consultation%20-%20FINAL%20201022.pdf>

Hill, R7 Land off Pevensey Bay Road and R8 Land at East Langney Levels in respect of new residential development and green infrastructure. A small part of the Land in Southbourne is also included as a potential new employment location.

1.9 Through an updated review of the landscape and visual sensitivity of these sites and additional sites covered by the LSA, the LSA will provide an evidence base to help inform the emerging Eastbourne Local Plan.

1.10 The structure of the LSA is:

- Chapter 2 presents the existing context, via reviews of published landscape character assessments, landscape and environmental constraints and relevant policy matters in respect of the assessment sites;
- Chapter 3 sets out the LSA methodology;
- Chapter 4 summarises the LSA conclusions for the residential sites;
- Chapter 5 summarises the LSA conclusions for the employment site;
- Chapter 6 summarises the LSA conclusions for the on-shore wind turbine sites;
- Chapter 7 presents summarises the overall conclusions;
- Appendix A sets out the LSA Figures;
- Appendix B sets out the LSA methodology for the residential and employment sites;
- Appendix C sets out the LSA methodology for the on-shore wind turbine sites;
- Appendix D sets out the full assessment of the residential sites;
- Appendix E sets out the assessment of the employment site; and
- Appendix F sets out the assessment of the on-shore wind turbine sites.

1.11 The LSA has been undertaken by Landscape Architects with extensive experience in LSA and the assessment of residential, employment and on-shore wind turbine developments. The LSA methodology has been agreed with EBC Officers, and both the Landscape Architects and EBC Officers have continued to liaise with officers from the South Downs National Park Authority (SDNPA).

## 2. Existing Baseline

- 2.1 With reference to **Figures 2.1 and 2.2** in **Appendix A**, Eastbourne Borough is situated across the Pevensey Levels, covering low lying land ranging between 0-10 metres (m) Above Ordnance Datum (AOD), which extends northwards from the coast and rises across the western part of the Borough, via the South Downs to form a tract of elevated land, extending up to 201m AOD.
- 2.2 The low-lying position of the Pevensey Levels has resulted in extensive drainage networks and areas of floodplain. This in turn has influenced the historic evolution of Eastbourne Town, via development either expanding along the coast, or northwards across the lower slopes of the South Downs, within the setting of the South Downs National Park.
- 2.3 Eastbourne Park is an area of grazed wetland (and flood storage) which extends through the centre of Eastbourne Town and forms a physical buffer between surrounding residential areas and forms a notable break in the settlement pattern when viewed from elevated parts of the Borough, including within the South Downs National Park.

### Residential Land Uses

- 2.4 The majority of the residential land uses are situated across the lower slopes of the South Downs and the Pevensey Levels.
- 2.5 The residential land uses are mainly two storeys in height reflecting the main expansion of Eastbourne Town in the Victorian period. The taller residential buildings are generally located towards the coast, with the main concentration at Sovereign Harbour, at the eastern edge of the Borough between the late 1990s and 2009.

### Infrastructure Land Uses

- 2.6 The main road infrastructure includes the A22 which crosses the northern part of the Borough to connect with the A2290, and forming a defined boundary to Hampden Park. The A2290 crosses Eastbourne Park to connect with the A259, which forms the main road network across the southern part of the Borough, from Sovereign Harbour to the South Downs National Park.
- 2.7 The East Coastway railway line ('the railway line') extends across the central part of the Borough, crossing the Eastbourne Levels to connect with the railway station in the southern part of Eastbourne.
- 2.8 The main routing of overhead power lines extends to the north of the A2290 and across the West Langney Levels.

### Employment Land Uses

- 2.9 The employment land uses are concentrated centrally within the Borough, to the north of the A2290 via the Hampden Park industrial estate and adjacent to the southern part of the A2290, via a cluster of trading estates..
- 2.10 At the Hampden Park industrial estate, employment buildings range in height up to 20m, and there is a consistent horizontal and utilitarian form to the massing, along with extensive areas of external car-parking.
- 2.11 The trading estates adjacent to the A2290 consist of buildings ranging between 8 and 24m in height, with a similar utilitarian character and extensive areas of external car-parking.

### Wind Turbine Land Uses

- 2.12 There are no wind turbines within the Borough, however there are three 110m tall on-shore wind turbines to the north of the A27, beyond the Borough, at Shepham, between Polegate and Hankam.
- 2.13 These wind turbines are perceived from parts of the West Langney Levels and the eastern edge of the SDNP, as demonstrated by Plate 1, illustrating the view from Willingdon Hill.



**Plate 1: View from Willingdon Hill in the SDNP, looking north-east towards three turbines at Shepham**

- 2.14 These residential, transport and infrastructure land uses within the Borough are bordered by agricultural land uses, consisting of small to large scale fields, in a generally regular pattern reflecting the system of drainage ditches or 'sewers' and past land management to reclaim land from the sea and enable a pattern of summer grazing and winter flooding.
- 2.15 The current land management is mainly grazing marshland across the Levels, situated between the A2280 and the railway line; the Southbourne Levels extend eastwards from the railway line to the A2290; the West Langney Levels extend between the A2290 and Langney and the Pevensey Levels extend across the north-east of the Borough.
- 2.16 With reference to **Figure 2.1** other environmental designations across the Borough include Conservation Areas, Listed Buildings, Areas of High Townscape Value, flood zones and areas of green space. There is also a countryside gap allocation in the eastern part of the borough, between Langney and Westham.

## Published Landscape Character Assessments and Related Studies

- 2.17 The following published studies provide an analysis of the key landscape and visual character of the Borough, along with guidelines for the management of future change. They have also formed part of the evidence base in respect of landscape and visual matters for previous versions of the Eastbourne Local Plan.
- 2.18 Whilst these studies have been produced for a different purpose in comparison to this LSA and via different guidelines but with very similar themes, they assist in setting out the existing landscape and visual baseline for the LSA. The key findings from these studies are summarised below.

## Natural England National Character Areas

2.19 With reference to **Figure 2.3**, the western part of Eastbourne, covering the SDNP and the transition to the Levels are covered by Natural England's National Character Area (NCA) 125 South Downs<sup>2</sup>. The NCA is defined by the published study as a prominent ridge of chalk, resulting in a complex and diverse landscape. The statements of environmental opportunity (SEO) are:

- SEO 1: Plan for an expansion of species-rich chalk grassland and other semi-natural habitats, and manage and enhance other existing chalk habitats for wildlife connectivity, reinforcement of the distinctive landscape character, and improvement to water resource management;
- SEO 2: Manage, expand where appropriate and enhance the downland farmed landscape, the arable mixed farmed landscape of the dip slope and the broadleaved woodland cover, conserving wildlife habitats, contributing to food provision, maintaining a distinct yet evolving landscape pattern, improving water quality and providing local sources of renewable fuels;
- SEO 3: Conserve and promote the South Downs' rich historic environment, its unique geodiversity and national and local geological sites for the contribution they make to cultural heritage, biodiversity and landscape. Maintain and enhance quality of access, including via the South Downs Way National Trail, providing interpretation to enhance educational and recreational opportunities; and
- SEO 4: Manage, enhance and integrate recreational opportunities and public enjoyment with conservation of the natural environment and tranquility, reflecting the ambitions of the South Downs National Park.

2.20 The eastern part of the Borough and all of the assessment sites are covered by NCA 124 Pevensey Levels<sup>3</sup> which is defined by the published study as a low-lying area, consisting of wetlands of national and international conservation importance and a predominantly rural landscape with extensive drainage networks. The SEO are:

- SEO 1: Manage and plan for change in the function of the network of watercourses, water management infrastructure and wetland habitats across the Levels to provide benefits in improved flood management, water and soil quality, viable agricultural futures and protection of sub-soil archaeology, and to increase the range and extent of habitats and species and their resilience to climate change;
- SEO 2: Manage and enhance the distinctive character of the open, low lying Pevensey Levels landscape and its heritage features such as medieval farmstead sites, boundaries and relics of the salt making industry, benefiting landscape character, tranquility, and sense of place and history;
- SEO 3: Safeguard and manage the shingle beaches and coastline features that maintain the existence of the NCA and its associated habitats and species, benefiting protection against coastal erosion and flooding, biodiversity, sense of place and history, and geodiversity; and
- SEO 4: Plan for the creation of a strong landscape framework associated with the identified future growth of Eastbourne, Hailsham and Bexhill and along the A22 corridor. Manage and enhance access to green space within the area, balancing recreational provision with nature conservation, and ensure that Eastbourne's surviving population of mature elms is protected.

<sup>2</sup> Natural England (2015). National Character Area profile 125. South Downs [Online]. Available at: <http://publications.naturalengland.org.uk/publication/7433354?category=587130>

<sup>3</sup> Natural England (2015). National Character Area profile 124. Pevensey Levels [Online]. Available at: <http://publications.naturalengland.org.uk/publication/6717059073310720?category=587130>

## East Sussex Landscape Character Assessment

- 2.21 With reference to **Figure 2.3**, the East Sussex Landscape Character Assessment<sup>4</sup> (2016) identifies local landscape character areas (LCA) across the county.
- 2.22 The majority of the assessment sites are covered by LCA 24: Eastbourne Levels, for which the stated key landscape characteristics are:
- *“Small tract of flat open levels separated from the Pevensey Levels by the low Polegate - Stone Cross ridge;*
  - *Some sense of tranquility in the heart of the area with big skies and cries of wetland birds;*
  - *Evidence of many centuries of human intervention to reclaim the lowland marsh as grazing land;*
  - *An intricate pattern of manmade ditches as historic field enclosures and drainage systems;*
  - *The hard urban edges of Willingdon, Langney, Sovereign Harbour and Eastbourne surround the area;*
  - *The hard urban edges are softened in places by trees notably at Hampden Park;*
  - *Eastbourne Park: A Green Infrastructure of multifunctional green spaces and lakes including Shinewater, Southbourne and West Langney created to provide flood compensation for the A22 New Route or Golden Jubilee Way and new schools and housing development in the town;*
  - *Internationally significant archaeological discovery of an important Bronze Age settlement and causeway designated as a Scheduled Ancient Monument;*
  - *Few trees and hedges but typically wind sculpted scattered willow and thorn scrub;*
  - *The principal tree species are willows, field maple, alder, ash, poplar and oak; and*
  - *The main A22 new route crosses the area, as does the A2290 and mainline railway.”*
- 2.23 Stated landscape management guidelines for LCA 24 include new tree planting to strengthen landscape character and habitat creation; creation of new green infrastructure; maximizing the opportunities for SUDs and adapting to climate change.
- 2.24 The two assessment sites in the north-east part of the Borough (Land at East Langney Levels and Land off Pevensey Road) are covered by LCA 25: Pevensey Levels, for which the stated key landscape characteristics include:
- *“Extensive flat open grazing marsh as one of the largest continuous wet grazing systems (3500ha) in south east England;*
  - *Unspoilt and distinctive rural character with no large urban intrusions;*
  - *A sense of remoteness and tranquillity in the heart of the area with big skies and cries of wetland birds; and*
  - *The busy A259 trunk road crosses the southern part of the area separating the coastal marshes from the inland levels. Other B roads link the A259 with settlements to the north.”*
- 2.25 Stated landscape management guidelines for LCA 25 include new tree planting to contain new development, habitat and green infrastructure enhancement and sensitive flood management and defenses.
- 2.26 The assessment sites of Land North-east of St Anthony’s Hill and Land to the Rear of Rotunda Road are covered by the urban area of LCA 29: Eastbourne. The stated key characteristics include *“harsh unscreened urban edges and industrial estates bordering the Levels.”* Stated landscape actions include increased tree cover on the edges of the built-up areas and ensuring the highest quality of design with a strong sense of place within new development.

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<sup>4</sup> East Sussex County Council (2016). East Sussex Landscape Character Assessment [Online]. Available at: <https://www.eastsussex.gov.uk/environment/landscape/landscape>

## Eastbourne Tall Building Assessment

- 2.27 The Eastbourne Tall Building Assessment (2023) was prepared alongside the LSA. The assessment focuses on the 14 neighbourhood areas identified in the Eastbourne Core Strategy Local Plan 2006-2027 (adopted 2013). Most of the assessment sites in this LSA are covered by the Eastbourne Tall Building Assessment Townscape Character Area (TCA) 15: Eastbourne Park; but are not included in further detail due to being beyond the neighbourhood areas assessed in respect of new tall buildings.
- 2.28 R7 Land at East Langney Levels, no. 6 Land at Westham and no.8 Land off Pevensey Bay Road are included in the Eastbourne Tall Building Assessment TCA 8: Langney (TCA 8), which is noted as a predominantly two storey residential area of 1970s to 1990s development, with a mix of public and private greenspaces, with views towards the SDNP. The assessment concludes that these areas are of low townscape value.
- 2.29 R4 Land to the rear of Rotunda Road is included in the Eastbourne Tall Building Assessment TCA 13: St Anthony's and Langney Point (TCA 13). The assessment concludes that TCA 13 has a prevailing urban character and predominantly low pattern of building heights and is of low townscape value.

## Eastbourne Landscape Character Assessment

- 2.30 The Eastbourne Landscape Character Assessment (2010)<sup>5</sup> sets out the landscape character for land beyond the townscape parts of the Borough, along with recommendations for the management of future landscape change.
- 2.31 With reference to **Figure 2.3** most of assessment sites are within the same Landscape Character Type (LCT) E: The Levels, but covered by different Landscape Character Areas (LCA), as set out in the following table.
- 2.32 In respect of LCT E: The Levels, the stated key characteristics are:
- *“Flat, low-lying landscape of grazed marsh, lakes and wet meadows, woven by reed filled ditches and channels;*
  - *Medium sized predominantly irregular field pattern fringed with reeds and permeable post and wire fencing;*
  - *Fragments of hedgerows and isolated trees defining some field boundaries, predominantly in peripheral areas;*
  - *A general lack of tree cover – only small areas of wet woodland, scrub and belts of mature poplar trees adjacent to residential areas;*
  - *Some areas of recreational parkland and sporting fields;*
  - *A highly visible urban edge in most areas – mixture of residential and industrial;*
  - *Panoramic views towards major scarp slopes on western and north-western edges of Eastbourne;*
  - *An open, windswept feel in places; and*
  - *Railway, major roads and powerlines that cross the levels are visually dominating structures in this open, flat landscape.”*
- 2.33 **Table 2-1** sets out the stated key characteristics and landscape planning guidelines for the respective assessment sites from the Eastbourne Landscape Character Assessment and should be read in combination with **Figure 4.1, 5.1 and 6.1** which illustrate the locations of the development types.

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<sup>5</sup> Eastbourne Borough Council (2010) Eastbourne Landscape Character Assessment [Online]. Available at: <https://www.lewes-eastbourne.gov.uk/resources/assets/inline/full/0/257470.pdf>

**Table 2-1: Summary of Relevant Landscape Character Assessments**

Summary of Eastbourne Landscape Character Areas covering the Assessment Sites		
Assessment Site	Landscape Character Area (LCA)	Key Characteristics / Relevant Landscape Planning Guidelines
<p><b>R1 Land in Broadwater</b>  <b>R2 Land off Tutts Barn Lane</b>  <b>W4 Land east of the A2280 north</b>  <b>W5 Land east of the A2280 south</b>  <b>R3 and E1 Land in Southbourne (residential and employment)</b></p>	LCA E1: Eastbourne Levels	<ul style="list-style-type: none"> <li>• Flat low-lying and open landscape generally with long distance views to surrounding areas, including prominent wooded scarp downland slopes to the west.</li> <li>• Predominantly grazing marsh with medium sized irregular field pattern.</li> <li>• The large, artificial Broadwater Lake is a special feature.</li> <li>• The skyline is very prominent in most areas, due to the large expanses of open, uninterrupted landscape.</li> <li>• Major roads that traverse the area at a higher grade are highly visible and, in some cases, form an abrupt boundary to the area.</li> <li>• Belts of trees and isolated trees punctuate skyline, mainly in peripheral areas. Some of these isolated trees are all that remain of former hedgerows.</li> <li>• Prominent views between the area and Cross Levels Way (A2280) and associated roundabout.</li> </ul> <hr/> <ul style="list-style-type: none"> <li>• Resist the development of any additional telecommunication masts or other vertical structures in this open landscape, unless absolutely essential.</li> <li>• Resist development of further transportation corridors and any other visually prominent linear elements that traverse and dissect the landscape, unless absolutely essential.</li> <li>• Resist any new development that may adversely affect the character of the area or views to and from the levels.</li> <li>• Ensure that any new development is well integrated with the landscape and existing harsh urban edges are softened by new native tree and shrub planting.</li> <li>• Any new buildings should be located in less visually prominent locations, preferably clustering them around existing buildings and / or in peripheral parts.</li> <li>• Minimise the effects of adverse incremental change by restricting new development to that which is of high quality, which is well integrated with the local landscape and where reflects local distinctiveness.</li> <li>• Seek opportunities for enhancing public access and developing high-quality recreational pathways with associated planting strategies. Ensure that these routes do not conflict with agricultural practices within the landscape.</li> <li>• Consider recreational opportunities associated with the lake and requirements for parking and visitor facilities.</li> <li>• Seek opportunities to soften areas of visually harsh urban edge and road and rail routes through provision of additional tree/shrub planting along embankments in the periphery of area.</li> <li>• Seek opportunities to improve the rural urban fringe through provision of high quality boundary treatments and a planting strategy that reflects the local distinctiveness.</li> <li>• Where earth works are required, these should be sympathetic to the surrounding flat, low-lying landform.</li> <li>• Conserve sites of archaeological importance and resist any further development or tree/scrub encroachment that would disrupt their integrity.</li> <li>• Consider the effect of any change in the area on views to and from the Eastbourne Downs and its scarp slopes.</li> </ul>
<p><b>R2 Land off Tutts Barn Lane</b></p>	LCA E4: Upperton Rural Fringe	<ul style="list-style-type: none"> <li>• Relatively flat, low-lying areas with a varied landscape character.</li> <li>• Community allotments and nursery contribute to a locally distinctive and textured landscape.</li> <li>• Buildings associated with the allotments are small in scale and scattered, with a varied architectural character.</li> <li>• Area is strongly influenced by its urban setting.</li> <li>• Prominent views to the chimney within Eastbourne District General Hospital.</li> <li>• Fields defined by a combination of hedgerows, timber and post fencing, with some temporary electric wire fences.</li> </ul>

Summary of Eastbourne Landscape Character Areas covering the Assessment Sites		
Assessment Site	Landscape Character Area (LCA)	Key Characteristics / Relevant Landscape Planning Guidelines
		<ul style="list-style-type: none"> <li>• Distinctive tree belts, isolated trees and shrubs, some of which are remnants of former hedgerows, provide enclosure to the small to medium sized fields.</li> <li>• Moderate sense of tranquillity in semi-rural areas associated with Upperton Farm.</li> <li>• Strong visual connection with the Eastbourne Levels.</li> <li>• Electrical substation and railway are well concealed from much of the area by dense, mature trees and shrubs lining a drain.</li> <li>• Tutts Barn Lane comprises a semi-rural, informal character.</li> <li>• Prominent views to Upperton Residential Area.</li> <li>• Prominent views across the Eastbourne Levels and beyond to the major downland scarp slopes.</li> </ul>
		<ul style="list-style-type: none"> <li>• Refer to the above guidelines.</li> <li>• Resist any development that would adversely affect the character of the area or the amenity of views obtained from the South Downs National Park.</li> <li>• Where development is required to meet strategic objectives and local demands, avoid skyline development and ensure any new development has a minimal impact on views to and from the levels and is integrated within the existing landscape.</li> <li>• Seek opportunities for enhanced public access and the developing high-quality recreational pathways with associated planting strategies in appropriate areas. Ensure that these routes do not conflict with existing recreational activities and future development proposals within the landscape.</li> </ul>
<b>R3 and E1 Land in Southbourne (residential and employment)</b>	LCA E5: Southbourne Recreation	<ul style="list-style-type: none"> <li>• Relatively flat landscape with a variety of land uses and land cover.</li> <li>• Partly elevated above the Eastbourne and West Langney Levels due to former landfill operations.</li> <li>• Lottbridge sewer and associated vegetation is a prominent feature.</li> <li>• Character strongly influenced by leisure / recreational land uses, including a golfing park and miniature railway.</li> <li>• Southbourne Lake.</li> <li>• Bridgemere residential area forms a very abrupt urban edge, partially softened by copses of wet woodland, marshland, and isolated trees and shrubs.</li> <li>• Railway and major roads form an elevated and visually prominent edge to much of the area (e.g. at Lottbridge Drove and Cross Levels Way).</li> <li>• Allotment gardens located in the south-eastern pocket, adjacent to Bridgemere residential area.</li> <li>• Relatively open landscape with filtered views to nearby road traffic, power transmission towers and a gas holding station.</li> <li>• Open views across the golf course to wooded downland scarp slopes to the west.</li> </ul>
		<ul style="list-style-type: none"> <li>• Refer to the above guidelines.</li> <li>• Conserve and enhance the open, mostly undeveloped character within the area.</li> <li>• Consider opportunities for new planting within the golf course to encourage biodiversity and to help integrate the golf course into the surrounding landscape.</li> <li>• Conserve and enhance the inherent drainage pattern within the areas and habitat associated with the reed-filled drainage ditches and channels.</li> <li>• Seek opportunities for enhancing public access and developing high-quality recreational pathways with associated planting strategies in appropriate areas. Ensure that these routes do not conflict with existing recreational activities within the landscape.</li> <li>• Enhance existing access for vehicles, parking and visitor facilities within the area and encourage planting to soften expansive areas of hardstanding.</li> </ul>
		<ul style="list-style-type: none"> <li>• Avoid new built development in close proximity to water bodies.</li> </ul>

Summary of Eastbourne Landscape Character Areas covering the Assessment Sites		
Assessment Site	Landscape Character Area (LCA)	Key Characteristics / Relevant Landscape Planning Guidelines
<b>R4 Land to the rear of Rotunda Road</b> <b>R5 Land north-east of St Anthony's Hill</b> <b>R6 Land at Larkspur Drive</b>	n/a as within the townscape and therefore not covered by the published study.	
<b>R7 Land at East Langney Levels</b> <b>R8 Land off Pevensey Bay Road</b> <b>W1 Land at Westham</b>	LCA E3: East Langney Levels	<ul style="list-style-type: none"> <li>• Open, flat character with long distance views to major downland wooded scarp slopes.</li> <li>• Land use is predominantly grazing marsh, with mature unimproved pasture, and some arable fields in drier areas.</li> <li>• Medium to large sized fields defined by grassed drainage channels, reed-filled ditches and some hedgerows.</li> <li>• East Langney Sewer is a prominent feature within the landscape.</li> <li>• Prominent features on the horizon include power transmission lines and the urban edge to Langney.</li> <li>• Pevensey Bay Road is well concealed by dense, mature hedgerows.</li> <li>• The overall character of the landscape is predominantly rural, with a good sense of tranquillity and enclosure.</li> </ul>
		<ul style="list-style-type: none"> <li>• Refer to the above guidelines.</li> <li>• Ensure that any new development is well integrated with the landscape and existing harsh urban edges are softened.</li> <li>• Seek opportunities to improve access and connectivity to other areas of open space within the Borough.</li> <li>• Seek opportunities to soften areas of visually harsh urban edge through provision of additional tree/shrub planting along periphery.</li> </ul>
<b>W2 Land east of the A2290 north</b> <b>W3 Land east of the A2290 south</b>	LCA E2: West Langney / Willingdon Levels	<ul style="list-style-type: none"> <li>• Flat low-lying grazing marsh, with drainage channels.</li> <li>• Medium-sized irregular field pattern, defined by water channels, mature hedgerows and reed-filled drainage ditches.</li> <li>• Large, artificial water storage lake, the West Langney Deep Water Lake.</li> <li>• Large expanses of this area have a relatively open, flat character.</li> <li>• Prominent views to large buildings within Hampden Park and Highfield industrial estates, power transmission towers and a gas holder station.</li> <li>• Prominent views of major downland scarp slopes to the west.</li> <li>• Skyline punctuated by various belts of small trees, copses of wet woodland in peripheral areas, and isolated shrubs, some of which are remnants of former hedgerows.</li> <li>• Visually prominent belt of trees alongside Hawthorn and Birch Road industrial estates.</li> <li>• Remains of old cattle yards and holding pens evoke a sense of past agricultural activities within the area.</li> </ul>
		<ul style="list-style-type: none"> <li>• Seek opportunities to locate existing and any proposed power transmission towers underground where feasible.</li> <li>• Seek opportunities for the development of recreational routes throughout the area to link nearby residential areas and connect to the Shinewater Park footpath / cycleway network.</li> <li>• Consider recreational opportunities associated with the lake and requirements for parking and visitor facilities.</li> <li>• Seek opportunities to soften areas of visually harsh urban edge through provision of additional tree/shrub planting along periphery of area.</li> <li>• Conserve sites of archaeological importance and resist any further development or tree/scrub encroachment that would disrupt their integrity.</li> </ul>

## Eastbourne Landscape Character Assessment – Supplementary Landscape Capacity Guidance

- 2.34 The Eastbourne Landscape Character Assessment Supplementary Guidance (2009)<sup>6</sup> sets out the key landscape and visual sensitivities to be safeguarded, along with an indicative capacity and the suitability of different developments, along with associated recommendations. This guidance was undertaken prior to GLVIA 3 and the Natural England guidelines and therefore uses a different methodology, terms and conclusions to those of this LSA.
- 2.35 **Table 2-2** summarises the conclusions of guidance in relation to the LSA assessment sites, which includes their indicative capacity to different development types.

**Table 2-2: Summary of the Landscape Capacity Guidance**

Summary of Eastbourne Landscape Character Areas covering the Assessment Sites		
Assessment Site	Landscape Character Area (LCA)	Capacity for Development
R1 Land in Broadwater R2 Land off Tutts Barn Lane W4 Land east of the A2280 north W5 Land east of the A2280 south R3 and E1 Land in Southbourne (residential and employment)	LCA E1: Eastbourne Levels	Housing – low to moderate for the western part of E1 and very limited for the remainder of E1.  Employment – very limited capacity
R2 Land off Tutts Barn Lane	LCA E4: Upperton Rural Fringe	Housing – moderate to high  Employment – very limited
R3 and E1 Land in Southbourne (residential and employment)	LCA E5: Southbourne Recreational	Housing – very limited  Employment – very limited
R4 Land to the rear of Rotunda Road R5 Land north-east of St Anthony's Hill R6 Land at Larkspur Drive	n/a as within the townscape and therefore not covered by the published study.	
R7 Land at East Langney Levels R8 Land off Pevensey Bay Road W1 Land at Westham	LCA E3: East Langney Levels	Housing – moderate to high in the western half of E3, whilst the capacity of the eastern half of the LCA is lower due a stronger sense of openness.  Employment – low to moderate
W2 Land east of the A2290 north W3 Land east of the A2290 south	LCA E2: West Langney / Willingdon Levels	Housing – moderate to high in the western half of E3, whilst the capacity of the eastern half of the LCA is lower due a stronger sense of openness.  Employment – low to moderate

## Eastbourne Historic Character Assessment Report

- 2.36 The Eastbourne Historic Character Assessment Report<sup>7</sup> assesses Eastbourne's archaeological, historical, and historic urban character and sets out guidance to aid the understanding, protection and management of the historic qualities. Whilst the Report does not cover the assessment sites, the report sets out the cultural importance of the Borough.

<sup>6</sup> Eastbourne District Council (2009). Eastbourne Landscape Character Assessment, Supplementary Landscape Capacity Guidance, [https://www.lewes-eastbourne.gov.uk/\\_resources/assets/inline/full/0/278460.pdf](https://www.lewes-eastbourne.gov.uk/_resources/assets/inline/full/0/278460.pdf)

<sup>7</sup> Roland B Harris (2008). Eastbourne Historic Character Assessment Report [Online]. Available at: [https://www.lewes-eastbourne.gov.uk/\\_resources/assets/inline/full/0/259748.pdf](https://www.lewes-eastbourne.gov.uk/_resources/assets/inline/full/0/259748.pdf)

## Seascape Assessment for the South Marine Plan Areas

- 2.37 The character assessment includes Eastbourne and the assessment site within MCA 9: Eastbourne, Pevensey and Rye Bays<sup>8</sup> (MCA 9). MCA 9 is characterised as a predominantly low-lying coastline with a series of long sweeping bays of sand and shingle beaches and larger shingle beaches defended with groynes from Bexhill to Eastbourne. It is also noted that MCA 9 has extensive areas of wetlands and marshland behind the coast.
- 2.38 The document identifies extensive views of the sea from Eastbourne (including parts of the SDNP), and that the most visible parts of the MCA are located just offshore, extending from Langney Point between Eastbourne Bay, Pevensey Bay and the Long Shoal.

## Eastbourne Land Availability Assessment (LAA)

- 2.39 The LAA<sup>9</sup> (2022) identifies and assesses land in the Borough in respect of potential future development as part of the Council's evidence base. Many of the LSA assessment sites are an amalgamation of smaller LAA land parcels. **Table 2-3** summarises the conclusions of the LAA Volume II Site Assessments<sup>10</sup> in respect of landscape and visual matters for residential and employment development types, with the LAA noting that further landscape and visual information was required to conclude on these sites.

**Table 2-3: Summary of the Eastbourne Land Availability Assessment**

LSA Site	LAA Reference	LAA Conclusions
<b>Residential Development</b>		
R1 Land in Broadwater	EP37, EP41, EP42	Undevelopable – prominent site, difficult to mitigate landscape impacts due to open and exposed character
R2 Land off Tutts Barn Lane	EP18, EP36, EP43, EP44, EP45, UP03	Potentially Developable / Developable – viewed against the backdrop of existing built up area, so impacts could be mitigated
R3 Land in Southbourne	EP19, EP30, EP31, EP32, EP33, EP34	Unsuitable – residential amenity impacts on future occupiers due to proximity to employment land uses
R4 Land to the rear of Rotunda Road	ST03	Potentially developable – site well related to and viewed against existing built up area
R5 Land north-east of St Anthonys Hill	EP12	Developable – subject to landscape mitigation
R6 Land at Larkspur Drive	EP17	Undevelopable – prominent site in Eastbourne Park with development resulting in an intrusive features in the landscape
R7 Land at East Langney Levels	LA36, LA37, LA38, LA39, LA41, LA43	Potentially developable – further evidence required in respect of landscape impacts and mitigation
R8 Land off Pevensey Bay Road	LA45, LA105, LA106	Potentially developable – landscape mitigation required
<b>Employment Development</b>		
E1 Land in Southbourne	EP19, EP30, EP31, EP32, EP33, EP34	Potentially developable – located in proximity to existing industrial land uses

<sup>8</sup> Marine Management Organisation (2013). Seascape Assessment for the South Marine Plan Areas [Online]. Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/321940/1037i.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/321940/1037i.pdf)

<sup>9</sup> Eastbourne Borough Council (2022), <https://www.lewes-eastbourne.gov.uk/planning-policy/strategic-housing-and-economic-land-availability-assessment/>

<sup>10</sup> Eastbourne Borough Council. (2022). [https://www.lewes-eastbourne.gov.uk/\\_resources/assets/inline/full/0/322537.pdf](https://www.lewes-eastbourne.gov.uk/_resources/assets/inline/full/0/322537.pdf)

## South Downs National Park Landscape Character Assessment

2.40 The South Downs National Park Landscape Character Assessment<sup>11</sup> (2020) sets out a number of landscape character areas across the designated landscape. Whilst the assessment sites are not located within the SDNP, the following four LCAs are located within the Borough, as illustrated on **Figure 2.3**:

**Table 2-4: Summary of the SDNP Landscape Character Assessment**

Landscape Character Area	Stated Key Characteristics
LCA A1: Ouse to Eastbourne Open Downs, covering land across the South Downs at Eastbourne to Beachy Head	<ul style="list-style-type: none"> <li>• Vast open rolling upland chalk landscape of blunt, whale-backed downs reaching 217m at Firlie Beacon.</li> <li>• Furrowed by extensive branching dry valley systems which results in a dramatic undulating cliff line where the downs meet the sea at the Seven Sisters and Beachy Head. Here, there are strong maritime influences and connections with the seascape and Sussex Heritage Coast.</li> <li>• Straight sided, irregular fields of 20th century date bounded by post and wire fencing or sparse thorn hedgerows, form a mosaic of arable and permanent pasture. This habitat is particularly notable for supporting a range of farmland bird species.</li> <li>• Hedgerows and tracks surviving from the earlier manorial downland landscape are important historic landscape features.</li> <li>• Remnants of unimproved chalk grassland and scrub on steeper slopes, some of which reveal ancient terraced field systems, plus the large area of rare chalk heath at Lullington Heath.NNR.</li> <li>• Friston Forest, a large 20th century conifer and beech plantation is located in the centre of the area and is an unusual feature in the otherwise open landscape.</li> <li>• Large open skies ensure that weather conditions are a dominant influence creating a dynamic landscape, particularly on the windswept coastal edge.</li> <li>• Strong sense of remoteness and tranquillity across the area with pockets of 'deep' remoteness associated with hidden dry valleys and higher reaches of the downs, which without intervisibility with the main settlements, experience the darkest skies. At the same time an accessible landscape with high levels of public access.</li> <li>• Generally, a low density of dispersed settlement, characterised by scattered farmsteads – most of 18th-19th century origin, with some of medieval origin representing shrunken hamlets. Traditional flint barns are a feature; large modern agricultural buildings are now prominent.</li> <li>• Turn of the century garden estates at East Dean, centred around a medieval core – an unusual feature of the Open Downland landscape.</li> <li>• Large number of prehistoric and later earthworks providing a strong sense of historical continuity; causewayed enclosures, long barrows and round barrows situated on the ridge-line form important landmark features.</li> <li>• Panoramic views across adjacent landscapes – particularly notable are seascape views from the coastal cliffs and views over the scarp footslopes and Low Weald from the crest of the northern escarpment.</li> </ul>
LCA I1: Ouse to Eastbourne Downs, extending around the northern edges of the SDNP and covering steeply sloping land.	<ul style="list-style-type: none"> <li>• A dramatic steep north and east-facing chalk escarpment marking the eastern extent of the South Downs and overlooking Eastbourne to the east.</li> <li>• Exhibits a distinctive concave-convex slope profile, deeply indented by 'coombes' with a large number of barrows as well as some ancient field systems, for example at Windover Hill.</li> <li>• Remarkably consistent in height and slope profile throughout its length as a result of the lithological uniformity of the chalk bedrock.</li> <li>• The eastern edge above Eastbourne is well wooded with dense woodland cover, some associated with landscape parks such</li> </ul>

<sup>11</sup> South Downs National Park Authority (2020). South Downs Landscape Character Assessment (LCA) 2020 Technical Papers [Online]. Available at: <https://www.southdowns.gov.uk/landscape-design-conservation/south-downs-landscape-character-assessment/south-downs-landscape-character-assessment-2020/south-downs-landscape-character-assessment-2020-technical-papers/>

	<p>as Compton Park. Built development on the edge of Eastbourne encroaches onto the scarp in places.</p> <ul style="list-style-type: none"> <li>• The scarp contains some extensive areas of chalk grassland habitat e.g. Firle Escarpment SSSI, Willingdon Down SSSI and Wilmington Downs SSSI.</li> <li>• Deeply sunken lanes and tracks, known as bostal tracks, cut the escarpment and link the lower land to the chalk uplands.</li> <li>• 'Gaps' cut by valleys form important communication routes, for example above Firle, at Filching Manor, Butts Lane and on the outskirts of Eastbourne where the A259 climbs the scarp.</li> <li>• Large number of recreational sites – frequently associated with hilltop locations and iconic viewpoints, such as Firle Beacon, Beachy Head, and the Long Man of Wilmington.</li> <li>• At the foot of the scarp the slopes are less steep the land is ploughed for crops – here colours contrast with the muted grey-green colours of the scarp face.</li> <li>• A number of small isolated chalk pits associated with the former agricultural lime-burning industry appear as white scars on the scarp e.g. at Bopeep Farm and Chalk Farm.</li> <li>• The Long Man of Wilmington, a chalk-cut hill figure of possible 16th century date, is a visual landmark as well as being of historic importance.</li> </ul>
<p>LCA J1: Ouse to Eastbourne Scarp Footslopes, covering golf courses on the eastern edge of the SDNP.</p>	<ul style="list-style-type: none"> <li>• A lush lowland landscape at the foot of the northern scarp of the Ouse to Eastbourne Downs Scarp.</li> <li>• Large, fertile straight-sided arable fields on the Lower Chalk geology at the foot of the scarp, enclosed in the 20th century from open fields and earlier piecemeal enclosures.</li> <li>• Small irregular fields of pasture on the less productive clay soils, which originated as woodland assarts, represent a largely intact late medieval landscape.</li> <li>• Hedgerows with mature hedgerow oaks link with the woodland, forming an interlocking network that is of high biodiversity value as well as creating a sense of seclusion and enclosure.</li> <li>• Streams, arising from springs at the foot of the chalk flow northwards in narrow, hidden stream valleys, some enshrouded in woodland. Field ponds, mill ponds and designed ponds are common features of the clay.</li> <li>• Anglo-Saxon villages, for example Wilmington, Berwick, Alciston and Firle, located on the spring line between the chalk and clay, linked by the busy A27.</li> <li>• Underhill lanes and bostal tracks, often surviving as rough tracks and paths, indicate the course of ancient coaching lanes and droveways.</li> <li>• Historic picturesque parkland landscapes e.g. Firle Park, Glynde Park and Ryngmer Park are important landscape features.</li> <li>• Charleston Farmhouse was the summer retreat of the Bloomsbury set.</li> <li>• A number of visitor attractions including golf courses on the edge of Eastbourne, Drusillas Zoo, Firle Place, Charleston Farmhouse, and Glynde Place, in close proximity to the A27.</li> <li>• A consistent palette of building materials (a mixture of flint, brick, rendering and half timber, with clay tile roofs) provides unity across the area.</li> <li>• Visually dominated by the steep Chalk scarp to the south, which forms a backdrop to views. Impressive panoramic views from adjacent scarp and downs reveal a pleasingly balanced woodland and farmland mosaic.</li> </ul>
<p>LCA S1: Seaford to Beachy Head Shoreline, covering the chalk cliffs between Seaford and Beachy Head along the southern edge of the SDNP.</p>	<ul style="list-style-type: none"> <li>• A narrow band of inter-tidal shoreline that occurs at the base of the steep chalk cliffs between Seaford and Beachy Head.</li> <li>• Characterised by flint shingle beaches, formed from erosion of chalk to reveal flint nodules that are eroded into pebbles, supporting a vulnerable shingle vegetation community.</li> <li>• Chalk rubble, resulting from cliff falls, forms spits of land that extend into the sea. Birds crowd the relatively few stable cliff ledges suitable for nesting.</li> <li>• A dynamic and continually changing landscape featuring constant erosion and re-stocking of the beaches. Wooden groynes are a feature of the beaches.</li> </ul>

	<ul style="list-style-type: none"> <li>• An exposed, wild landscape which is open to the elements and whose character is governed by the weather.</li> <li>• Wooden and concrete retaining walls and concrete anti-invasion defences at Cuckmere Haven indicating the vulnerable nature of the coastline in times of stress.</li> <li>• The distinctive red and white striped lighthouse off at Beachy Head is a prominent landmark and indicates the importance of coastline in navigation.</li> <li>• Long views along the coastline to the dramatic white chalk cliffs and extensive views out across the sea to the horizon.</li> </ul>
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## SDNP Viewshed Study Report

- 2.41 The SDNP Viewshed Study Report<sup>12</sup> identifies key views and landmarks in the National Park the potential impacts of new development to these viewpoints. With reference to the on-line mapping, there are no key views along the eastern edge of the SDNP in relation to Eastbourne. The closest key views in relation to the assessment sites are no.1 Beachy Head, approximately 5.5km to the south-east of the assessment sites and no.28 Long Man of Wilmington, approximately 6.5m to the north-west of the assessment sites.
- 2.42 Evidently, there are numerous views within and beyond the SDNP than those covered in the Viewshed Study, including from public rights of way and permissive paths across the South Downs. Consideration of the inter-visibility between the SDNP and the LSS sites is therefore based upon the fieldwork.

## SDNP Small Scale Renewable Energy Technical Advice Note

- 2.43 The SDNP Scale Renewable Energy Technical Advice Note (TAN)<sup>13</sup> sets out that for small-scale community-led renewable energy schemes development is required to take a landscape-led approach to design. The TAN notes that wind turbines may be suitable in some areas, but this needs to be weighed against the visual impact and impacts on tranquillity and the sense of remoteness.

## Planning Policy Relevant to the LSA

### National Planning Policy Framework (NPPF)

- 2.44 The NPPF (2023)<sup>14</sup> sets out the Government's planning policies for England and how these are expected to be applied. It also provides a framework within which locally prepared plans can be produced. The planning system contributes to the achievement of sustainable development. This includes an environmental objective to *“protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution and mitigating and adapting to climate change, including moving to a low carbon economy.”*
- 2.45 The following NPPF paragraphs are relevant for the LSA:
- 123, in respect of promoting an effective use of land in meeting the need for homes and other users, whilst safeguarding the environment;
  - 124, in respect of encouraging multiple benefits of urban and rural land, along with net environmental gains;
  - 125, in respect of Local planning authorities taking a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs;

<sup>12</sup> South Downs National Park Authority (2015). South Downs National Park: View Characterisation and Analysis [Online]. Available at: <https://www.southdowns.gov.uk/wp-content/uploads/2015/10/Viewshed-Study-Report.pdf>

<sup>13</sup> South Downs National Park Authority (2022). Small Scale Renewable Energy Technical Advice Note [Online]. Available at: <https://www.southdowns.gov.uk/wp-content/uploads/2022/04/Small-Scale-Renewable-Energy-TAN.pdf>

<sup>14</sup> Ministry for Housing, Communities & Local Government (2012). National Planning Policy Framework [Online]. Available at: [National Planning Policy Framework \(publishing.service.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/101371/National-Planning-Policy-Framework.pdf)

- 128, in respect of taking account the desirability of maintaining an area's prevailing character and setting and the importance securing well-designed and beautiful, attractive and healthy places;
- 129, in respect of the use of area based character assessments, design guides and codes to help ensure land is used efficiently while also creating beautiful and sustainable places;
- 131, in respect of high quality, beautiful and sustainable buildings and places as being fundamental to what the planning and development process should achieve;
- 135, in respect of planning policies ensuring development will function well, are visually attractive and sympathetic to local character and history, including the surrounding building environment and landscape setting;
- 180, in respect of planning policies and decisions should contribute to and enhance the natural and local environment, including for recognising the intrinsic character and beauty of the countryside; and
- 182, whereby great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, including for development within their setting being sensitively located and designed to avoid or minimise adverse impacts on the designated landscape; and
- 197, in respect of Plans setting out a positively strategy for new development making a positive contribution to local character and distinctiveness in respect of conserving and enhancing the historic environment.

## National Planning Guidance

- 2.46 Planning Policy Guidance (PPG) provides further detail regarding the content of the NPPF. The PPG aims to make planning guidance accessible and ensure it is kept up to date. The following Guidance documents are relevant to this Study:
- 2.47 Design: process and tools (October 2019)<sup>15</sup> which sets out how plans, policies, design guides, masterplans and design codes can be used to facilitate good designs The PPG also sets out how to make decisions about design and provides tools for assessing and improving design quality, including the National Design Guide and National Model Design Code.
- 2.48 Effective use of land<sup>16</sup> (July 2019): *“provides guidance on making effective use of land, including planning for higher density developments”*. The PPG identifies that *“characterisation studies and design strategies, dealing with issues such as urban form, historic character, building typologies, prevailing sunlight and daylight levels, green infrastructure and amenity space”* is a tool available to assist with identifying appropriate densities of development.
- 2.49 Natural Environment<sup>17</sup> (July 2019): provides guidance of implementing policy to protect and enhance the natural environment. *“Where landscapes have a particular local value, it is important for policies to identify their special characteristics... Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures ... Development within the settings of these areas will therefore need sensitive handling that takes these potential impacts into account.”*

## Eastbourne Planning Policy

### New Local Plan

- 2.50 A new Local Plan for Eastbourne is in preparation to guide development in the area until 2039. Until the new Local Plan is adopted, a series of Local Development Documents, comprise the planning framework used to determine planning applications.

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<sup>15</sup> Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government (2019). Design: process and tools [Online]. Available at: <https://www.gov.uk/guidance/design>

<sup>16</sup> Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government (2019). Effective use of land [Online]. Available at: <https://www.gov.uk/guidance/effective-use-of-land>

<sup>17</sup> Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government (2019). Natural environment [Online]. Available at: <https://www.gov.uk/guidance/natural-environment>

## Core Strategy Local Plan 2013

2.51 The Eastbourne Core Strategy Local Plan<sup>18</sup> sets out the key direction and planning framework for Eastbourne. It provides the strategic policies which sit alongside the saved policies of the Eastbourne Borough Plan (2003). The following policies are relevant to the LSA:

- C2: Upperton Neighbourhood Policy, in respect of protecting the distinctive character of the neighbourhood, improving access and creating access into Eastbourne Park;
- C5: Ocklynge & Rodmill Neighbourhood Policy, in respect of public realm improvements, protecting important greenspaces and encouraging opportunities for renewable energy;
- C6: Roselands & Bridgemere Neighbourhood Policy, in respect of delivering additional housing, and screening the urban fringe, as well as encouraging opportunities for renewable energy provision;
- C8: Langley Neighbourhood Policy, in respect of providing new housing through the redevelopment of underutilised sites and enhancing public access to Eastbourne Park, whilst protecting the boundary from inappropriate development;
- C9: Shinewater & North Langley Neighbourhood Policy, in respect of enhancing public access to Eastbourne Park, whilst protecting the boundary from inappropriate development, and screening the urban fringe;
- C13: St Anthony's and Langley Point Neighbourhood Policy, in respect of enhancing public access to Eastbourne Park, whilst protecting the boundary from inappropriate development, and screening the urban fringe;
- D9: Natural Environment; which seeks to harness the potential of the natural assets within the Borough, maintaining, enhancing and protecting them for future generations;
- D10A: Design, in respect of development contributing to local distinctiveness and the sense of place, as well as being appropriate and sympathetic to its landscape and adjoining buildings; and
- D11: Eastbourne Park, in respect of conserving and enhancing the existing environmental and ecological characteristics of Eastbourne Park, increasing flood storage, encouraging renewable energy (except for wind turbines) and enhancing leisure and recreation provision.

## Eastbourne Town Centre Local Plan 2013

2.52 The Town Centre Local Plan<sup>19</sup> (TCLP) is a formal Development Plan Document (DPD) which establishes a planning framework for the Town Centre. It forms part of the Local Plan for Eastbourne together with the Eastbourne Core Strategy Local Plan and other documents set out within the Local Development Scheme (LDS). The sites to be assessed in this study do not sit within Eastbourne's Town Centre.

## Eastbourne Park Draft Supplementary Planning Document (SPD), 2011<sup>20</sup>

2.53 The SPD sets out a strategy for the future management of Eastbourne Park, as an ecological, archaeological and leisure resource for residents and visitors. The SPD divides Eastbourne Park into four sectors of Broadwater, Southbourne, West Langney and Shinewater and identifies the following ten principles for the Park:

- KP1: Conservation of the Natural Environment;
- KP2: Flood Mitigation;
- KP3: Improved Accessibility;
- KP4: Agriculture and Allotments;

<sup>18</sup> Eastbourne Borough Council (2013). Eastbourne CORE STRATEGY Local Plan [Online]. Available at: <https://www.lewes-eastbourne.gov.uk/resources/assets/inline/full/0/257948.pdf>

<sup>19</sup> Eastbourne Borough Council (2013). Eastbourne Town Centre Local Plan [Online]. Available at: <https://www.lewes-eastbourne.gov.uk/resources/assets/inline/full/0/259253.pdf>

<sup>20</sup> Eastbourne Borough Council (2011), Eastbourne Park, Draft Supplementary Planning Document, [Eastbourne Park SPD \(lewes-eastbourne.gov.uk\)](https://www.lewes-eastbourne.gov.uk)

- KP5: Conservation of the Historical Environment;
- KP6: Healthy Communities;
- KP7: Educational Awareness;
- KP8: Sustainable Tourism;
- KP9: Green Corridors; and
- KP10: Renewable Energy Generation.

## Eastbourne Borough Plan

2.54 The Eastbourne Borough Plan (2001-2011)<sup>21</sup> was adopted in 2003 and contains a number of saved policies which are still used to determine planning applications. The following saved policies are relevant to this study:

- NE1: Development outside the built up boundary, which requires development of the highest design standards and appropriate landscape screening where approved beyond the built up area boundary, including the countryside gap;
- NE19: Local Nature Reserves, whereby development which has an unacceptable impact on nature reserves will not be permitted;
- UHT1: Design of New Development, whereby new development will be required to be appropriate in scale and form, make the most effective use of the Site and harmonise with the appearance and character of the landscape;
- UHT 2: Height of Buildings, whereby new development should be of a similar height to that of the majority of the surrounding buildings and take full account of its effect on the skyline and long distance views;
- UHT3: Setting of the AONB (now SDNP), whereby development which adversely affects the views from or to the SDNP will be refused;
- UHT4: Visual Amenity, whereby development proposals will be judged based upon their potential impacts to visual amenity, including important vistas;
- UHT6: Tree planting, requiring new trees to be of a species which retains the local character of Eastbourne; and
- UHT7: Landscaping, requiring new developments to include new landscaping to make improvements to the physical environment.

## New Eastbourne Local Plan 2019 – 2039

2.55 A new Local Plan for Eastbourne is currently in preparation. This new Plan will look ahead to 2039 and will be the key planning document that will shape, plan and manage growth, regeneration and development across the Borough, based on a vision of what we want Eastbourne to be like in 20 years' time.

2.56 The Issues and Options Regulation 18 consultation (2019)<sup>22</sup> set out the Vision for Eastbourne and objectives for what the Local Plan should achieve. The six topic areas were carbon neutrality; a prosperous economy; quality environment; thriving communities; housing and development and effective infrastructure.

2.57 The Growth Strategy Regulation 18 Consultation (2022)<sup>23</sup> focused on new housing and employment growth in the Borough, including key development sites to support the new Local Plan. The key development sites included locations within this LSA, via Land at Tutts Barn Lane; Land at Southbourne; Land off Pevensey Bay Road; Land at East Langney Levels and Land North East of St Anthony's Hill.

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<sup>21</sup> Eastbourne Borough Council (2003). Eastbourne Borough Plan [Online]. Available at: <https://www.lewes-eastbourne.gov.uk/planning-policy/eastbourne-borough-plan/>

<sup>22</sup> Eastbourne Borough Council (2019), Issues and Options for the Eastbourne Local Plan [Online]. Available at: [Eastbournes Direction of Travel - Issues and Options for the Eastbourne Local Plan \(lewes-eastbourne.gov.uk\)](https://www.lewes-eastbourne.gov.uk/direction-of-travel-issues-and-options-for-the-eastbourne-local-plan/)

<sup>23</sup> Eastbourne Borough Council (2022), Growth Strategy Consultation [Online]. Available at: [Eastbourne Local Plan Growth Strategy Consultation - FINAL 201022.pdf \(lewes-eastbourne.gov.uk\)](https://www.lewes-eastbourne.gov.uk/growth-strategy-consultation-final-201022.pdf)

## Eastbourne Renewable Energy Study

- 2.58 The Renewable Energy Study (2023) sets out that there are no '*ideal*' locations for on-shore wind turbines in the Borough due to planning constraints, but Eastbourne Park and the Langney Levels may be technically feasible areas for wind turbines. The wind energy yield was based upon a single turbines with a 120m hub height, located at a minimum 500m from domestic buildings...

## 3. Assessment Methodology

3.1 This chapter summarises the LSA methodology and should be read in combination with **Appendices B and C**, which set out the detail of the assessment criteria. As set out in the introduction, the LSA methodology has been agreed with EBC Officers, and both the Landscape Architects and EBC Officers have continued to liaise with officers from the South Downs National Park Authority (SDNPA).

### Assessment Guidelines

3.2 The sensitivity assessment methodology is based upon Natural England's 'An approach to landscape sensitivity assessment – to inform spatial planning and land management', 2019<sup>24</sup>.

3.3 The assessment methodology also draws upon information within:

- The Guidelines for Landscape and Visual Impact, Third Edition (GLVIA 3)<sup>25</sup>;
- Technical Guidance Note 02-21: Assessing landscape value outside national designations<sup>26</sup>;
- Scottish Natural Heritage's '(SNH) Siting and Designing Wind Farms in the Landscape'<sup>27</sup>, and
- SNH's 'Visual Representation of Wind Farms Guidance'<sup>28</sup>.

### Development Types

#### Residential Development

3.4 The assessment of residential development is based upon dwellings at up to 10 metres (m) in height, with a density of 40-60 dwellings per hectare. The dwellings are assumed to have gardens and associated parking and infrastructure, along with activity and lighting which is common for the land use.

3.5 The study area for the residential development types has included their site extents and the extent of the borough.

#### Employment Development

3.6 The assessment of employment development is based upon a large style warehouse building, up to 20m in height, set within areas of external hard-standing along with vehicular movements, activity and lighting.

3.7 The study area for the residential development types has included their site extents and the extent of the borough.

#### On-shore Wind Turbines

3.8 The assessment of five on-shore wind turbines is based upon a single turbine with a 120m hub height, with associated ground infrastructure and the movement and height of the blades. The location of the turbines has been derived from the Eastbourne Borough Council Renewable Energy Study, 2022.

3.9 For the wind turbine assessment, a 35 kilometre (km) study area was reviewed in line with SNH guidance, with the main focus of the sensitivity assessment then covering the Borough and the SDNP.

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<sup>24</sup> Natural England (2015). An approach to landscape sensitivity assessment – to inform spatial planning and land management [Online]. Available at: [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/817928/landscape-sensitivity-assessment-2019.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/817928/landscape-sensitivity-assessment-2019.pdf)

<sup>25</sup> Landscape Institute and Institute of Environmental Management and Assessment (2013). Guidelines for Landscape and Visual Impact, Third Edition, 2013 (GLVIA 3), Routledge, London.

<sup>26</sup> Landscape Institute (2021). Technical Guidance Note 02-21: Assessing landscape value outside national designations [Online]. Available at: <https://www.landscapeinstitute.org/publication/tgn-02-21-assessing-landscape-value-outside-national-designations/>

<sup>27</sup> NatureScot (2014). Siting and Designing Wind Farms in the Landscape [Online]. Available at: <https://www.nature.scot/doc/siting-and-designing-wind-farms-landscape-version-3a>

<sup>28</sup> NatureScot (2017). Visual Representation of Wind Farms Guidance [Online]. Available at: <https://www.nature.scot/doc/visual-representation-wind-farms-guidance>

## Assessment Methodology Overview

### Stage 1: Baseline Review

- 3.10 The assessment is undertaken via desk-based analysis and fieldwork. The desk-based analysis has included a review of the relevant publications set out in chapter 2 along with:
- Ordnance survey mapping (OS Explorer OL25, Explorer 124, Landranger 199);
  - Aerial photography (Google Earth); and
  - MAGIC environmental on-line mapping.
- 3.11 The desk-based analysis has also included Zones of Theoretical Visibility (ZTVs). The ZTVs have modelled the maximum height of the proposed development types within each of the relevant assessment sites based upon the surrounding landform.
- 3.12 The ZTVs do not include existing buildings, nor vegetation, and are therefore 'bare-earth' ZTVs in accordance with the GLVIA 3. Whilst 'bare-earth' ZTVs are 'unrealistic' in comparison to the reality on the ground, which includes existing vegetation and features, they are a precautionary approach to informing the fieldwork because they represent the worst case visibility.
- 3.13 It is expected that should any of the assessment sites be brought forwards for development, the specific applications would include ZTVs based upon the specific development proposals with subsequent fieldwork to identify the likely visual effects of the specific development.
- 3.14 During the fieldwork, a proforma was used to collate the information. The fieldwork was undertaken by two Landscape Architects, so that matters could be discussed and to provide a more balanced opinion.

### Stage 2: The Assessment

- 3.15 The sensitivity assessment is based upon identifying the landscape and visual attributes of the respective assessment sites which are most likely to be impacted by the development types. The methodology therefore considers both 'landscape' and 'visual' aspects of the term 'landscape sensitivity'.
- 3.16 In line with Natural England's guidelines, an overall conclusion on landscape sensitivity is based on the combined judgement of landscape sensitivity and visual sensitivity.
- 3.17 Both landscape and visual sensitivity judgements are informed by assessments of their respective landscape and visual susceptibility and landscape and visual value.
- 3.18 The detailed criteria for landscape and visual susceptibility and value in relation to the residential and employment development types are set out in **Appendix A**.
- 3.19 The wind turbine development has a specific assessment methodology because its height and movement is substantially different from that of the residential and employment types and the methodology is set out in **Appendix B**.
- 3.20 The wind turbine methodology also relates to the SNH guidance and the focus on the perceived scale of a wind turbine via scale differentiators, i.e. siting a turbine next to housing enables one to perceive the change in height between housing and the turbine, and therefore the scale of the turbine is perceived more readily than if the turbine was sited in a large open scale field without any other features to delineate the change in scale. Similarly, the way in which a turbine may be viewed against the skyline and existing landmarks also differentiates it from the residential and employment development types of a lower height.
- 3.21 The assessment criteria for all of the development types are based upon a range of descriptors which represent a graded scale between attributes of higher and lower susceptibility and value.
- 3.22 A numerical point score is included to grade the assessment, based upon a five-point system, between 1 (i.e. a low susceptibility or value indicator) to 5 (i.e. the highest susceptibility or value indicator), to enable an additional level of detail in comparison to a word scale. As an example, if two assessment sites were assessed as 'low' sensitivity, the numerical scoring would then provide an indication of whether one site was more or less sensitive than the other, whilst remaining within the overall parameter of 'low sensitivity'.

- 3.23 In summary and with reference to **Appendices B and C**, judgements on landscape sensitivity are based upon an assessment of the following criteria set out in **Table 3-1**, with the overall scores for susceptibility and value combined to form the landscape sensitivity total.

**Table 3-1: Summary of landscape sensitivity criteria**

Landscape Susceptibility Criteria	Landscape Value Criteria
Landform and Hydrology	Designations
Landcover	Recreational
Land Use, Scale and Pattern	Cultural Heritage and Association
Settlement and Identity	Functional (ecology, green infrastructure and place making)
Condition	Perception

- 3.24 In summary, and with reference to **Appendices Band C**, judgements on visual sensitivity are based upon an assessment of the following criteria set out in **Table 3-2**, with the overall scores for susceptibility and value combined to form the visual sensitivity total.

**Table 3-2: Summary of visual sensitivity criteria**

Visual Susceptibility Criteria	Visual Value Criteria
General visibility	Designations
Skylines	Recognition and association
Scenic quality	Purpose of the view
Inter-visibility	
Receptors	

## Approach to the Setting of the SDNP

- 3.25 Whilst none of the assessment sites are located within the SDNP, the NPPF sets out that development within the setting of a National Park should be sensitively designed and located so as to avoid or minimise adverse impacts to the designated area.
- 3.26 As demonstrated by **Plate 2**, from open access land across Cold Crouch, which forms part of the elevated ridgeline across the eastern edge of the SDNP, there are panoramic views across Eastbourne, with the assessment sites visible to varying degrees across the middle ground of the view.



**Plate 2: Part of the view from open access land across Cold Crouch within the South Downs National Park looking east**

3.27 There is no defined geographic area which forms the setting of the SDNP; however for the purposes of this LSA the following criteria have been considered to established whether an assessment site is within the SDNP setting and are accounted for in the assessments.

- Inter-visibility – whereby if an assessment site is visible from the SDNP, or the SDNP is visible from the assessment site, then it may be considered to be within the setting. The degree of visibility, including distance and the composition of views, i.e. the context in which the assessment site may be seen is then considered in relation to the degree to which it contributes to the setting of the SDNP;
- Landscape character – whereby if an assessment site exhibits the same or very similar landscape features as the SDNP such that may be the same landscape character, then it may be considered to be within the setting. The degree to which this character is influenced by distance and intervening features is assessed to refine the conclusion on the degree to which the assessment site contributes to the setting of the SDNP. The landscape character also considered aspects of cultural or historic association between the assessments sites and the SDNP; and
- Perception – whereby an assessment site may have different landscape features to the SDNP, but due to similar perceptual qualities, e.g. dark skies, tranquillity, remoteness or wildness, maybe be considered to form part of the setting of the SDNP.

### Stage 3: Internal Review Summary

3.28 Following the above, the sensitivity judgement is then reviewed to check whether any of the individual aspects of the landscape or visual baseline have been over or under weighted.

3.29 If professional judgement considers that this is the case, then the rating is adjusted as required, with a reasoned explanation provided in the assessment narrative.

3.30 This allows for the assessment to take account of both the numerical score and professional judgement.

## Stage 4: Conclusions

3.31 Following the above, the conclusions of sensitivity are based upon the following scoring system as set out in **Table 3-3**, derived from the Natural England guidelines.

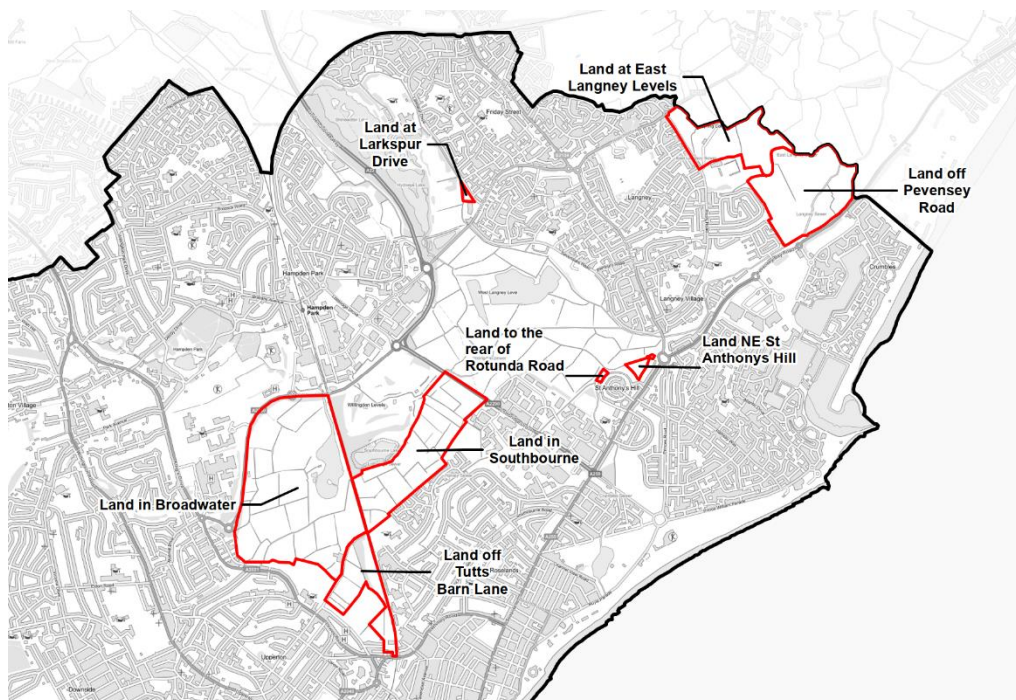
**Table 3-3: Summary of sensitivity ratings and associated scoring**

Rating	Summary description	Scoring range (total)
Very High	Landscape and / or visual characteristics of the landscape are very susceptible to change and the site is unable to accommodate the relevant type of development without significant adverse character change or adverse visual effects. Thresholds for significant change are very low.	74-90
High-medium	Landscape and / or visual characteristics of the landscape are susceptible to change and / or its values are high. The site is unlikely to be able to accommodate the relevant type of development overall or only in limited situations, without significant adverse character change or adverse visual effects. Thresholds for significant change are low.	60-73
Medium	Landscape and / or visual characteristics of the landscape are susceptible to change and / or its values are medium and the site may have some potential to accommodate the relevant type of development in some defined situations without significant adverse landscape or visual effects. Thresholds for significant change are intermediate.	46-59
Medium-Low	Landscape and / or visual characteristics of the landscape are resilient and of medium-low susceptibility to change and values and the site can accommodate the relevant type of development in many situations without significant adverse landscape or visual effects. Thresholds for significant change are high.	32-45
Low	Landscape and / or visual characteristics of the landscape are robust or degraded and are not susceptible to change and / or its values are low and the site can accommodate the relevant type of development without significant adverse landscape or visual change. Thresholds for significant change are very high.	18-31

3.32 As part of the conclusions, high level guidelines in respect of the development types are provided for each of the assessment sites, which should be read in combination with those set out in the published landscape character assessments and relevant policies identified in the LSA.

## 4. Residential Assessment Summary

4.1 The following sections summarise the baseline context of the residential sites and the conclusions of the sensitivity assessments set out in **Appendix C**, which provides the detailed assessment of each site. With reference **Plate 3**, the eight residential assessment sites are located across the north-east part of the borough.



**Plate 3: Extract of Figure 4.1**

4.2 The eight residential assessment sites are:

- R1: Land in Broadwater Road;
- R2: Land off Tutts Barn Lane;
- R3: Land in Southbourne;
- R4: Land to the rear of Rotunda Road;
- R5: Land north-east of St Anthony's Hill;
- R6: Land at Larkspur Drive;
- R7: Land at East Langney Levels; and
- R8: Land off Pevensey Road.

## R1 Land in Broadwater Road

- 4.3 With reference **Figure 4.1 and Appendix D**, Land in Broadwater Road is bound by the A2280 to the north and north-west; the Eastbourne railway line to the east, Tutts Barn Lane to the south-east and residential properties adjacent to Kings Drive and allotments to the south-west.
- 4.4 Land in Broadwater covers a low lying and generally flat area of land, consisting of small to medium scale fields, divided by watercourses, hedges and trees, forming part of the Eastbourne Levels. Land uses include grazing marsh with Broadwater Lake, a large artificial waterbody in the south-east part of the assessment site, as illustrated by **Plate 4**.



**Plate 4: View across Land in Broadwater, taken from the A2280 footway looking south-east**

- 4.5 Land in Broadwater is assessed as having a **high to medium sensitivity, scoring 60/90**, in respect of residential development. This reflects its functional, hydrological and cultural value, alongside its high inter-visibility with elevated land to the west of the Site, including across Eastbourne and within the SDNP, such that it forms part of the visual setting to the SDNP. The Site is adjacent to a range of land uses and main transport routes, such that it is well related to the existing settlement pattern in respect of residential development.
- 4.6 If residential development is brought forwards on the Site, it should be integrated with extensive new planting to enhance the existing harsh urban edge and located adjacent to existing residential land uses to reduce its visibility from elevated land. Building options should explore green roofs, muted colour tones to buildings and high architectural design to reduce the perceived massing from elevated locations to the west of the Site, including from the SDNP. Opportunities should also be sought to improve public access and recreational opportunities across the Site, to form part of the wider connectivity across the Levels, this could include pedestrian and cycle options to cross safely over the railway line in addition to incorporating the relevant guidance from the published studies and policies. .

## R2 Land off Tutts Barn Lane

- 4.7 With reference to **Figure 4.1 and Appendix D**, Land off Tutts Barn Lane is bound to the north by Land in Broadwater, the Eastbourne railway line to the east, residential land uses in Mayfield Place and Bedfordwell Road to the south and allotments to the west.
- 4.8 The western part of the assessment site consists of Tutts Barn Nursery, a narrow rectangular parcel of land with former polytunnels and associated structures relating to the land use. The eastern part of the assessment site consists of former rail sidings, with areas of hardstanding and ruderal vegetation. The central part of the assessment site consists of small to medium scale rectangular fields divided by trees as demonstrated by **Plate 5**. The southern part of the assessment sites consists of the Bedfordwell Depot, and areas of hardstanding and existing Pump House and annexe, which is subject to a planning application for mixed use development (ref: 210247) at the time of this LSA.



**Plate 5: View from Tutts Barn Lane, looking south-east**

- 4.10 Land off Tutts Barn Lane is assessed as having a **medium sensitivity to residential development, scoring 47/90**. This score reflects previously developed land within the Site, along with smaller scale fields and vegetation, alongside limited inter-visibility with elevated land to the west of the Site, such that whilst the Site forms part of the visual setting to the SDNP it is seen in a residential context.
- 4.11 If residential development is brought forward on the Site, then it should be integrated with extensive new planting to enhance the existing urban edge and integrate new massing. High quality design, including green roofs and building materials to reduce its visibility in longer distance views, whilst responding positively to the Pump House should be considered to aid in integrating new development. Opportunities for new recreational access across the Site and to connect with the wider landscape and townscape should also be considered, in addition to incorporating the relevant guidance from the published studies and policies. .

## R3 Land in Southbourne

- 4.12 With reference to the following extract of **Figure 4.1 and Appendix D**, Land in Southbourne is bound by the Lottbridge Sewer, Eastbourne Miniature Stream Railway and Lottbridge Golf Club to the north, the A2290 to the east, employment, residential land (including allotments) and educational land uses to the south, and the railway line to the west.
- 4.13 Land in Southbourne consists of small to medium scale fields which are geometric and often narrow in form. The fields are divided by drainage ditches, with vegetation patterns consisting of established trees and low scrub similarly located adjacent to the watercourses as demonstrated by **Plate 6**.



**Plate 6: View from the A2290 looking south-west across Land at Southbourne**

- 4.14 Land in Southbourne is assessed as having a **medium to low sensitivity to residential development, scoring 45/90**. This score reflects its position adjacent to varied land uses and main transport routes, considered with the ecological value of the Site and its visibility in longer distance views from the SDNP, such that it forms part of the visual setting to the SDNP.
- 4.15 If residential development is brought forwards on the Site, then it should be located to align with existing residential land uses to the south-east of the Site, with extensive new planting as a physical buffer from existing employment land uses and the A2209. A new landscape structure to the Site would provide the opportunity to enhance the existing urban edge and street scene, along with the provision of new recreational access in addition to incorporating the relevant guidance from the published studies and policies. .

## R4 Land to the Rear of Rotunda Road

- 4.16 With reference to **Figure 4.1 and Appendix D**, Land to rear of Rotunda Road is bound by vegetation and the Crumbles sewer to the north and west, forming part of the West Langney / Willingdon Levels and by two and three storey residential properties to the east and south.
- 4.17 Land to the Rear of Rotunda Road covers a small rectangular area of hardstanding, situated in a low lying position between 0-5m AOD at the base of St Anthony's Hill. The Site is used as car-park and is accessed via Leeds Avenue.



**Plate 7: View east from the footpath/cycle way towards Land Rear of Rotunda Road**

- 4.18 Land to the rear of Rotunda Road is assessed as having a **low sensitivity and scoring 26/90** in respect of residential development. This is due to being previously developed land which is currently used as an informal car-park. The Site is physically and visually very well connected with existing residential land uses. The Site is considered not to form part of the setting of the SDNP due to its very localised visibility and that it is seen in the immediate context of residential land uses.
- 4.19 Any future residential development should be of a high architectural quality which is sympathetic to the proximity to the Levels and close range views from residents and recreational users. New planting should be included along the edge of the assessment site to aid in visually softening views of the new massing and the transition from the Levels to the residential area, in addition to incorporating the relevant guidance from the published studies and policies.

## R5 Land North-east of St Anthony's Hill

- 4.20 With reference to the following extract of **Figure 4.1 and Appendix D**, land to the north-east of St Anthony's Hill is bound by the West Langney Levels to the north; the A259 roundabout to the east and by residential land uses to the south and west.
- 4.21 The Site is a triangular parcel of land, situated across gently rising land, between the Levels and residential land uses to the south and west, such that the Site is situated between 0-5m AOD as demonstrated by Plate 8. The Site consists of a single arable field, with shrub and small trees along its northern boundary, approximately 5m in width.



**Plate 8: View south-west from the cycleway towards Land to the North-east of St Anthony's Hill**

- 4.22 Land North-east of St Anthony's Hill is assessed as having a **medium to low sensitivity, scoring 35/90**, to residential development. The Site is well integrated with the existing settlement pattern and seen in this residential context, such that the Site is considered not to form part of the visual setting of the SDNP.
- 4.23 The assessment site is considered a logical location for residential development and any new development should be of high architectural quality. The layout should retain and enhance the existing vegetation structure along the edges of the Site to form a physical and visual divide between new massing and the Levels.

## R6 Land at Larkspur Drive

- 4.24 With reference to the following extract of **Figure 4.1** and **Appendix D**, land at Larkspur Drive is bound by Larkspur Drive to the north-east, The Mill to the south (consisting of a restaurant, hotel and day nursery) and a watercourse and Shinewater Park to the north-west.
- 4.25 The Site is a small triangular parcel of land, decreasing in width from south to north. The Site consists of ruderal vegetation (brambles and low scrub) as demonstrated by **Plate 9**. There is small brick sub-station building in the southern part of the Site.



**Plate 9: View north-west across Land at Larkspur Drive, taken from the southern edge of the Site**

- 4.26 Land at Larkspur Drive is assessed as having a **medium sensitivity, scoring 46/60**, to residential development. This is due to the perceived physical and visual relationship with Southbourne Park to the Site's immediate west and the Site's functional value as part of the Eastbourne Levels. The Site is in close proximity to a small amount of development extending between Willingdon Drive and Larkspur Drive, but is physically and visually separated from the main area of residential development to the east of Larkspur Drive by the vegetated character of the Larkspur Drive. The Site forms part of the visual setting of the SDNP, although at distance and is seen in the context of surrounding residential and employment land uses.
- 4.27 If residential development occurs at the Site it should be of high architectural quality and located in proximity to Larkspur Drive, with substantial new planting along the north-west edge of the Site to serve as a physical and visual buffer from the park, along with opportunities for green roof and façade materials to reduce the visibility of new buildings in longer distance views.

## R7 Land at East Langney Levels

- 4.28 With reference to **Figure 4.1** and **Appendix D**, Land at east Langney Levels is bound by the B2191 to the north, the Langney Levels to the east, Eastbourne Football Club and Land off Pevensey Bay Road to the south, and Priory Road to the west.
- 4.29 The Site is an irregular parcel of land, delineated by the field boundaries extending between the B2191 and the East Langney Sewer watercourse. The Site is in a low lying position within the landscape and consists of small to medium scale fields in the western part of the Site as demonstrated by **Plate 10** and large scale fields in the eastern part of the Site. There are two properties in the western part of the Site (Spring Cottage and Valarose), adjacent to Priory Lane, a single lane track which connects to Priory Road.



**Plate 10: View across the western part of Land at East Langney Levels**

- 4.30 Land at East Langney Levels is assessed as having a **medium sensitivity, scoring 53/90**, to residential development. This reflects the ecology and floodplain, as well as the function of the Site as part of the countryside gap. The western part of the Site, in proximity to residential land uses adjacent to Priory Road, relates well to the existing settlement pattern due to its similar low lying position in the landscape and audible and visual influences to its character. This western part of the Site does not form part of any skylines, such that whilst it is part of the visual setting to the SDNP, it is at considerable distance. In contrast, the eastern part of the Site, is considered to have a more notable association with the wider levels, due to inter-visibility and reduced influence from residential land uses in Langley.
- 4.31 It is considered that residential development can be accommodated within the western part of the Site due to this part of the Site relating well to the existing settlement pattern and being perceived in this context.. In contrast, the eastern part of the Site, beyond the football club, is an area of land which is related to the wider Levels and perceived in this context from surrounding road networks and public rights of way, such that a lower density of residential development would be more appropriate.
- 4.32 Any new residential development should be set within a new landscape framework, retaining the PRoW and enhancing the biodiversity value of the Site. The scale and extent of the massing should decrease in scale towards the Levels, with new development primarily located between the football club and existing residential properties, rather than across the entirety of the eastern part of the assessment site. A new planted buffer would be required to physically and visually enclose new residential land uses from the wider Levels and reduce the impact to the countryside gap. High quality architectural design should also consider green roofs to reduce the perceived massing from elevated views.

## R8 Land off Pevensey Road

- 4.33 With reference to **Figure 4.1 and Appendix D**, land off Pevensey Road is bound by the East Langney Sewer and Land at East Langney Levels to the north, the East Langney Levels to the east, the A259 to the south and residential land uses in east Langney to the west. The main constraints are the flood zone and countryside gap.
- 4.34 The assessment site is an irregular parcel of land, consisting of arable land, delineated by the sinuous form of East Langney Sewer watercourse along its northern and eastern edges in contrast to the linear form of the residential land uses and A259 along its eastern and southern edges. The Site is bound by hedgerows as demonstrated by **Plate 11**.



**Plate 11: View from the southern boundary of the Site, looking north-west across the Site**

- 4.35 Land off Pevensey Bay Road is assessed as having a **medium sensitivity, scoring 51/90**, in relation to residential development. This is due to the flood plain, countryside gap, cultural and ecological indicators, considered alongside the Site being well related to the existing settlement pattern, and whilst visible from the SDNP is at considerable distance and seen beyond all of Eastbourne.
- 4.36 Any new residential development should be set within a new landscape framework, enhancing the biodiversity value of the Site and reducing the perception of new massing, including in longer distance views from the SDNP. High quality architectural design should also consider green roofs to reduce the perceived massing from elevated views. The scale and extent of the massing should decrease in scale across the northern and eastern part of the Site to reflect the transition to the wider Levels. A new planted buffer would be required to physically and visually enclose new residential land uses from the wider Levels and reduce the impact to the countryside gap, in addition to incorporating the relevant guidance from the published studies and policies.

## 5. Employment Assessment Summary

- 5.1 With reference to **Figure 5.1 and Appendix E**, the assessment site is bound by the Lottbridge Sewer, Eastbourne Miniature Stream Railway and Lottbridge Golf Club to the north, the A2290 to the east, employment, residential land (including allotments) and educational land uses to the south, and fields to the west.
- 5.2 The assessment site covers low lying land, situated between 0-5m AOD, forming part of the Southbourne Levels. The Site is broadly rectangular in form and consists of small to medium scale fields, which are geometric and often narrow in form and divided by drainage ditches as demonstrated by **Plate 12**.



**Plate 12: View from adjacent to the Willingdon Sewer, looking south-east across land at Southbourne**

- 5.3 Land at Southbourne is assessed as having **medium to low sensitivity, scoring 43/90**, in respect of employment land uses. The proximity to existing employment land uses, as well as the evident perception of the site within their context results in a high settlement fringe character to the Site. The alignment of the A2290 also forms a physical divide in relation to the wider Levels and sense of separation from Langney, such that the Site is considered to be a logical location for employment development as an extension of the existing land uses.
- 5.4 If employment development is brought forward on the Site, then it should be of high quality design, with extensive new planting as a physical buffer from the A2209 and the Lottbridge Sewer. Building design should consider green roofs and graded colour tones across the façade so as to reduce the perception of the massing from longer distance elevated views and 'passive' facades in close range views. The scale and height of the massing should be varied to avoid a large scale horizontal roof line.

## 6. On-shore Wind Turbine Assessment Summary

6.1 The following section summarises the on-shore wind turbine assessments, and should be read in combination with the full assessments in **Appendix F**. The location of the five turbines are illustrated on by the centre point of the respective circles in **Figure 6.1**. The circles indicate a 500m distance from surrounding residential properties in relation to the proposed locations of the turbines.



**Plate 13: Extract of Figure 6.1**

6.2 With reference to **Figure 6.1**, the wind turbine locations are:

- W1: Land at East Langney Levels
- W2: Land East of the A2290 North
- W3: Land East of the A2290 South
- W4: Land East of the A2280 North; and
- W5. Land East of the A2280 South.

6.3 As locations W2, W3, W4 and W5 are in very close proximity to one another, the following summary combines the conclusions for these sites, whilst the individual assessments are set out in full in **Appendix F**.

## W1 Land at East Langney Levels

- 6.4 With reference to the extract of the **Figure 6.2**, the assessment site is located at the north-east of the Borough.
- 6.5 With reference to the **Plate 14**, the assessment is in a low lying position within the landscape and consists of a medium scale field, which is open in character, with drainage ditches and low hedgerows forming the boundary between smaller scale fields to the south of the Site. The Site is part of a consistent area of low lying flat landform, divided by drainage ditches.



**Plate 14: View south-east from the B1921, towards the assessment site, which is located in the middle ground of the view.**

- 6.6 Land at East Langney Levels was assessed as having a **high to medium sensitivity, scoring 60/90** in relation to a wind turbine. This score reflects its function value, location with the countryside gap and proximity to existing land uses which provide scale differentiators. There is also a high degree of intervisibility with the wider landscape. These aspects are considered alongside the assessment site being at distance from the SDNP and that it would be perceived in the context of existing land uses and Eastbourne, rather than as part of the wider Levels.
- 6.7 In this location a smaller height turbine should be considered, along with off-site mitigation measures of new enhancements of the surrounding vegetation structure and to aid in reducing the visibility of surrounding residential land uses.

## W2 and W3 Land East of the A2290 North and South

6.8 With reference to **Figure 6.1**, the two assessment sites are located to the east of the A2290. Both assessment sites are in a low lying position within the landscape and consists of a medium scale field which is irregular in form, and bordered by drainage ditches. The sites are part of an area of consistent low lying and generally flat landform, forming the West Langney Levels, which extends between the A2290 and the southern edge of Langney, as well as north of the B2191. The assessment site is therefore an agricultural and wetland area enclosed by transport, residential and commercial land uses as demonstrated by the following photograph from the A2290, looking east. Both sites are within floodplains and nature areas, along with being in close proximity to overhead pylons as demonstrated by **Plate 15**.



**Plate 15: View from the A2290 looking east**

- 6.9 Both sites to the east of the A2290 were assessed as having a **medium sensitivity, scoring 59/90**, to a wind turbine.
- 6.10 If a wind turbine is located in the assessment sites, then a lower height design should be considered to reduce the potential visibility and perception of the turbine. Off-site mitigation measures of enhanced vegetation cover and functionality should be included within the design, as the turbine will not be able to mitigated itself.

## W4 and W5 Land to the east of the A2280 North and South

- 6.11 With reference to **Figure 6.1**, two assessment sites are located to the east of the A2290. Both sites are in areas of floodplains and nature conservation. Both sites are situated across low lying and generally flat area of land, forming part of the small to medium scale fields which are divided by watercourses, hedges and trees, forming part of the Eastbourne Levels. The assessment sites are areas of grazing marsh as demonstrated by **Plate 16**.



**Plate 16: View south from the A2280 footway, looking across land to the east of the A2280 south**

- 6.12 Both assessment sites to the east of the A2280 were assessed as having a **high to medium sensitivity, scoring 64/90**, in relation to a wind turbine.
- 6.13 If a wind turbine is located in the assessment sites, then a lower height design should be considered to reduce the potential visibility and perception of the turbine. Off-site mitigation measures of enhanced vegetation cover and functionality should be included within the design, as the turbine will not be able to mitigate itself.

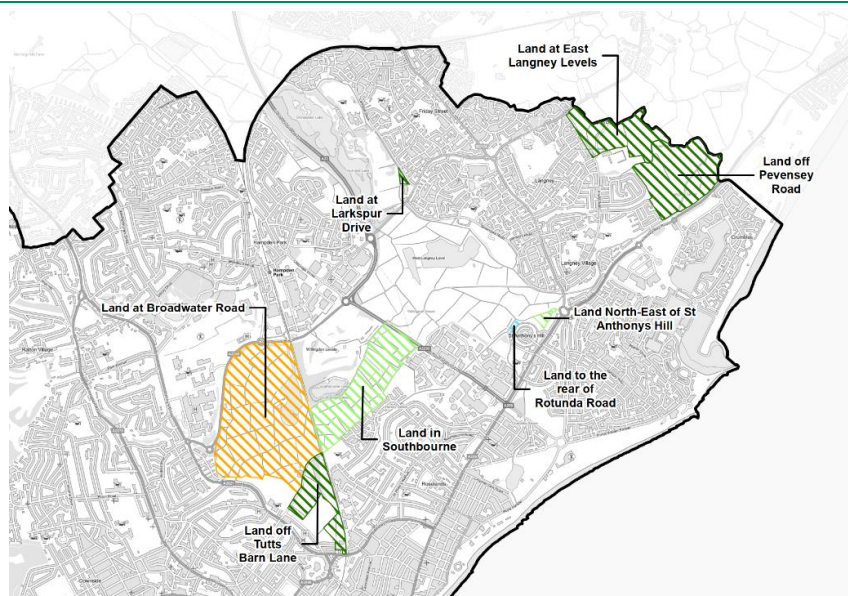
# 7. Conclusions

## Residential Sensitivity Assessment

7.1 **Table 7.1** summarises the conclusions of the residential sensitivity assessment and should be read in combination with **Figure 7.1**.

**Table 7-1: Summary of Residential Sensitivity Assessments**

Residential Assessment Site	Sensitivity/score/hatch colour on Plate 17	Definition
<b>R1 Land in Broadwater Road</b>	High to Medium (60/90) Orange	The Site is unlikely to be able to accommodate the relevant type of development overall or only in limited situations, without significant adverse character change or adverse visual effects. Thresholds for significant change are low.
<b>R2 Land off Tutts Barn Lane</b>	Medium (47/90) Dark green	The site may have some potential to accommodate the relevant type of development in some defined situations without significant adverse landscape or visual effects. Thresholds for significant change are intermediate.
<b>R3 Land in Southbourne</b>	Medium to Low (45/90) Light green	The site can accommodate the relevant type of development in many situations without significant adverse landscape or visual effects. Thresholds for significant change are high.
<b>R4 Land to the Rear of Rotunda Road</b>	Low (26/90) Light blue	The site can accommodate the relevant type of development without significant adverse landscape or visual change. Thresholds for significant change are very high.
<b>R5 Land North-east of St Anthony's Hill</b>	Medium to Low (35/90) Light green	The site can accommodate the relevant type of development in many situations without significant adverse landscape or visual effects. Thresholds for significant change are high.
<b>R6 Land at Larkspur Drive</b>	Medium (46/60) Dark green	The site may have some potential to accommodate the relevant type of development in some defined situations without significant adverse landscape or visual effects. Thresholds for significant change are intermediate.
<b>R7 Land at East Langney Levels</b>	Medium (53/90) Dark green	The site may have some potential to accommodate the relevant type of development in some defined situations without significant adverse landscape or visual effects. Thresholds for significant change are intermediate.
<b>R8 Land off Pevensey Road</b>	Medium (51/90) Dark green	The site may have some potential to accommodate the relevant type of development in some defined situations without significant adverse landscape or visual effects. Thresholds for significant change are intermediate.



**Plate 17: Extract of Figure 7.1 illustrating the sensitivity of the residential sites**

## Employment Sensitivity Assessment

7.2 With reference to **Figure 7.2**, the following table summarises the conclusions of the employment sensitivity assessment.

**Table 7-2: Summary of Employment Sensitivity Assessment**

Residential Assessment Site	Sensitivity/score/hatch colour on Plate 18	Definition
Land in Southbourne	Medium to Low (43/90) Light green	The site can accommodate the relevant type of development in many situations without significant adverse landscape or visual effects. Thresholds for significant change are high.



**Plate 18: Extract of Figure 7.2**

# On-shore Wind Turbine

7.3 Table 7-3 summarises the conclusions of the on shore wind turbine sensitivity assessment.

**Table 7-3: Summary of On shore Wind Turbine Assessments**

Wind turbine Assessment Site	Sensitivity/score/hatch colour on Plate 27	Definition
1. Land at East Langney Levels	High to medium (60/90)	The site may have some potential to accommodate the relevant type of development in some defined situations without significant adverse landscape or visual effects. Thresholds for significant change are intermediate.
2. Land East of the A2290 North	Medium (59/90)	The site may have some potential to accommodate the relevant type of development in some defined situations without significant adverse landscape or visual effects. Thresholds for significant change are intermediate.
3. Land East of the A2290 South	Medium (59/90)	The site may have some potential to accommodate the relevant type of development in some defined situations without significant adverse landscape or visual effects. Thresholds for significant change are intermediate.
4. Land East of the A2280 North	High to medium (64/90)	The site is unlikely to be able to accommodate the relevant type of development overall or only in limited situations, without significant adverse character change or adverse visual effects. Thresholds for significant change are low.
5. Land East of the A2290 South	High to medium (64/90)	The site is unlikely to be able to accommodate the relevant type of development overall or only in limited situations, without significant adverse character change or adverse visual effects. Thresholds for significant change are low.



**Plate 19: Extract of Figure 7.3**

# Appendix A Figures

# Appendix B Residential and Employment Assessment Criteria

## B.1 Residential and Employment Landscape Susceptibility

The following tables set out the criteria for landscape susceptibility.

### Natural (Landform and Hydrology)

Feature	← Higher susceptibility				Higher susceptibility
Landform and Hydrology	e.g., a flat landscape or plateau, uniform or indistinct, not within a flood zone, nor any major watercourses present.	e.g., a gently rolling or undulating landscape, with subtle changes in gradient.	e.g., an undulating or rolling landscape.	e.g., a landscape with distinct landform features, maybe pronounced or notable undulating and rolling landform.	e.g., strongly undulating, rolling or complex landform or very prominent landform. Within a flood zone and with major watercourses present.
Score	1	2	3	4	5

### Natural (land cover - flora and fauna)

Feature	← Higher susceptibility				Higher susceptibility
Landcover	Developed land with no or very limited vegetation cover, or vegetation cover in a noticeably poor condition or very limited evidently species diversity.	Limited vegetation cover or vegetation in poor or damaged condition with little variation in species diversity.	Average vegetation cover with some species diversity.	High degree of vegetation cover and species diversity and high condition	A high degree of species diversity and very notable vegetation cover.
Score	1	2	3	4	5

### Land Use, Scale and Pattern

Feature					
	Lower susceptibility				Higher susceptibility
Land Use, Scale and Pattern	High degree of human activity, developed, engineered or damaged land, with a very weak structure or lower agricultural classification. May be large scale.	Partly developed with some human activity, weak landscape structure or lower agricultural classification. May be large to medium scale.	Intensively managed agricultural land, monoculture or commercial forests, mid- range agricultural land classification. May be medium scale.	Agricultural land with a notable field pattern, strong landscape structure and high agricultural land classification. Maybe smaller in scale.	Diverse arable, rewilding or forested land use, very strong landscape structure, with no notable human activity beyond the land use and high agricultural land classification. Maybe small scale and intricate.
Score	1	2	3	4	5

### Settlement and Identity

Feature					
	Lower susceptibility				Higher susceptibility
Settlement and identity	A large built-up area, notable human influence and activity, land within settlement boundary or consistent with the settlement pattern.	A built-up area, human influence and activity, land adjacent to the settlement boundary such that it may be consistent with the settlement pattern.	Limited settlement and human influence. Land is in close proximity to a settlement pattern.	Very limited settlement or notable human influence. Land which is geographically remote and may contribute to the separate identity of settlements such that development would be inconsistent with the existing settlement pattern.	No settlement or notable human influence. Land which is geographically remote and contributes to the separate identity of settlements such that development would be inconsistent with the existing settlement pattern.
Score	1	2	3	4	5

**Condition – intactness and state of repair**

Feature	<p style="text-align: center;"> <b>Lower susceptibility</b> ←————→ <b>Higher susceptibility</b> </p>				
Condition	<i>Damaged or very poor condition, no vegetation structure or evidence of positive management.</i>	<i>Poor condition, limited vegetation structure or evidence of positive management.</i>	<i>Fair condition, some vegetation structure and evidence of positive management.</i>	<i>Good condition, high degree of vegetation cover, evidence of positive management.</i>	<i>Very good condition, high degree of vegetation cover, evidence or positive management.</i>
Score	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>

## B.2 Residential and Employment Landscape Value

The following tables set out the criteria for landscape value.

### Landscape Designations

Feature	← Lower value Higher value →				
Designations	Not designated.	Local landscape designations.	Borough level landscape or townscape designations.	Statutory designation but may not be fully representative of key features. Other environmental designations e.g., Conservation Areas.	Statutory designation and fully representative of key features.
Score	1	2	3	4	5

### Recreational Value

Feature	← Lower value Higher value →				
Recreational	No public access.	Permissive paths.	Low number of public rights of way.	High number of public rights of way.	Open access land, designated trails and routes.
Score	1	2	3	4	5

### Cultural Heritage and Association

Feature	← Lower value Higher value →				
Cultural Heritage and Association	Landscapes with no evidence of cultural or association value.	Landscapes with some evidence of cultural or association value.	Landscapes with evidence of cultural or association value.	Landscapes with high degree of evidence of cultural or association value.	Landscapes with notable cultural or association value.
Score	1	2	3	4	5

### Functional Value

Feature	← Higher value				
<i>Functional (ecological green infrastructure and feature - gateway)</i>	<i>Landscapes with no evident contribution to the functioning of the natural and ecological systems, e.g., developed land and no sense of place.</i>	<i>Landscapes with a low evident contribution to the functioning of the natural and ecological systems, e.g., damaged or derelict land.</i>	<i>Landscapes with a medium evident contribution to the functioning of the natural and ecological systems, e.g., derelict or limited land cover and some sense of place.</i>	<i>Landscapes with a high evident contribution to the functioning of the natural and ecological systems, e.g., damaged land, e.g., woodlands, rivers, land cover with a high sense of place.</i>	<i>Landscapes with a high evident contribution to the functioning of the natural and ecological systems, e.g., ancient woodland, diverse habitats, part of multifunctional green infrastructure or functional links to adjacent landscapes and a very high sense of place.</i>
<b>Score</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>

### Perception

Feature	← Higher value				
<i>Tranquillity / Remoteness Scenic Quality</i>	<i>e.g., landscape has a very low scenic quality such as an industrial area or despoiled land – special qualities, there may be no sense of remoteness nor tranquillity.</i>	<i>e.g., landscape has low scenic quality, or special qualities, there may be a very limited sense of remoteness and tranquillity.</i>	<i>e.g., landscape has a medium scenic quality, there is some sense of remoteness and tranquillity.</i>	<i>e.g., landscape has a medium-high scenic quality there is a sense of remoteness and tranquillity.</i>	<i>e.g., landscape has a high scenic quality and there may be a very high sense of remoteness and tranquillity.</i>
<b>Score</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>

## B.3 Residential and Employment Visual Susceptibility

The following tables set out the criteria for visual susceptibility.

### General Visibility

Feature	← Lower susceptibility → Higher susceptibility →				
General Visibility	<i>Land is either not publicly visible or very well enclosed such that visibility is limited.</i>	<i>Limited visibility due to enclosure or land which is seen in the immediate context of development.</i>	<i>Land with a moderate degree of visibility but is not an important part of the view.</i>	<i>Highly visible but which may not be an important feature of the view.</i>	<i>Highly visible land and forms an important part of the view either in isolation or in relation to other features, e.g., designated landscapes.</i>
Score	1	2	3	4	5

### Visual - skylines

Feature	← Lower susceptibility → Higher susceptibility →				
Visual (skylines)	<i>e.g., where skylines are not prominent and/or there are no important landmark features within the view, nor on the skyline.</i>	<i>e.g., where skylines are not prominent and/or there are very few landmark features on the skyline.</i>	<i>e.g., some prominent skylines, but these are not particularly distinctive. There may be some landmark features on the skyline.</i>	<i>e.g., prominent skylines that may form an important backdrop to views or with important landmark features.</i>	<i>e.g. prominent or distinctive undeveloped skylines or skylines which form particularly important landmark features.</i>
Score	1	2	3	4	5

### Visual Scenic Quality

Feature					
	Lower susceptibility				Higher susceptibility
Scenic Quality	Very high influence from development which is visually intrusive and detracting with low tranquillity.	High influence from development such that the composition of the view is of a low scenic quality with a low tranquillity.	Moderate influence from development such that the composition of the view is of average quality with some tranquillity.	Limited influence from development such that the composition of the view is of high scenic quality with high tranquillity.	No or very limited influence from development such that the composition of the view is of very high scenic quality with a very high tranquillity.
Score	1	2	3	4	5

### Visual - inter-visibility

Feature					
	Lower susceptibility				Higher susceptibility
inter-visibility	No or very small contribution to the inter-visibility with the wider landscape	Low contribution to the wider landscape due to inter-visibility	Moderate contribution to the wider landscape due to inter-visibility	High contribution to the wider landscape due to inter-visibility	Very high contribution to the wider landscape due to inter-visibility
Score	1	2	3	4	5

### Visual - typical receptors

Feature					
	Lower susceptibility				Higher susceptibility
Typical receptors	Very low number of people or locations where the view is not specific to the people being present or very transient receptors	Low number of people, or locations where the view is not specific to people being present, receptor may be transient or not focused on the view	Moderate number of people, where the view may be part of the experience and therefore receptors may be fixed or involved with recreation	High number of people where the view is the reason for being present and receptors are recreational or residential	Very high number of people or locations where the view is specific to the people being present and people involved with recreation
Score	1	2	3	4	5

## B.4 Residential and Employment Visual Value

The following tables set out the criteria for visual value.

### Designations

Feature	← Higher value →				Lower value
Designations	<i>The view is not covered by any planning policies or designations.</i>	<i>The view is not covered by any planning policies or designations but may have a site specific value.</i>	<i>The view may be covered by local designations and supporting documents.</i>	<i>The view is covered in Local Plans and supporting documents.</i>	<i>The view is a nationally designated or covered in associated supporting documents</i>
Score	1	2	3	4	5

### Recognition and Association

Feature	← Higher value →				Lower value
Recognition and Association	<i>There is no apparent reference to the view in published studies, literature and art.</i>	<i>There may be local reference to the view in published studies, literature and art.</i>	<i>There may be borough or county references to the view in published studies, literature and art.</i>	<i>There are references to the view in national published studies, literature and art.</i>	<i>There are reference to the view in published studies, literature and art of a national or international status.</i>
Score	1	2	3	4	5

**Purpose of the View**

Feature	<i>Lower value</i> ←—————→ <i>Higher value</i>				
Purpose (subjective)	There is no sense of place to the view and the location would not be visited specifically for the view.	There is a weak sense of place and the location is unlikely to be visited specifically for the view.	There is a sense of place and the location of the view may be enjoyed by those present although not visited specifically for the view.	There is a sense of place and the location is visited for the view.	The location is one with a strong sense of place to which one may visit specifically for the view.
<b>Score</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>

# Appendix C On-shore Wind Turbine Assessment Criteria

## C.1 On-shore Wind Turbine Landscape Susceptibility

The following tables set out the criteria for landscape susceptibility.

### Natural (Landform and Hydrology)

Feature	← Higher susceptibility →				Higher susceptibility
Landform and Hydrology	e.g., a flat landscape or plateau, uniform or indistinct, not within a flood zone, nor any major watercourses present.	e.g., a gently rolling or undulating landscape, with subtle changes in gradient.	e.g., an undulating or rolling landscape.	e.g., a landscape with distinct landform features, maybe pronounced or notable undulating and rolling landform.	e.g., strongly undulating, rolling or complex landform or very prominent landform. Within a flood zone and with major watercourses present.
Score	1	2	3	4	5

### Natural (land cover - flora and fauna)

Feature	← Higher susceptibility →				Higher susceptibility
Landcover	Developed land with no or very limited vegetation cover, or vegetation cover in a noticeably poor condition or very limited evidently species diversity.	Limited vegetation cover or vegetation in poor or damaged condition with little variation in species diversity.	Average vegetation cover with some species diversity.	High degree of vegetation cover and species diversity and high condition	A high degree of species diversity and very notable vegetation cover.
Score	1	2	3	4	5

**Land Use, Scale and Pattern**

Feature					
	Lower susceptibility				Higher susceptibility
Land Use, Scale and Pattern	Large scale landscape with no features such that the perceived scale of the turbine appears to be reduced and does not conflict with existing land uses and pattern of the landscape.	Large scale landscape with few features such that the perceived scale of the turbine appears to be reduced and does not conflict with existing land uses and pattern of the landscape.	Medium scale landscape with some features such that the perceived scale of the turbine is not fully reduced and may conflict with existing land uses and landscape pattern.	Small scale landscape with some features such that the perception of the turbine is not reduced and conflicts with existing land uses and pattern.	Small scale landscape with features such that the perception of the turbine is not reduced and conflicts with existing land uses and pattern.
Score	1	2	3	4	5

**Settlement and Identity**

Feature					
	Lower susceptibility				Higher susceptibility
Settlement and identity	A large built-up area, notable human influence and activity, land within settlement boundary or consistent with the settlement pattern such that a turbine may relate to existing identity.	A built-up area, human influence and activity, land adjacent to the settlement boundary such that it may be consistent with the settlement pattern and a turbine may relate to existing identity.	Limited settlement and human influence. Land is in close proximity to a settlement pattern and a turbine may relate to existing identity.	Very limited settlement or notable human influence, or a sensitive residential area. Land which is geographically remote and may contribute to the separate identity of settlements such that a turbine would be inconsistent with the existing settlement identity.	No settlement or notable human influence or a highly sensitive residential area. Land which is geographically remote and contributes to the separate identity of settlements such that a turbine would be inconsistent with the existing settlement identity.
Score	1	2	3	4	5

**Condition – intactness and state of repair**

Feature	<i>Lower susceptibility</i> ←—————→ <i>Higher susceptibility</i>				
Condition	Damaged or very poor condition, no vegetation structure or evidence of positive management.	Poor condition, limited vegetation structure or evidence of positive management.	Fair condition, some vegetation structure and evidence of positive management.	Good condition, high degree of vegetation cover, evidence of positive management.	Very good condition, high degree of vegetation cover, evidence or positive management.
Score	1	2	3	4	5

## C.2 On-shore Wind Turbine Landscape Value

The following tables set out the criteria for landscape value.

### Landscape Designations

Feature	← Lower value Higher value →				
Designations	Not designated.	Local landscape designations.	Borough level landscape or townscape designations.	Statutory designation but may not be fully representative of key features. Other environmental designations e.g., Conservation Areas.	Statutory designation and fully representative of key features.
Score	1	2	3	4	5

### Recreational Value

Feature	← Lower value Higher value →				
Recreational	No public access.	Permissive paths.	Low number of public rights of way.	High number of public rights of way.	Open access land, designated trails and routes.
Score	1	2	3	4	5

### Cultural Heritage and Association

Feature	← Lower value Higher value →				
Cultural Heritage and Association	Landscapes with no evidence of cultural or association value.	Landscapes with some evidence of cultural or association value.	Landscapes with evidence of cultural or association value.	Landscapes with high degree of evidence of cultural or association value.	Landscapes with notable cultural or association value.
Score	1	2	3	4	5

**Functional Value**

Feature	← Higher value				
<i>Functional (ecological green infrastructure and feature - gateway)</i>	<i>Landscapes with no evident contribution to the functioning of the natural and ecological systems, e.g., developed land and no sense of place.</i>	<i>Landscapes with a low evident contribution to the functioning of the natural and ecological systems, e.g., damaged or derelict land.</i>	<i>Landscapes with a medium evident contribution to the functioning of the natural and ecological systems, e.g., derelict or limited land cover and some sense of place.</i>	<i>Landscapes with a high evident contribution to the functioning of the natural and ecological systems, e.g., damaged land, e.g., woodlands, rivers, land cover which a high sense of place.</i>	<i>Landscapes with a high evident contribution to the functioning of the natural and ecological systems, e.g., ancient woodland, diverse habitats, part of multifunctional green infrastructure or functional links to adjacent landscapes and a very high sense of place.</i>
<b>Score</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>

**Perception**

Feature	← Higher value				
<i>Tranquillity / Remoteness Scenic Quality</i>	<i>e.g., landscape has a very low scenic quality such as an industrial area or despoiled land – special qualities, there may be no sense of remoteness nor tranquillity.</i>	<i>e.g., landscape has low scenic quality, or special qualities, there may be a very limited sense of remoteness and tranquillity.</i>	<i>e.g., landscape has a medium scenic quality, there is some sense of remoteness and tranquillity.</i>	<i>e.g., landscape has a medium-high scenic quality there is a sense of remoteness and tranquillity.</i>	<i>e.g., landscape has a high scenic quality and there may be a very high sense of remoteness and tranquillity.</i>
<b>Score</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>

## C.3 On-shore Wind Turbine Visual Susceptibility

The following tables set out the criteria for visual susceptibility.

### General Visibility

Feature	← Higher susceptibility →				Lower susceptibility
General Visibility	<i>Land is either not publicly visible or very well enclosed such that visibility is limited.</i>	<i>Limited visibility due to enclosure or land which is seen in the immediate context of development.</i>	<i>Land with a moderate degree of visibility but is not an important part of the view.</i>	<i>Highly visible but which may not be an important feature of the view.</i>	<i>Highly visible land and forms an important part of the view either in isolation or in relation to other features, e.g., designated landscapes.</i>
Score	1	2	3	4	5

### Visual - skylines

Feature	← Higher susceptibility →				Lower susceptibility
Visual (skylines)	<i>e.g., where skylines are not prominent and/or there are no important landmark features within the view, nor on the skyline, such that a turbine may appear very balanced with the underlying landform and would not detract/overwhelm the skyline or existing focal points.</i>	<i>e.g., where skylines are not prominent and/or there are very few landmark features on the skyline, such that a turbine may appear to be balanced with the underlying landform and would not detract/overwhelm the skyline or existing focal points.</i>	<i>e.g., some prominent skylines, but these are not particularly distinctive. There may be some landmark features on the skyline such that the turbine may not appear balanced with the underlying landform and may detract/overwhelm the skyline or existing focal points.</i>	<i>e.g., prominent skylines that may form an important backdrop to views or with important landmark features such that the turbine is not balanced with the underlying landform and would detract/overwhelm the skyline or existing focal points.</i>	<i>e.g. prominent or distinctive undeveloped skylines or skylines which form particularly important landmark features such that the turbine is not balanced with the underlying landform and would detract/overwhelm the skyline or existing focal points.</i>
Score	1	2	3	4	5

**Visual Scenic Quality**

Feature					
	Lower susceptibility				Higher susceptibility
Scenic Quality	Very high influence from development which is visually intrusive and detracting with low tranquillity.	High influence from development such that the composition of the view is of a low scenic quality with a low tranquillity.	Moderate influence from development such that the composition of the view is of average quality with some tranquillity.	Limited influence from development such that the composition of the view is of high scenic quality with high tranquillity.	No or very limited influence from development such that the composition of the view is of very high scenic quality with a very high tranquillity.
Score	1	2	3	4	5

**Visual - inter-visibility**

Feature					
	Lower susceptibility				Higher susceptibility
Inter-visibility	No or very small contribution to the inter-visibility with the wider landscape	Low contribution to the wider landscape due to inter-visibility	Moderate contribution to the wider landscape due to inter-visibility	High contribution to the wider landscape due to inter-visibility	Very high contribution to the wider landscape due to inter-visibility
Score	1	2	3	4	5

**Visual - typical receptors**

Feature					
	Lower susceptibility				Higher susceptibility
Typical receptors	Very low number of people or locations where the view is not specific to the people being present or very transient receptors	Low number of people, or locations where the view is not specific to people being present, receptor may be transient or not focused on the view	Moderate number of people, where the view may be part of the experience and therefore receptors may be fixed or involved with recreation	High number of people where the view is the reason for being present and receptors are recreational or residential	Very high number of people or locations where the view is specific to the people being present and people involved with recreation
Score	1	2	3	4	5

## C.4 On-shore Wind Turbine Visual Value

The following tables set out the criteria for visual value.

### Designations

Feature					
	Lower value				Higher value
Designations	<i>The view is not covered by any planning policies or designations.</i>	<i>The view is not covered by any planning policies or designations but may have a site specific value.</i>	<i>The view may be covered by local designations and supporting documents.</i>	<i>The view is covered in Local Plans and supporting documents.</i>	<i>The view is a nationally designated or covered in associated supporting documents</i>
Score	1	2	3	4	5

### Recognition and Association

Feature					
	Lower value				Higher value
Recognition and Association	<i>There is no apparent reference to the view in published studies, literature and art.</i>	<i>There may be local reference to the view in published studies, literature and art.</i>	<i>There may be borough or county references to the view in published studies, literature and art.</i>	<i>There are references to the view in national published studies, literature and art.</i>	<i>There are reference to the view in published studies, literature and art of a national or international status.</i>
Score	1	2	3	4	5

**Purpose of the View**

Feature	<div style="display: flex; justify-content: space-between; align-items: center;"> <span>Lower value</span> <span>←</span> <span>→</span> <span>Higher value</span> </div>				
<i>Purpose (subjective)</i>	<i>There is no sense of place to the view and the location would not be visited specifically for the view.</i>	<i>There is a weak sense of place and the location is unlikely to be visited specifically for the view.</i>	<i>There is a sense of place and the location of the view may be enjoyed by those present although not visited specifically for the view.</i>	<i>There is a sense of place and the location is visited for the view.</i>	<i>The location is one with a strong sense of place to which one may visit specifically for the view.</i>
<b>Score</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>

# Appendix D Residential Assessment Proforma

## D.1 R1 Land in Broadwater

R1 LAND IN BROADWATER		
<b>Site Location</b>	The Site is located between the A2280 and the Eastbourne railway line and covers approximately 74.39ha. The Site is an amalgamation of LAA parcels EP37, EP38, EP41 and EP42 and is bound by the A2280 to the north and north-west; the Eastbourne railway line to the east, Tutts Barn Lane to the south-east and residential properties adjacent to Kings Drive and allotments to the south-west.	
<b>Character description</b>	<p>The Site covers a low lying and generally flat area of land, consisting of small to medium scale fields, divided by watercourses, hedges and trees, forming part of the Eastbourne Levels. Land uses include grazing marsh with Broadwater Lake in the eastern part of the Site a large artificial waterbody. The Lottbridge sewer is a narrow linear watercourse parallel to the railway line connecting the lake with smaller drainage channels beyond the Site. Upperton Farm is located in the southern part of the Site and consists of large scale barns and external areas of hardstanding.</p> <p>Land in Broadwater is covered by the following published character assessments:</p> <ul style="list-style-type: none"> <li>▪ Natural England's National Character Area Pevensey Levels.</li> <li>▪ Eastbourne's Landscape Character Assessment 2010 and within E1 – Eastbourne Levels and E4 – Upperton Rural Fringe.</li> <li>▪ Eastbourne's Landscape Character Assessment Supplementary Landscape Capacity Guidance E1 and E4.</li> <li>▪ Eastbourne's Tall Building Study Townscape Character Area 15: Eastbourne Park.</li> </ul>	
<b>Landscape Sensitivity</b>		<b>Score</b>
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	With reference to Figure 2.2 and 4.1A, the Site is low lying and generally flat, being situated between 0-5m AOD. Localised level change is via a rectangular pattern of drainage ditches, the banks of Broadwater Lake and a low mound to the north of the lake. The landform within Upperton Farm is also flat, having been modified to enable areas of external hardstanding and buildings. Therefore, whilst the Site is generally flat, the Site is within a flood zone and part is considered a functional flood plain Flood Zone 3b as defined in the Eastbourne Strategic Flood Risk Assessment <sup>29</sup> , such that with along with several waterbodies present, the susceptibility to is higher.	5/5
Landcover	The main land use is grazing marsh, with fields divided by low hedges. The extent and density of the vegetation increases across the western part of the Site via established tree belts adjacent to the A2280, scrub to the west of Upperton Farm and trees and scrub along the banks of Broadwater Lake. There is considered to be low vegetation cover due to the land use, with the key vegetation structure around the edges of the assessment site and therefore there is an average vegetation cover, with some species diversity and a medium susceptibility to change.	3/5
Land Use, Scale and Pattern	The Site is mainly agricultural land managed by Upperton Farm, which consists of barns, storage areas and external hardstanding. The field scale varies between smaller fields along the western edge of the Site to medium scale fields across the central part of the Site, although there is a consistent geometric pattern to the fields and the field boundary and drainage ditch alignments. The exception is Broadwater Lake which is sinuous in form. The generally smaller scale field pattern and agricultural land with a notable field pattern results in a higher susceptibility to change.	4/5
Settlement and Identity	Upperton Farm is the only development within the Site, relating to the agricultural land use of the Site, which results in an undeveloped and open character. The Site is bound by road and rail transport routes, as well as	3/5

<sup>29</sup> <https://www.lewes-eastbourne.gov.uk/resources/assets/inline/full/0/322681.pdf>

R1 LAND IN BROADWATER		
	residential land uses, including allotments. This close proximity to existing land uses results the Site being in close proximity to the settlement pattern.	
Condition	As a managed landscape, the fields, vegetation and associated farm buildings appears in good condition with evidence of a positive management regime and therefore of a higher susceptibility to change.	4/5
<i>B. Landscape Susceptibility Total</i>		19/25
<i>C. Landscape Value</i>		
Designations	The Site is not covered by any statutory or local landscape designations but is covered by Policy D11: Eastbourne Park in relation to green space and biodiversity.	3/5
Recreational	The Site is not publicly accessible and therefore of a lower value due to no public access.	1/5
Cultural Heritage and Association	There is evidence of cultural association via former areas of historic marshland and designated archaeological sensitive areas in the south-west part of the Site, resulting in a higher value.	4/5
Functional (ecological and green infrastructure)	There is an ecological value to the Site via local wildlife sites and biodiversity opportunity areas and the coast floodplain grazing marsh designation. The assessment is covered by Policy D11: Eastbourne Park, in relation to green space and biodiversity. These factors contribute to the assessment site making a high contribution to the functioning of the ecosystems and a high sense of place due to the contrast between the open character of the fields and the surrounding townscape.	5/5
Perception	With the Site located adjacent to main transport routes and residential areas in Eastbourne there is an immediate and harsh transition between the Site and surrounding land uses which amplifies the open character and change in land use. However, the Site's proximity to these land uses reduces any sense of remoteness or tranquillity, with very high levels of inter-visibility and audible noise from the surrounding road networks. From within close proximity of the Site, the height of the railway line and elevated land across the golf course to the east of the Site, negate any perception of the wider Levels and agricultural land uses. The Site is therefore perceived as an 'isolated' area of land with a settlement fringe character due to its proximity to road and residential land uses. In contrast, at distance, from elevated land, including with the SDNP, the Site is perceived as part of the tract of agricultural land and the Eastbourne Levels which extends into Eastbourne, forming a 'green' tract of land within the centre of Eastbourne. This varied perception and the limited and reduced sense of tranquillity, considered alongside the medium scenic quality of the Site results in a medium susceptibility to change.	3/5
<i>D. Landscape Value Total</i>		16/25
<b>E. Landscape Sensitivity Total (B+D)</b>		<b>35/50</b>
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	<p>The ZTV (Figure 4.2) indicated consistent visibility in relation to residential land uses from around the Site, extending to the northern and southern parts of the borough. To the north-east and east of the Site, the theoretical visibility is more intermittent, decreasing across the Langney Levels. To the west of the Site the theoretical visibility is localised to the ridgeline across the eastern edge of the SDNP and does not extend across the remainder of the SDNP within Eastbourne.</p> <p>From the fieldwork, the visibility of the Site is varied from the surrounding townscape and substantially less than indicated by the ZTV. The height of the A2280 overbridge and employment land uses truncates views of the Site</p>	5/5

R1 LAND IN BROADWATER		
	from the north. To the east of the Site, the height and density of vegetation across the golf course similarly truncated views of the Site. To the south of the Site, the density of the intervening residential land also reduces the visibility of the Site to close range location. The established trees along the western edge of the Site generally truncate views across the remainder of the Site for road users, whilst the Site is visible from adjacent residents. The Site is visible in longer distance views from rising land across Eastbourne, including the ridgeline across the eastern part of the SDNP, reflecting the ZTV. The combination of the close range visibility along with longer distance views from the SDNP results in an area of land which is highly visible both at close range and in relation to the SDNP, such that the susceptibility is higher.	
Skylines	As low lying and generally flat land within Eastbourne, the Site does not form part of a skyline and there are no prominent or important landmarks within the Site and the susceptibility to change is lower.	1/5
Scenic Quality	The scenic quality of the Site is via the grazing marsh, trees and the lake, along with its inherent open character. These features are seen in the context of development bordering parts of the Site, which results in an influence of development, such that the view is of average quality.	3/5
Inter-visibility	There is a very high degree of inter-visibility with the wider landscape to the west of the Site, due to the low lying position of the Site and the rising landform across this part of Eastbourne and within the SDNP. In contrast, the inter-visibility with the wider landscape to the north, east and south of the Site is reduced by the intervening land uses, including elevated and vegetated land within the golf course to the east of the Site. Therefore, the assessment site makes a high contribution to the wider inter-visibility .	4/5
Receptors	There are a potential very high number of receptors with views of the Site due to the extent of residential land uses across elevated land to the west of the Site. In addition, there are a high number of motorists travelling past the Site. The Site itself is however considered not to be a location that one would visit specifically for the view, but the susceptibility is higher due to the number of potential receptors, including those involved with reception in the SDNP.	5/5
<i>G. Visual Susceptibility Total</i>		18/25
<i>H. Visual Value</i>		
Designations	Views towards the assessment site are not covered by any planning policies or designations relating to views and the value is therefore lower.	1/5
Recognition and association	Views of the assessment site are noted in the published landscape character assessments, resulting in a medium value.	3/5
Purpose of the view	There is a sense of place to the view, due to the contrast between the open character of the Site and the surrounding density of Eastbourne's residential areas. The site is therefore a location which may be enjoyed by those present, although not visited specifically for the view.	3/5
<i>I. Visual Value Total</i>		7/15
J. Visual Sensitivity Total (G+I)		25/40
<b>K. Landscape Sensitivity Total (E+J)</b>		<b>60/90</b>
L. Review and Comments	From a review of the above assessment, the inter-visibility of the Site with the SDNP, the flood zones, smaller field patterns and ecological value of the Site are considered to be of greater constraints to residential land use on the Site and therefore of a higher susceptibility. The proximity of the Site to a range of land uses, and its perception within this context is considered to be low susceptibility to residential development. The site is assessed as forming part of the setting to the SDNP due to the inter-visibility.	

R1 LAND IN BROADWATER		
	<p>The assessment score of 60/90 results in a high to medium sensitivity. This is considered to reflect the that the southern parts of the Site, in proximity to existing residential land uses and Upperton Farm would be of medium sensitivity to residential development due to being perceived in this existing context, particularly from elevated land to the west of the Site and within the SDNP. With the smaller scale field pattern and drainage ditches across the remainder of the Site at distance from the existing settlement pattern being of higher sensitivity.</p>	
<p><b>M. Final score, summary analysis and high-level guidance</b></p>	<p>Land in Broadwater is assessed as having a high to medium sensitivity, to residential development as the open character and land use results in new built form being uncharacteristic of the area. Other key constraints are the high-degree of inter-visibility with the SDNP and the functional, hydrological and cultural value of the Site.</p> <p>However, as Land at Broadwater is adjacent to a range of land uses and main transport routes, it is well related to the existing settlement pattern and therefore it is considered that there is some potential for new development., which would result resut in a reduction in the open character of the Site and a reduced visibility of the current tract of open land from the surrounding landscape, including from locations within the SDNP.</p> <p>Should residential development be brought forwards on the Site it would be subject to ecological and hydrological constraints being addressed.</p> <p>If residential development is brought forwards on the Site, then it should be integrated with extensive new planting to enhance the existing harsh urban edge and located adjacent to existing residential land uses to reduce its visibility from elevated land. Opportunities should also be sought to improve public access and recreational opportunities across the Site, to form part of the wider connectivity across the Levels, this could include pedestrian and cycle options to cross safely over the railway line.</p> <p>Refer to the guidelines of the 2010 Eastbourne Landscape Character Assessment for Eastbourne Park, Policy D11 and the Eastbourne Park SPD. Consider the use of green roofs and muted colour tones to new buildings, as well as their massing, to reduce their visibility in longer distance views from the SDNP, whilst ensuring they provide a high scenic quality in close range views as well.</p>	<p><b>60/90</b></p>

## D.2 R2 Land off Tutts Barn Lane

R2 LAND OFF TUTTS BARN LANE		
<b>Site Location</b>	The Site is located between residential land uses and the Eastbourne railway line. The Site is an amalgamation of LAA parcels UP03, EP18, EP36, EP43, EP44 and EP45 and is bound by Land in Broadwater to the north, the Eastbourne railway line to the east, residential land uses in Mayfield Place and Bedfordwell Road to the south and allotments to the west.	
<b>Character description</b>	<p>The western part of the Site consists of Tutts Barn Nursery, consisting of a narrow rectangular parcel of land with former polytunnels and associated structures relating to the land use. The eastern edge of the Site consists of former rail sidings, with areas of hardstanding and ruderal vegetation. The central part of the Site consist of small to medium scale rectangular fields divided by trees. The southern part of the Site consists of the Bedfordwell Depot, areas of hardstanding and existing Pump House and annexe, which is subject to a planning application for mixed use development (ref: 210247) at the time of this assessment.</p> <p>Land off Tutts Barn Lane is covered by:</p> <ul style="list-style-type: none"> <li>▪ Natural England's National Character Area Pevensey Levels.</li> <li>▪ Eastbourne's Landscape Character Assessment 2010 and within E4 – Upperton Rural Fringe.</li> <li>▪ Eastbourne's Landscape Character Assessment Supplementary Landscape Capacity Guidance E1 and E4.</li> <li>▪ Eastbourne's Tall Building Study Townscape Character Area 15: Eastbourne Park.</li> </ul>	
<b>Landscape Sensitivity</b>		<b>Score</b>
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	With reference to Figure 2.2 and 4.1B the Site is situated in a low lying position within the landscape, between 0-5m AOD and consist of a generally flat area of landform. There are a series of watercourses across the Site, with the Site within a flood zone and considered part of the functional flood plain as defined in the Eastbourne Strategic Flood Risk Assessment. The former rail sidings at the eastern and southern parts of the Site have resulted in localised alteration to the landform. Therefore, whilst the Site is generally flat, the flood zones result in a higher susceptibility.	5/5
Landcover	The land cover is varied, reflecting the differing land uses (past and present). The main land cover is grazing marsh and paddocks, along with areas of established and ruderal vegetation. The southern part of the Site, within the grounds of the Bedfordwell Depot consist of established trees around the perimeter of the Site, with developed land within the Site. Overall there is a higher degree of vegetation cover.	4/5
Land Use, Scale and Pattern	The field scale varies between smaller fields along the edges of the Site to medium scale fields across the northern part of the Site, although there is a consistent geometric pattern to the fields and the field boundary alignments. The southern part of the Site, within Bedfordwell Depot is formerly developed land, with a large area of external hardstanding, like the former railway sidings and therefore partly development, with a very weak landscape structure. On balance, the varied land use, partly developed land, varying scale and pattern results in a weak landscape structure and lower susceptibility.	2/5
Settlement and Identity	The Site is well related to Eastbourne's residential areas and associated allotments, particularly the southern part of the Site which borders Bedfordwell Road. This close proximity to existing land uses and previously developed land within the Site results in the Site being consistent with the existing settlement pattern and a lower susceptibility to change due to being physically and visually well related to land uses in Eastbourne.	2/5
Condition	The former developed land uses and paddocks are considered to result in a poor condition to the Site and therefore the susceptibility is lower.	2/5
<i>B. Landscape Susceptibility Total</i>		15/25

R2 LAND OFF TUTTS BARN LANE		
<i>C. Landscape Value</i>		
Designations	The Site is not covered by any statutory or local landscape designations; however it is covered by Policy D11: Eastbourne Park, in relation to green space and biodiversity, and is therefore of medium value.	3/5
Recreational	The Site is not publicly accessible and therefore of a lower value due to no public access.	1/5
Cultural Heritage and Association	There is evidence of cultural value via potential archaeological prehistoric waterlogged remains noted in the LAA, which along with the Pump House being a listed building, results in a medium value.	3/5
Functional (ecological and green infrastructure)	There is an ecological and functional value via the grazing marsh and the vegetation corridors along the railway line and as field boundaries in relation to land to the north of the Site. These factors contribute to the assessment site making a higher contribution to the functioning of the ecosystems.	4/5
Perception	The Site is perceived in the context of existing residential land uses from the road networks and there is an evident settlement fringe character to the northern part of the Site via paddocks and former land uses. The southern part of the Site is perceived as developed land via the scale and form of the Pump House, such that the Site relates well to the settlement pattern, the tranquillity and remoteness are very limited and the value is lower.	2/5
<i>D. Landscape Value Total</i>		
		13/25
<b>E. Landscape Sensitivity Total (B+D)</b>		
In summary, the indicators of higher sensitivity are the low lying landform, flood zone designations, vegetation and ecological association. The indicators of lower sensitivity are the relationship with the existing settlement pattern, areas of former developed land and very reduced tranquillity and remoteness due to proximity to existing land uses.		<b>28/50</b>
<i>F. Visual Susceptibility</i>		
Visual Sensitivity	Assessment Narrative	Score
General Visibility	<p>The ZTV (Figure 4.3) of residential development extends continuously to the north and south of the assessment site, to the edge of the Borough. To the east of the Site, the theoretical visibility is more intermittent, reducing across Langney Levels. Similarly, the theoretical visibility reduces across the western part of the borough, and is localised to along the ridgeline of the eastern part of the SDNP, and does not extend across the remainder of the SDNP.</p> <p>From the fieldwork, the visibility of the Site is substantially less than indicated by the ZTV. The visibility is reduced to within close proximity to residential land uses and the railway line. There are views into the northern part of the Site from Tutts Barn Lane and the allotments; however the density of vegetation within the Site limits views across the entire Site. In longer distance views, the Site is visible from elevated land to the west of the Site, including from the ridgeline across the eastern part of the SDNP. However, within these longer distance and elevated views, the Site is seen as located within the existing settlement pattern, along with existing buildings within the Site, such that it the Site is considered to form part of the setting to the SDNP, but its contribution to the visual setting of the SDNP is limited. The varied visibility between close and longer distance views, along with the Site considered not to be an important part of the view results in a medium susceptibility.</p>	3/5
Skylines	As low lying and generally flat land within Eastbourne, the Site does not form part of a skyline overall, although the Pump House is visible and is considered to form a landmark feature locally.	2/5
Scenic Quality	The scenic quality of the Site is via the grazing marsh and trees, along with the Pump House, but the condition of the former railway sidings, paddocks and nursery reduce the overall scenic quality. There is a high influence from surrounding development, such that the susceptibility is lower.	2/5
Inter-visibility	There is a high degree of inter-visibility with the wider landscape to the west of the Site, due to the low lying position of the Site and the rising landform across this part of Eastbourne and within the SDNP. In contrast, the inter-	2/5

R2 LAND OFF TUTTS BARN LANE		
	visibility with the wider landscape to the north, east and south of the Site is reduced by the intervening land uses, including elevated and vegetated land within the golf course to the east of the Site. Therefore, whilst there is a varied inter-visibility, the Site makes a low contribution to the wider inter-visibility due to its proximity to existing land uses.	
Receptors	There are a potential high number of receptors with views of the Site due to the extent of residential land uses across elevated land to the west of the Site, as well as from close range residents and users of the allotments. The Site itself is however considered not to be a location that one would visit specifically for the view, but the susceptibility is medium due to the number of potential receptors.	4/5
<i>G. Visual Susceptibility Total</i>		13/25
<i>H. Visual Value</i>		
Designations	The Site is not covered by any planning policies or designations relating to views and the value is therefore lower.	1/5
Recognition and association	Views towards the assessment site are included in the published landscape character assessments, but noted for being well integrated into the existing residential context.	2/5
Purpose of the view	There is a limited sense of place to the view, with views towards the Site seen in the context of residential land uses, and whilst the Site is a location which may be enjoyed by those present, it is not visited specifically for the view.	3/5
<i>I. Visual Value Total</i>		6/15
<b>J. Visual Sensitivity Total (G+I)</b>	In summary, the higher indicators of visual value relate to the vegetation and potentially a high number of receptors with views of the Site from elevated land to the west of the Site and residents at close range. The lower indicators of value are that there is limited sense of place to the view, with views towards the Site being seen in the context of residential land uses in Eastbourne, such that it is not a location visited specifically for the view.	<b>19/40</b>
<b>K. Landscape Sensitivity Total (E+J)</b>		<b>47/90</b>
L. Review and Comments	From a review of the above assessment, the flood zones and ecological value (functional) of the Site are considered to be of greater constraints to residential land use on the Site and therefore of a higher susceptibility. The southern and eastern parts of the Site, in proximity to existing residential land uses would be less susceptible to residential development due to being perceived in this existing context, particularly from elevated land to the west of the Site and within the SDNP, and that they area previously developed land. However, this would be subject to ecological and hydrological constraints being addressed and acceptable, such that the medium susceptibility score is considered representative of the varied sensitivity of the Site.	
<b>M. Final score, summary analysis and high-level guidance</b>	<p>Land off Tutts Barn Lane is assessed as having a medium sensitivity, reflecting its geographic position adjacent to residential land uses and that there is previously developed land within the Site, alongside its inter-visibility with elevated land to the west of the Site and the ecological and hydrological value of the Site.</p> <p>If residential development is brought forwards on the Site, then it should be integrated with extensive new planting to enhance the existing urban edge and located adjacent to existing residential land uses and across previously developed land to reduce its visibility and aids its integration. Opportunities for green roof design and sensitive massing within the Site should be</p>	<b>47/90</b>

R2 LAND OFF TUTTS BARN LANE		
	<p>explored to reduce the visibility of new land uses in longer distance views from the SDNP. Opportunities should also be sought to improve public access and recreational opportunities across the Site, to form part of the wider connectivity across the Levels.</p> <p>Refer to the guidelines of the 2010 Eastbourne Landscape Character Assessment for Eastbourne Park, Policy D11 and the Eastbourne Park SPD.</p>	

## D.3 R3 Land in Southbourne

R3 LAND IN SOUTHBOURNE		
<b>Site Location</b>	The Site is located between the Eastbourne railway line and the A2290 and covers approximately 28.47ha. The Site is an amalgamation of LAA parcels EP19, EP30, EP31, EP32, EP33 and EP34 and is bound by the Lottbridge Sewer, Eastbourne Miniature Stream Railway and Lottbridge Golf Club to the north, the A2290 to the east, employment, residential land (including allotments) and educational land uses to the south, and the railway line to the west.	
<b>Character description</b>	<p>The Site covers low lying land, situated between 0-5m AOD, forming part of the Southbourne Levels. The Site is broadly rectangular in form and consists of small to medium scale fields which are geometric and often narrow in form.</p> <p>Land in Southbourne is covered by:</p> <ul style="list-style-type: none"> <li>▪ Natural England's National Character Area Pevensey Levels.</li> <li>▪ Eastbourne's Landscape Character Assessment 2010 and within E5 – Southbourne Recreation and E1 – Eastbourne Levels.</li> <li>▪ Eastbourne's Landscape Character Assessment Supplementary Guidance – E1 and E5.</li> <li>▪ Eastbourne's Tall Building Study Townscape Character Area 15: Eastbourne Park.</li> </ul>	
<b>Landscape Sensitivity</b>	<b>Assessment Narrative</b>	<b>Score</b>
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	With reference to Figure 2.2 and 4.1C, the Site is low lying and generally flat, being situated between 0-5m AOD. Numerous watercourses and drainage ditches cross the Site on a broadly north to south orientation and represent localised level change. The Site is within Flood Zone 3. Whilst the Site is flat, the flood zone results in a higher susceptibility to change.	5/5
Landcover	The western part of the Site, in proximity to the railway line consist of small to medium scale fields divided by hedgerows and trees, resulting in an average vegetation cover. The remainder of the Site consists of a varied vegetation cover, including established trees, scrub and ruderal plants. During the fieldwork, vegetation clearance was occurring across the eastern part of the Site, appearing to remove the scrub vegetation whilst retaining the established trees. The extent of vegetation (prior to the fieldwork) was considered to be high, resulting in a higher susceptibility.	4/5
Land Use, Scale and Pattern	The Site consists of agricultural land across the western part of the Site, with a notable field pattern, including small to medium scale fields. The scale of the field pattern is larger across the western part of the Site, although the landscape structure is weaker due to the ruderal vegetation and intensively managed land, such that the susceptibility is considered to be medium.	3/5
Settlement and Identity	Whilst the Site is not developed and open and vegetated in character, it is located between main transport routes and adjacent to residential, employment and educational land uses. There is therefore a high degree of human activity, particularly in relation to the eastern parts of the Site. The Site's position adjacent to existing land uses and bound by the A2290 is considered to result in the Site being consistent with the settlement pattern and a lower susceptibility.	1/5
Condition	As noted above, from the fieldwork, vegetation clearance was underway across the eastern part of the Site, such that this part of the Site was in poor condition. The western part of the Site appears in good condition due to the vegetation structure and therefore on balance, in fair condition, such that the susceptibility is medium.	3/5
<i>B. Landscape Susceptibility Total</i>		16/25
<i>C. Landscape Value</i>		
Designations	The Site is not covered by any statutory or local landscape designations; however it is covered by Policy D11: Eastbourne Park, in relation to green space and biodiversity, and is therefore of medium value.	3/5

R3 LAND IN SOUTHBOURNE		
Recreational	There is no formal recreational access to the Site. There is a public footway along the eastern edge of the Site, forming part of the A2290 road infrastructure, but the value is low as there is no public access to the main parts of the Site.	1/5
Cultural Heritage and Association	The LAA notes the potential archaeological value via prehistoric archaeological waterlogged remains, such that there is evidence of cultural value and the value is medium.	3/5
Functional (ecological and green infrastructure)	There is an ecological value via the Site being part of the grazing marsh floodplain and within the Eastbourne Park Local Wildlife Site, such that the value is higher.	4/5
Perception	The Site is perceived as being very closely related to the existing settlement pattern and land uses due its proximity to larger scale employment buildings and residential land uses, in addition to the dominance of the A2290, through the movement and audible nature of vehicles. The straight alignment of the A2290 also results in the perception of a physical and visual divide between the Site and the wider agricultural land uses and levels to the east of the A2290, which provide the perception of physical and visual separation from residential land uses in Langney. There is therefore no sense of remoteness nor tranquillity at the Site due to the surrounding land uses and the value is low.	1/5
<i>D. Landscape Value Total</i>		12/25
<b>E. Landscape Sensitivity Total (B+D)</b>	In summary, the indicators of higher landscape sensitivity are the flood zone, vegetation cover and ecological (functional) values. The indicators of lower sensitivity are the perception of the Site within the immediate context of employment and transport land uses, resulting in no sense of remoteness nor tranquillity, as well as vegetation removal which has lowered the condition and scenic quality of the Site.	<b>28/50</b>
<b>Visual Sensitivity</b>	<b>Assessment Narrative</b>	<b>Score</b>
<i>F. Visual Susceptibility</i>		
General Visibility	<p>The ZTV (Figure 4.4) suggested that the theoretical visibility would be concentrated to between the surrounding road networks and extending intermittently to the northern and southern edges of the borough. To the east of the assessment site, the theoretical visibility extends to Langney. To the west of the Site, the theoretical visibility is localised to elevated land, including the ridgeline along the eastern edge of the SDNP.</p> <p>From the fieldwork, the visibility of the assessment site is substantially more localised than suggested by the ZTV. To the north of the Site, the established vegetation and undulating landform across the golf course truncates views of the Site to the north. The open character of the Langney Levels enables longer distance views to the east of the Site, broadly reflecting the extent of the ZTV. To the south of the assessment site, the height of employment and residential land uses reduces the extent of visibility to close range locations. To the west of the assessment, the density of the vegetation adjacent to the railway line truncates views from lower lying in Eastbourne. The assessment site is visible in longer distance views from elevated land in the western part of Eastbourne, including the ridgeline across the eastern part of the SDNP. Within the views, the assessment site is seen in the immediate context of development, such that the susceptibility is lower.</p>	2/5
Skylines	Due to the Site being low lying, it does not form part of the skyline and there are not important features or landmarks within the Site. Therefore the susceptibility is low.	1/5
Scenic Quality	Views of the Site are highly influenced by surrounding land uses and the movement of vehicles on the A2290, such that there is a low scenic quality to the view.	2/5
Inter-visibility	The open character of the Site enables longer distance views towards elevated land to the west, including parts of the SDNP, although at distance. From locations to the north of south of the Site, the intervening land uses negate any wider inter-visibility. From the east of the Site, the open character of the wider landscape provides inter-visibility with the SDNP,	2/5

R3 LAND IN SOUTHBOURNE		
	rather than the Site, which is located beyond the A2290. Therefore, the Site makes a low contribution to the inter-visibility with the wider landscape.	
Receptors	The assessment site is considered not to be visited specifically for the view, but there are a high number of motorists passing the Site, such that the susceptibility is higher.	5/5
<i>G. Visual Susceptibility Total</i>		12/25
<i>H. Visual Value</i>		
Designations	The Site is not covered by any planning policies or designations relating to views and the value is therefore lower.	1/5
Recognition and association	Views of the assessment site are noted in the published landscape character assessments, resulting in a medium value.	3/5
Purpose of the view	There is a very limited sense of place to the view, with views towards the Site seen in the context of development and this is not a location which would be visited specifically for the view.	1/5
<i>I. Visual Value Total</i>		5/15
J. Visual Sensitivity Total (G+I)	In summary, the indicators of higher visual sensitivity are the very high number of receptors in proximity to the Site and inter-visibility with the SDNP, although this is at distance. The indicators of lower visual sensitivity are that the Site is very well related to the settlement pattern and is of low scenic quality.	<b>17/40</b>
<b>K. Landscape Sensitivity Total (E+J)</b>		
L. Review and Comments	From a review of the above assessment the flood zones and ecological value is considered to result in a higher sensitivity to the Site, along with its inclusion in the Eastbourne Park designation. However, the proximity to existing land uses, as well as the evident perception of the Site within their context results in a high settlement fringe character to the Site. The alignment of the A2290 also forms a physical and visual divide in relation to the wider landscape and any sense of separation from Langney, such that the Site is considered to be a logical location for residential development, subject to the ecological, flood zone and archaeological constraints being addressed, such that the medium to low sensitivity score is considered to be appropriate.	
<b>M. Final score, summary analysis and high-level guidance</b>	<p>Land in Southbourne is assessed as having a medium to low sensitivity, reflecting its geographic position adjacent to varied land uses and transport routes, considered along with the ecological and hydrological value of the Site.</p> <p>If residential development is brought forwards on the Site, then it should be located to align with existing residential land uses to the south of the Site, with extensive new planting as a physical buffer from existing employment land uses and the A2209. A new landscape structure to the Site would provide the opportunity to enhance the existing urban edge and street scene. Refer to the guidelines of the 2010 Eastbourne Landscape Character Assessment, Policy D11 and the Eastbourne Park SPD.</p>	<b>45/90</b>

## D.4 R4 Land to the Rear of Rotunda Road

R4 LAND TO THE REAR OF ROTUNDA ROAD		
<b>Site Location</b>	The Site is located adjacent to Rotunda Road, forming LAA parcel ST03 and covers approximately 0.2ha. The Site is bound by vegetation and a watercourse (Crumbles sewer) to the north and west, forming part of the West Langney / Willingdon Levels and by two to three storey residential properties to the east and south.	
<b>Character description</b>	<p>The Site covers a small rectangular area of hardstanding, situated in a low lying position between 0-5m AOD at the base of St Anthony's Hill. The Site is used as car-park and is accessed via Leeds Avenue.</p> <p>The Site is covered by:</p> <ul style="list-style-type: none"> <li>Natural England's National Character Area Pevensey Levels.</li> <li>Eastbourne's Tall Building Study Townscape Character Area 13: St Antony's &amp; Langney Point</li> </ul>	
<b>Landscape Sensitivity</b>	<b>Assessment Narrative</b>	<b>Score</b>
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	With reference to Figure 2.2 and 4.1D, the Site is low lying and flat, due to past alteration to the landform in relation to former land uses. The Site is within flood zone 3b and therefore the susceptibility is higher.	5/5
Landcover	As a car-park, the Site is developed land, with vegetation cover limited to shrubs around the perimeter of the car-park. There is very limited evident species variety to this vegetation and as the Site is predominantly developed land, the susceptibility is lower.	1/5
Land Use, Scale and Pattern	The Site is developed land, with a very weak structure and its susceptibility is low.	1/5
Settlement and Identity	Due to the Site's location adjacent to residential land uses, it is considered to be consistent with the existing settlement pattern, such that the susceptibility is lower.	1/5
Condition	As a car-park, in landscape terms the Site is in very poor condition, such that the susceptibility is low.	1/5
<i>B. Landscape Susceptibility Total</i>		9/25
<i>C. Landscape Value</i>		
Designations	The Site is not covered by any statutory or local landscape designations; however it is covered by Policy D11: Eastbourne Park, in relation to green space and biodiversity, and is therefore of medium value.	3/5
Recreational	There is no public access to the Site, nor recreational value, such that the value is low.	1/5
Cultural Heritage and Association	There is no evidence of cultural heritage value, such that the value is low.	1/5
Functional (ecological and green infrastructure)	There is no ecological, nor functional value to the Site, such that the value is low.	1/5
Perception	The Site is perceived as part of the residential land uses adjacent to Leeds Avenue and Rotunda Drive and therefore part of harsh residential edge which transitions abruptly onto the levels. Due to the Site's land use, there is no sense or remoteness nor tranquillity and the Site has a very low scenic quality, such that the value is low.	1/5
<i>D. Landscape Value Total</i>		7/25
<i>E. Landscape Sensitivity Total (B+D)</i>		
In summary, the indicators of higher sensitivity are the flood plain and that the Site is within Eastbourne Park. The indicators of lower sensitivity are the existing land use, developed character and evident perception of the Site as		<b>16/50</b>

R4 LAND TO THE REAR OF ROTUNDA ROAD		
	part of the residential land uses such that it is consistent with the settlement pattern.	
Visual Sensitivity	Assessment Narrative	Score
<i>F. Visual Susceptibility</i>		
General Visibility	<p>The ZTV (Figure 4.4) suggests that the theoretical visibility would extend to the north of the Site, to the residential edge of Langney and across the Langney Levels, to the A22 to the north of the Site. To the east of the Site, the visibility would be consolidated to within close proximity of the Site, extending to the A259. To the south of the assessment site, the visibility extends to the A2290 and intermittently to the edge of the borough. To the west of the Site, the visibility extends across Langney Levels to the A2290, before becoming intermittent towards the A2021. Views from rising land forming the lower slopes of the SDNP are also indicated.</p> <p>From the fieldwork, the visibility of the assessment site is substantially less than that indicated by the ZTV. The assessment site is well enclosed in relation to the views from the wider landscape due to its low lying position proximity to residential land uses to the east and south. The Site is visible in close range views from the footpath and National Cycle Route along the Levels to the immediate north of the Site, but views are softened by intervening vegetation. In longer distance views from Langney the Site is seen as part of the residential area bordering the Levels. There is no inter-visibility with the SDNP from within the Site due to intervening residential buildings. Views of any new development would be seen directly in the context of two to three storey properties, such that the general visibility is considered to be limited overall and the susceptibility is lower due to the Site being seen in the immediate context of development.</p>	2/5
Skylines	Due to the low lying position of the Site, it does not form part of a skyline and there are no important features within the Site and the view, such that the susceptibility is low.	1/5
Scenic Quality	The scenic quality of the Site is low and there is a very high influence from adjacent residential land uses, such that the susceptibility is low.	1/5
Inter-visibility	The Site does not contribute to the inter-visibility with the wider landscape due to its position at the base of elevated land and its enclosure by residential land uses to the east. The open character of the Site enables views across the Levels for residents bordering the Site, but these properties are already elevated above the Site due to their topographic position, such that the Site makes a very small contribution to the inter-visibility with the wider landscape.	1/5
Receptors	The main receptors with views of the Site are the adjacent residents. Recreational users across the Levels are not focused on views towards the Site and in longer distance views from Langney, with the Site is seen in the direct context of existing residential land uses, therefore the overall number of people is low and the susceptibility is low.	2/5
<i>G. Visual Susceptibility Total</i>		7/25
<i>H. Visual Value</i>		
Designations	The Site is not covered by any planning policies or designations relating to views and the value is therefore lower.	1/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art and the value is lower.	1/5
Purpose of the view	There is a very limited sense of place to the view, with views towards the Site seen in the context of residential land uses, such that this is not a location which would be visited specifically for the view.	1/5
		3/15
<i>I. Visual Value Total</i>		

R4 LAND TO THE REAR OF ROTUNDA ROAD		
<b>J. Visual Sensitivity Total (G+I)</b>	In summary, the overall susceptibility of the Site is low due to the visual indicators of low scenic quality and that the Site is not a location to be visited specifically for the view.	<b>10/40</b>
<b>K. Landscape Sensitivity Total (E+J)</b>		<b>26/90</b>
L. Review and Comments	From a review of the above assessment, the indicators of higher sensitivity are the flood zone and Eastbourne Park designation. Notwithstanding these, the Site is considered to be a logical location for residential development, given its existing land use and proximity and perception to residential land uses and the low sensitivity is considered to be appropriate.	
<b>M. Final score, summary analysis and high-level guidance</b>	Land to the rear of Rotunda Road is assessed as having a low sensitivity due to being previously developed land which is currently used as an informal car-park. The Site is physically and visually very well connected with existing residential land uses, which already form a harsh and abrupt transition to the wider levels. The main indicators of higher sensitivity are the flood zone and Eastbourne Park designation which would need to be addressed to enable development. Any future development should be of a high architectural quality which is sympathetic to the proximity to the Levels and close range views from residents and recreational users.	<b>26/90</b>

## D.5 R5 Land North-east of St Anthony's Hill

R5 LAND NORTH-EAST OF ST ANTHONY'S HILL		
<b>Site Location</b>	The Site is located between the A259 and the West Langney Levels and covers LAA EP12. The Site is bound by the West Langney Levels to the north; the A259 roundabout to the east and by residential land uses to the south and west. The Site covers approximately 1.2ha.	
<b>Character description</b>	<p>The Site is a triangular parcel of land, situated across gently rising land, between the Levels and residential land uses to the south and west, such that the Site is situated between 0-5m AOD. The Site consists of a single arable field, with shrub and small trees along its northern boundary, approximately 5m in width.</p> <p>The Site is covered by:</p> <ul style="list-style-type: none"> <li>Natural England's National Character Area Pevensy Levels.</li> <li>Eastbourne's Landscape Character Assessment 2010 E2: West Langney Levels / Willingdon Levels.</li> <li>Eastbourne's Tall Building Study Townscape Character Area 15: Eastbourne Park</li> </ul>	
<b>Landscape Sensitivity</b>	<b>Assessment Narrative</b>	<b>Score</b>
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	With reference to Figure 2.2 and 4.1E, the Site forms part of the transition between the Levels to the north of the Site and more elevated residential land uses adjacent to the A259, to the south of the Site. There is therefore a consistent rise in landform across the Site, although overall the Site remains in a low lying part of the landscape. The Site is within Flood Zone 3, which increases the susceptibility.	5/5
Landcover	The Site is predominantly open in character due to the arable land use. There is a tract of vegetation along the northern edge of the Site, which consist of some species diversity, such that the susceptibility is medium.	3/5
Land Use, Scale and Pattern	The Site is agricultural land and intensively managed such that its susceptibility is medium.	3/5
Settlement and Identity	The Site is bordered to the south and east by residential land uses and is not contiguous with the wider Levels due to the intervening footway (National Cycle Route) and watercourse. Therefore, the Site is adjacent to a settlement boundary, with human influence and activity and is considered consistent with the settlement pattern, such that the susceptibility is lower.	2/5
Condition	The Site appears in fair condition in terms of the vegetation cover and appears to be positively managed.	3/5
<i>B. Landscape Susceptibility Total</i>		16/25
<i>C. Landscape Value</i>		
Designations	The Site is not covered by any statutory or local landscape designations; however it is covered by Policy D11: Eastbourne Park, in relation to green space and biodiversity, and is therefore of medium value.	3/5
Recreational	There is no public access to the Site, nor recreational value, such that the value is low.	1/5
Cultural Heritage and Association	There is no evidence of cultural heritage value, such that the value is low.	1/5
Functional (ecological and green infrastructure)	There is an ecological and functional value to the Site due to the existing vegetation structure, but this is localised around the northern edge of the Site, such that the value is low.	2/5
Perception	The Site is perceived as part of the residential land uses due to its geographic position and that the existing boundary vegetation along the northern edge of the Site reduces the perception of the land use. Therefore the value is low.	1/5
<i>D. Landscape Value Total</i>		8/25

R5 LAND NORTH-EAST OF ST ANTHONY'S HILL		
<b>E. Landscape Sensitivity Total (B+D)</b>	In summary, the indicators of higher sensitivity are the flood zone, vegetation structure, land use and that the Site is within Eastbourne Park. The indicators of lower sensitivity are the perception of the Site in the immediate context of existing residential land uses and that the Site is well related to the existing settlement pattern.	<b>24/50</b>
<b>Visual Sensitivity</b>	<b>Assessment Narrative</b>	<b>Score</b>
<i>F. Visual Susceptibility</i>		
General Visibility	<p>The ZTV (Figure 4.6) suggests that the theoretical visibility extends northwards to the edge of Langney and the A22. The theoretical visibility to the east is concentrated to within close proximity of the assessment site, whilst to the south of the assessment site it extends to the edge of borough. To the west of the assessment site, the visibility is intermittent across the Levels, before becoming concentrated across rising land to the west of Eastbourne, across the lower slopes of the SDNP.</p> <p>From the fieldwork, the visibility is far more localised than suggested by the ZTV due to the proximity of residential land uses to the assessment site. There are close range views of the assessment site from adjacent residents and recreational users on the footpath/cycleway, which is also part of the National Cycle Route. There are longer distance views towards the Site from Langney, but the Site is well contained and not visible in longer distance views from the east and south, due to the intervening residential land uses and therefore the susceptibility of the Site is lower as the visibility is limited and the Site is seen in the immediate context of development.</p>	2/5
Skylines	Due to the low lying position of the Site, it does not form part of the skyline, nor is it prominent.	1/5
Scenic Quality	There is a high influence from development such that the composition of the view is of low scenic quality. .	2/5
Inter-visibility	The Site makes a very small contribution to the wider inter-visibility due to its low lying position in the landscape and proximity to residential land uses, therefore the susceptibility is low.	1/5
Receptors	The Site is visible from residents to the south and west at close range, as well as recreational users in the Levels and the view is not specific to the receptor being present, such that overall there are considered to be a low number of visual receptors	2/5
<i>G. Visual Susceptibility Total</i>		8/25
<i>H. Visual Value</i>		
Designations	The Site is not covered by any planning policies or designations relating to views and the value is therefore lower.	1/5
Recognition and association	There is no apparent reference to the view in published studies, literature and art and the value is lower.	1/5
Purpose of the view	Due to the proximity of the Site to residential land uses, there is no sense of place to the view and the Site would not be visited specifically for the view.	1/5
<i>I. Visual Value Total</i>		3/15
<b>J. Visual Sensitivity Total (G+I)</b>	In summary, the indicators of higher sensitivity are that the Site is visible at close range from residents and recreational users. However, overall the sensitivity is lower due to the Site being seen in the direct context of residential land uses and that the Site is neither a specific location to be visited for the view and its inter-visibility with the wider landscape is reduced due to its proximity to residential land uses.	<b>11/40</b>

R5 LAND NORTH-EAST OF ST ANTHONY'S HILL		
<b>K. Landscape Sensitivity Total (E+J)</b>		<b>35/90</b>
L. Review and Comments	From the above, the indicators of higher sensitivity are the flood plain and Eastbourne Park designations, along with close range views from residents and recreational users. The indicators of lower sensitivity are that the Site is well related to the existing settlement pattern and is perceived in this context. The Site is assessed as having a medium to low sensitivity which is considered to be appropriate given the indicators.	
<b>M. Final score, summary analysis and high-level guidance</b>	In summary, the Site is considered to be a logical location for residential development, due to its position adjacent existing residential land uses and that the inter-visibility with the wider landscape is localised. Subject to the constraints of the flood zone and Eastbourne Park designation, new residential development should be of a high architectural quality and set within a new landscape framework which includes for retaining and enhancing the existing vegetation along the northern edge of the Site, so as to ensure the continued visual softening and physical buffer from the Levels is maintained. Refer to the guidelines of the 2010 Eastbourne Landscape Character Assessment for Eastbourne Park, Policy D11 and the Eastbourne Park SPD.	<b>35/90</b>

## D.6 R6 Land at Larkspur Drive

R6 LAND AT LARKSPUR DRIVE		
<b>Site Location</b>	The Site is located in the northern part of the borough, between employment land uses adjacent to Willingdon Drive and residential land uses adjacent to Larkspur Drive. The Site was included in the LAA as EP17 and covers approximately 0.36ha. The Site is bound by Larkspur Drive to the north-east, The Mill to the south (consisting of a restaurant, hotel and day nursery) and a watercourse and Shinewater Park to the north-west.	
<b>Character description</b>	<p>The Site is small triangular parcel of land, decreasing in width from south to north. The Site consist of ruderal vegetation (brambles and low scrub). There is small brick sub-station building in the southern part of the Site.</p> <p>The Site is covered by:</p> <ul style="list-style-type: none"> <li>• Natural England's National Character Area Pevensey Levels.</li> <li>• Eastbourne's Landscape Character Assessment 2010 E6: Shinewater Lake Marshes</li> <li>• Eastbourne's Tall Building Study Townscape Character Area 15: Eastbourne Park</li> </ul>	
<b>Landscape Sensitivity</b>	<b>Assessment Narrative</b>	<b>Score</b>
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	With reference to Figure 2.2 and 4.1F, the Site is in a low lying position within the landscape, being situated between 0-5m AOD. There is a consistent fall from east to west across the Site, due to the transition in height between Larkspur Drive and Shinewater Park. The Site is within Flood Zone 3a and therefore the susceptibility is higher.	5/5
Landcover	The vegetation cover consist of ruderal vegetation and limited species diversity, such that the susceptibility is lower.	2/5
Land Use, Scale and Pattern	The Site is small in scale and with a simple triangular pattern. The land use and vegetation result in a weak structure such that the susceptibility is lower.	2/5
Settlement and Identity	The existing sub-station within the Site does not result in high degrees of movement or activity. There is a notable influence of settlement from the adjacent residential and employment areas, along with the movement of vehicles along Larkspur Drive. The Site is in close proximity to the settlement pattern but is not consistent with it due to being on the opposite side of Larkspur Road and distant from the employment land uses, therefore the susceptibility is medium due to being close to the settlement pattern.	3/5
Condition	The condition of the Site appears to be poor, due to the ruderal vegetation cover, therefore the susceptibility is lower.	2/5
<i>B. Landscape Susceptibility Total</i>		14/25
<i>C. Landscape Value</i>		
Designations	The Site is not covered by any statutory or local landscape designations; however it is covered by Policy D11: Eastbourne Park, in relation to green space and biodiversity, and is therefore of medium value.	3/5
Recreational	There is no public access to the Site, nor recreational value, such that the value is lower.	1/5
Cultural Heritage and Association	The LAA identifies potential cultural association due to the Site's proximity to a scheduled monument and potential prehistoric waterlogged remains, such that the value is medium.	3/5
Functional (ecological and green infrastructure)	There is a functional value via the Site being part of a local wildlife site, and classified as part of the grazing marsh, such that the value is medium.	3/5
Perception	Whilst the Site is geographically located between residential and employment land uses, it is perceived as part of Shinewater Park. This is reinforced by the physical separation from residential land uses formed by Larkspur Drive and the adjacent street trees, which demarcate the edge to the settlement pattern. The small scale and poor condition of the sub-station do not result in a developed character to the Site, although there is a	5/5

R6 LAND AT LARKSPUR DRIVE		
	developed context to the Site which negates any sense of remoteness or tranquility, such that the value is low.	
<i>D. Landscape Value Total</i>		15/25
<b>E. Landscape Sensitivity Total (B+D)</b>	In summary, the indicators of higher sensitivity are the flood plain, Eastbourne Park designation and ecological and cultural value. The indicators of lower sensitivity are the vegetation cover, poor condition of the Site and that it is perceived in the context of residential and employment land uses.	<b>29/50</b>
<b>Visual Sensitivity</b>	<b>Assessment Narrative</b>	<b>Score</b>
<i>F. Visual Susceptibility</i>		
General Visibility	<p>The ZTV (Figure 4.7) suggests that the theoretical visibility would be concentrated to the north of the Site, extending intermittently to the north of the borough. To the east of the Site, the theoretical visibility would be very localised due to rising landform truncating longer distance views. Similarly, rising landform to the south of the Site would reduce the visibility of the Site. To the west of the Site, the theoretical visibility extends to the A2021 and rising land forming part of the slopes of the SDNP.</p> <p>From the fieldwork, the visibility of the Site is substantially reduced in comparison to the ZTV due to the density of vegetation across Shinewater Park. The limited visibility to the east and south of the Site is considered to be accurately reflected by the ZTV, with close range views from residents and road users. From the west of the assessment site there are views from parts of Shinewater Park and there is inter-visibility with the SDNP, but the assessment site is seen in the context of surrounding land uses. Overall the visibility is considered to be limited, due to the low lying position of the Site and the density and height of intervening features.</p>	2/5
Skylines	Due to the low lying position of the Site, it does not form part of a skyline.	1/5
Scenic Quality	There is a visual influence to the Site from surrounding residential, infrastructure and employment land uses is limited by the established trees adjacent to the Site, such that the Site is part of the scenic quality of the adjacent park.	4/5
Inter-visibility	The low lying position of the Site and its proximity to residential and employment land uses, along with established woodland within Shinewater Park limit the inter-visibility of the Site with the wider landscape overall. There is long distance inter-visibility with the Site from elevated land within the SDNP, where the Site is seen as part of Eastbourne Park; however, overall the susceptibility is low.	2/5
Receptors	The typical receptors are recreational users within the park, motorists and residents, but the overall number of people is considered to be low, and the Site is not a location which would be visited specifically for the view, such that the susceptibility is low.	2/5
<i>G. Visual Susceptibility Total</i>		11/25
<i>H. Visual Value</i>		
Designations	The Site is not covered by any planning policies or designations relating to views and the value is therefore lower.	1/5
Recognition and association	Views towards the Site are covered in published landscape character assessments.	3/5
Purpose of the view	Due to the proximity of the Site to residential land uses, the sense of place is weakened, although there is visual continuity with the park but the Site would not be visited specifically for the view.	2/5
<i>I. Visual Value Total</i>		6/15

R6 LAND AT LARKSPUR DRIVE		
J. Visual Sensitivity Total (G+I)	In summary, the visibility of the Site is reduced due to its low lying position and enclosure from residential and employment land uses. There are close range views of the Site from parts of the park and adjacent land uses, although the overall scenic quality of the Site is low such that the Site is considered not to be visited specifically for the view. There is visual continuity between the Site and the park.	17/40
<b>K. Landscape Sensitivity Total (E+J)</b>		<b>46/90</b>
L. Review and Comments	The assessment site has a medium sensitivity scoring 46/90, due to the perceived physical and visual relationship with the park and the Site's function as part of the Eastbourne Levels. The high sensitivity indicators are the flood zone, ecological and cultural association and Eastbourne Park designation. The lower sensitivity indicators are the condition of the Site and localised visibility, along with the context of surrounding land uses. Whilst the Site is adjacent to employment land uses, it is physically separated from residential land uses by Larkspur Drive.	
<b>M. Final score, summary analysis and high-level guidance</b>	<p>From the above, whilst the Site is located between residential and employment land uses, it is perceived as part of the wider park and part of the Eastbourne Levels. The boundary and transition between these land uses is the alignment of Larkspur Drive. Indicators of higher value are the Eastbourne Park designation, flood zone, cultural and ecological value. Indicators of lower sensitivity are the poor condition of the Site and limited inter-visibility.</p> <p>If residential development occurs at the Site, it should be located in proximity to Larkspur Road with substantial new planting along the north-west edge of the Site to serve as a physical and visual buffer from the park. Refer to the guidelines of the 2010 Eastbourne Landscape Character Assessment for Eastbourne Park, Policy D11 and the Eastbourne Park SPD.</p>	<b>46/90</b>

## D.7 R7 Land at East Langney Levels

R7 LAND AT EAST LANGNEY LEVELS		
<b>Site Location</b>	The Site is located in the north-east part of the borough, covering land between the B2191 and Eastbourne Football Club. The Site is an amalgamation of LAA Parcels LA36, LA37, LA38, LA39, LA41 and LA43. The Site covers approximately 17.32ha and is bound by the B2191 to the north, the Langney Levels to the east, Eastbourne Football Club and Land off Pevensey Bay Road to the south, and Priory Road to the west.	
<b>Character description</b>	<p>The Site is an irregular parcel of land, delineated by the field boundaries extending between the B2191 and the East Langney Sewer watercourse. The Site is in a low lying position within the landscape and consists of small to medium scales fields in the western part of the Site and large scale fields in the eastern part of the Site. There are two properties in the western part of the Site (Spring Cottage and Valarose), adjacent to Priory Lane, a single lane track which connects to Priory Road.</p> <p>The Site is covered by:</p> <ul style="list-style-type: none"> <li>• Natural England's National Character Area Pevensey Levels.</li> <li>• Eastbourne's Tall Building Study Townscape Character Area 8: Langney.</li> <li>• Eastbourne Landscape Character Assessment E3 East Langney Levels.</li> <li>• Eastbourne Landscape Character Assessment Supplementary Landscape Capacity Guidance E3 East Langney Levels.</li> </ul>	
<b>Landscape Sensitivity</b>	<b>Assessment Narrative</b>	<b>Score</b>
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	With reference to Figure 2.2 and 4.1G, the Site forms part of the East Langney Levels, a low lying tract of land extending to the north-east of Langney, with the Site situated between 0-5m AOD. The landform across the Site is generally flat, with localised level change between the fields via watercourses, including the East Langney Sewer, which forms the southern edge of the Site and flows towards the Langney Sewer, to the south of the Site. The Site is within flood zone and parts of the Site are a functional floodplain, which in addition to the watercourses results in a higher susceptibility.	5/5
Landcover	The landcover consists of grazing marsh and agricultural land. Hedgerows divide the fields and form the northern and eastern boundaries of the Site. The eastern part of the Site, between the football club and Priory Lane consists of ruderal vegetation, mainly brambles and low scrub, contrasting with the open character of the grassland across the eastern part of the Site. There is therefore an average vegetation cover and some species diversity, such that the susceptibility is medium.	3/5
Land Use, Scale and Pattern	The field sizes range from small to large and are considered to be managed agricultural land, resulting in a medium susceptibility.	3/5
Settlement and Identity	There are two residential properties within the western part of the Site with outbuildings and ancillary structures. The proximity to the football club and its tall lighting columns and external parking areas, vehicles on the B2191 and residential properties to the south and east of the Site result in human influence, such that the assessment site is in close proximity to the settlement pattern.	3/5
Condition	The hedgerows and ruderal vegetation appear to be in poor condition due to notable gaps in the vegetation structure. Parts of the timber fencing and styles are also damaged, such that there is limited evidence of positive management, such that the susceptibility is lower.	2/5
<i>B. Landscape Susceptibility Total</i>		16/25
<i>C. Landscape Value</i>		
Designations	The Site is not covered by any statutory or local landscape designations but is within a countryside gap, such that the value is medium.	3/5
Recreational	The eastern part of the Site is crossed by PRow (footpath) EBN/90/1, such that there are a low number of PRow and the value is medium.	3/5

R7 LAND AT EAST LANGNEY LEVELS		
Cultural Heritage and Association	The LAA notes the potential for prehistoric archaeological waterlogged remains and therefore there is evidence of cultural association and the value is medium.	3/5
Functional (ecological and green infrastructure)	The assessment site forms part of the physical and visual separation between Langney and Westham (the countryside gap). There is also ecological value via the grazing marsh and local wildlife sites and is noted as a SNCI within the Core Strategy. Therefore the assessment site contributes to the functioning of the natural and ecological systems, and covers land with a high sense of place, such that the value is higher.	4/5
Perception	The perception is varied from across the Site. From within the western part of the Site the proximity to the football club, perception of residential land uses and the movement of vehicles results in a low sense of tranquillity and no remoteness. This western part of the Site is also considered to relate to the existing settlement pattern, given the extent of residential land uses bordering the B2191 roundabout to the north of the Site and the scale of the football club to the south of the Site, such that there is a settlement fringe character to this part of the Site. In contrast, the eastern part of the Site is perceived as part of the East Langney Levels, and has a higher scenic quality than the southern part of the Site. However, there is still the perception of surrounding land use, such that any sense of remoteness or tranquillity remains reduced. Therefore, on balance the value is assessed as medium.	3/5
<i>D. Landscape Value Total</i>		16/25
<b>E. Landscape Sensitivity Total (B+D)</b>		<b>32/50</b>
<b>Visual Sensitivity</b>	<b>Assessment Narrative</b>	<b>Score</b>
<i>F. Visual Susceptibility</i>		
General Visibility	<p>The ZTV (figure 4.8) suggests that the theoretical visibility of residential development would extend consistently to the north of the Site and to the edge of the borough, before becoming more intermittent towards Westham. To the east of the Site, the visibility would extend to the A1259 and across parts of the Langney Levels, extending intermittently to the A27. To the south of the Site, the visibility would be very localised to within close proximity of the assessment due to rising land across Eastbourne. To the west of the assessment site, the visibility would be similarly localised to the B2104, with longer distance visibility across rising land in the west of the borough, including the ridgeline in the eastern part of the SDNP.</p> <p>From the fieldwork, the visibility of the Site is less than suggested by the ZTV. This is due to the density of residential land uses to the south and west of the Site. There are views from across the Pevensey Levels, as suggested by the ZTV, but not as extensive from Westham due to the localised rise in landform along the railway. The Site is visible in longer distance views from the SDNP, such that it forms part of the visual setting to the SDNP, but due to the distance is the visibility of the assessment site is limited and seen in the context of extensive residential land uses from the SDNP. Therefore, the assessment site has a moderate degree of visibility and is not an important part of the view due to its proximity to adjacent land uses.</p>	3/5
Skylines	Due to the low lying position of the Site, it does not form part of the skyline, nor is it an important landmark or feature within the view and the susceptibility is lower.	1/5
Scenic Quality	The western part of the Site is of a lower scenic quality due to the ruderal vegetation and the influence of surrounding land uses, particularly the football club. The eastern part of the Site is of a higher scenic quality but is still influenced by surrounding land uses, such that overall the composition of the view is of average quality. Overall, the susceptibility is medium.	3/5
Inter-visibility	The western part of the Site makes a limited contribution to the inter-visibility with the wider landscape due to its enclosure by existing land uses and the height of the vegetation around the perimeter of the site. The eastern part of the Site makes a higher contribution to the wider inter-visibility, as part of the Levels, which is inherently open in character. The Site is visible from	2/5

R7 LAND AT EAST LANGNEY LEVELS		
	elevated parts of the SDNP, although at distance and therefore on balance is considered to make a low contribution to the wider landscape.	
Receptors	There are a high number of people travelling along the B2191 and Priory Road; however these are transient receptors which are not focused on the view. There are close range views from the PRow across the Site, where views of the Site are considered to form part of the experience for recreational users, such that the susceptibility is medium.	3/5
<i>G. Visual Susceptibility Total</i>		12/25
<i>H. Visual Value</i>		
Designations	The Site is not covered by any planning policies or designations relating to views specifically, but the views of the Site as part of the open character of the Levels are inherent to the function of the countryside gap. Therefore, the value is assessed as medium.	3/5
Recognition and association	Views of the Levels are noted in the published landscape character assessments.	3/5
Purpose of the view	Due to the proximity of the Site to residential land uses, the sense of place is weakened, although there is visual continuity between the northern part of the Site and the wider levels, such that the location may be enjoyed by those present, such that the value is medium.	3/5
<i>I. Visual Value Total</i>		9/15
J. Visual Sensitivity Total (G+I)	In summary, the indicators of higher visual sensitivity are the number of receptors with views of the Site, including recreational users across the Site and that the visibility of the Site relates to the perception of the countryside gap. The indicators of lower sensitivity are that the Site does not form part of the skyline and there is no apparent reference to the Site in published studies.	21/40
<b>K. Landscape Sensitivity Total (E+J)</b>		<b>53/90</b>
L. Review and Comments	<p>Residential development is considered to be able to be accommodated within the southern part of the Site due to this part of the Site relating well to the existing settlement pattern and perceived in this context, such that the southern part of the Site has a lower sensitivity overall.</p> <p>In contrast, the northern part of the Site, beyond the football club, is considered to have a higher sensitivity to residential development as it is an area of land which is related to the wider Levels and perceived in this context, as well as having a higher inter-visibility with the local landscape and forming part of the countryside gap.</p> <p>The 51/90 score results in a medium sensitivity which is considered appropriate to reflect there is some potential to accommodate residential development and as a balance between the northern and southern parts of the Site.</p>	
<b>M. Final score, summary analysis and high-level guidance</b>	<p>From the above, the Site is considered to exhibit two differing areas in terms of landscape sensitivity, the eastern part of the Site, covering a large scale fields which is contiguous with the wider Levels and the western part of the Site, consists of two small fields and residential properties.</p> <p>With the eastern part of the Site, indicators of higher landscape sensitivity are via the floodplain, ecology, and the function of the Site as part of the countryside gap and perception as part of the wider Levels.</p> <p>With the western part of the Site, the indicators of lower landscape sensitivity are that and the western part of the Site is perceived in the context of existing development and relates well to the settlement pattern, along with the overall landscape condition is considered weakened.</p>	<b>53/90</b>

R7 LAND AT EAST LANGNEY LEVELS		
	<p>Whilst residential development in the western part of the Site is considered acceptable in landscape terms due to being an area of land of lower sensitivity, this is subject to the flood zone, ecology and cultural heritage constraints being met. Residential development in the eastern part of the Site is considered unacceptable due to being an area of higher landscape and visual sensitivity in comparison to the western part.</p> <p>Any new development should be set within a new landscape framework, retaining the PRoW and enhancing the biodiversity value of the Site. A new planted buffer would be required to physically and visually enclose new residential land uses from the wider Levels and reduce the impact to the countryside gap. The scale and density of residential land uses should decrease northwards across the Site to reflect the transition towards the Levels.</p> <p>Refer to the guidelines of the Eastbourne Landscape Character Assessment and Landscape Character Assessment SPD.</p>	

## D.8 R8 Land off Pevensey Bay Road

R8 LAND OFF PEVENSEY BAY ROAD		
<b>Site Location</b>	The Site is located in the north-east part of the borough, covering land between the A259 (Pevensey Bay Road) and the East Langney Sewer. The Site is an amalgamation of LAA Parcels LA45, 103 and 106. The Site covers approximately 29.35ha and is bound by the East Langney Sewer and Land at East Langney Levels to the north, the East Langney Levels to the east, the A259 to the south and residential land uses in east Langney to the west.	
<b>Character description</b>	<p>The Site is an irregular parcel of land, consisting of arable land, delineated by the sinuous form of East Langney Sewer watercourse along its northern and eastern edges in contrast to the linear form of the residential land uses and A259 along its eastern and southern edges.</p> <p>The Site is covered by:</p> <ul style="list-style-type: none"> <li>Natural England's National Character Area Pevensey Levels.</li> <li>Eastbourne's Tall Building Study Townscape Character Area 8: Langney.</li> <li>Eastbourne Landscape Character Assessment E3 East Langney Levels.</li> <li>Eastbourne Landscape Character Assessment Supplementary Landscape Capacity Guidance E3 East Langney Levels.</li> </ul>	
<b>Landscape Sensitivity</b>		<b>Score</b>
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	With reference to Figure 2.2 and 4.1H, the Site is situated in a low lying position within the landscape, between 0-5m AOD. Overall the landform across the Site is generally flat, although the landform rises towards the eastern edge of the Site. The Langney Sewer flows across the southern part of the Site, which in combination with the smaller watercourses dividing the fields results in localised level change within the Site. The combination of these watercourses and that the Site is within a flood zone results in a higher susceptibility.	5/5
Landcover	As agricultural land, the land cover is mainly low grass and hedgerows, which extend mainly across the southern part of the Site and grazing marsh along with established hedgerows along the eastern edge of the Site. There is therefore an average vegetation with some species diversity.	3/5
Land Use, Scale and Pattern	The assessment site is managed agricultural land of a medium scale.	3/5
Settlement and Identity	The Site is predominantly open in character with the exception of a very small pumping station in the south-east part of the Site, such that there is very little developed influence within the Site. The southern part of the Site extends adjacent to residential land uses and the eastern part of the Site is adjacent to the A259, beyond which is contemporary residential development culminating at the Bay View Golf Course. The eastern extent of the Site therefore spatially reflects that of residential land, such that the Site is consistent with the existing settlement pattern. The susceptibility is assessed as medium.	3/5
Condition	Overall, the Site is considered to be in fair condition, due to the intactness of the hedgerows and some evidence of positive management.	3/5
<i>B. Landscape Susceptibility Total</i>		17/25
<i>C. Landscape Value</i>		
Designations	The Site is not covered by any statutory landscape designations, but is within the countryside gap.	3/5
Recreational	The Site is not publicly accessible and therefore the value is lower.	1/5
Cultural Heritage and Association	The LAA notes the potential for prehistoric archaeological waterlogged remains and therefore there is evidence of cultural value and the value is assessed as medium.	3/5
Functional (ecological and green infrastructure)	The Site forms part of the coastal grazing marsh floodplain and part of the Site is indicated as a SNCI within the Core Strategy. There is a functional value as forming part of the physical and visual separation between	4/5

R8 LAND OFF PEVENSEY BAY ROAD		
	Langney and Westham (the countryside gap), such that in combination with the ecological systems, there is a high sense of place and the value is higher.	
Perception	The tall hedgerows along the southern edge of the Site reduce the perception of the arable land use and wider Levels when travelling along the adjacent A road, with the vegetation perceived as part of the roadside planting demarcating the approach to this part of Eastbourne. From the wider Levels to the north and east of the Site, the Site is perceived as part of the Levels, with the southern edge of the Site notable due to its rising landform. Overall the sense of remoteness and tranquillity is limited by the proximity of road and residential land uses, however across the northern part of the Site there is a higher level of tranquillity and therefore overall there is some scenic quality to the Site and the susceptibility is assessed as medium.	3/5
<i>D. Landscape Value Total</i>		14/25
<b>E. Landscape Sensitivity Total (B+D)</b>		<b>31/50</b>
<b>Visual Sensitivity</b>	<b>Assessment Narrative</b>	<b>Score</b>
<i>F. Visual Susceptibility</i>		
General Visibility	<p>The ZTV (Figure 4.9) suggests that the theoretical visibility of residential development would extend to the north of the assessment site across the Levels, before becoming intermittent towards Westham. The visibility would also extend across the Levels to the north-east of the Site to the A27. To the south of the site, the visibility would extend intermittently to the south of the borough. To the west of the assessment site, the visibility would extend consistently to the B2104, before a substantial reduction between the B2014 and A2021. The visibility would then extend across rising land in the western part of the borough, including land in the eastern part of the SDNP.</p> <p>From the fieldwork, the visibility of the assessment site is less than indicated by the ZTV. This is due to the intervening vegetation to the north of the assessment site, such that the visibility would not extend to the same degree to Westham. To the south and east of the assessment, the height and density of residential land uses along the southern side of Pevensy Road would truncate views across the remainder of the southern part of the study area. Similarly, intervening residential land uses would reduce the visibility of the assessment site in relation to the western part of the study area. The assessment site is visible from the eastern edge of the SDNP, such that it does form part of the visual setting, but is barely discernible given the distance and is seen in the direct context of a range of land uses.</p> <p>Therefore, the assessment site is assessed as having a moderate degree of visibility but is not an important part of the view.</p>	3/5
Skylines	The low lying position of the Site results in it not forming a skyline, nor are there features within the Site which are important landmarks and the susceptibility is low.	1/5
Scenic Quality	The Site has a moderate influence from contemporary residential development to the east of the Site and residential land uses to the south of the Site, as well as the wider perception of residential and land uses and Eastbourne Road Business Park, to the north of the Site, beyond the B2191. Therefore, there is a moderate influence from development, such that the susceptibility is medium.	3/5
Inter-visibility	As the Site is situated at the western edge of the Levels, the inter-visibility with the wider landscape is reduced by its proximity to residential land uses. The open character of the Site enables views of these properties from other parts of the Levels. The Site is also visible in longer distance views from the SDNP, but at distance, such that the assessment site is considered to make a low contribution to the wider landscape.	2/5
Receptors	The main receptors with views of the Site are residents to the south and east of the Site and recreational users across the Levels. Whilst there are a high number of motorists on the A259, the density and height of the	3/5

R8 LAND OFF PEVENSEY BAY ROAD		
	roadside vegetation softens and reduces views of the Site. The view is part of the experience of approaching Eastbourne along the A259, but receptors are transient. For the residents, views across the Site are likely to be part of the experience of living in their properties and therefore the value is assessed as moderate.	
<i>G. Visual Susceptibility Total</i>		12/25
<i>H. Visual Value</i>		
Designations	The Site is not covered by any planning policies or designations relating to views specifically, but the views of the Site are inherent to the function of the countryside gap. Therefore, the value is assessed as medium.	3/5
Recognition and association	Views of the Levels are noted in the published landscape character assessments.	3/5
Purpose of the view	Due to the proximity of the Site to residential land uses, the sense of place is weakened, and the location is considered unlikely to be visited specifically for the view, such that the value is lower.	2/5
<i>I. Visual Value Total</i>		8/15
J. Visual Sensitivity Total (G+I)	In summary, the high indicators of higher visual sensitivity are the visual association of the countryside gap and the sense of place within views. The indicators of lower visual sensitivity are the residential context in views towards the Site and that views from the south of the Site are in part screened by roadside vegetation, such that the overall number of visual receptors is low.	<b>20/40</b>
<b>K. Landscape Sensitivity Total (E+J)</b>		<b>51/90</b>
L. Review and Comments	Residential development could be accommodated within the Site due to the Site relating well to the existing settlement pattern. Views towards new residential development would be seen in the context of contemporary residential development to the east of the Site. Notwithstanding the indicators of high sensitivity, via the gap designation and the change from the open character of the Site to one of residential land uses, the Site is well related to the settlement pattern and the perception of arriving at Eastbourne. The assessment score of 51/90 results in a medium sensitivity to change for the Site, which is considered an appropriate conclusion in landscape and visual terms.	
<b>M. Final score, summary analysis and high-level guidance</b>	From the above the indicators of higher sensitivity relate to the ecological, functional and flood plain designations, with the open character of the Site reflecting the wider character of the Levels. There is a difference in the field pattern and size across the Site, with larger scale fields adjacent to existing residential land uses. The indicators of lower sensitivity are that the Site is considered to relate well to the exiting settlement pattern, notwithstanding the Site's position within the Levels and the overall visibility is localised, with the Site being seen in the context of existing residential land uses.  Should residential development be brought forwards at the Site then the flood zone, ecological and cultural aspects of value will need to be addressed. New residential development should be set within a new landscape framework which establishes substantial planting along the northern and eastern edges of the Site to form a physical and visual buffer in relation to the wider Levels. The scale and density of new development should decrease northwards across the Site to reflect the transition to the wider Levels. Refer to the guidelines of the Eastbourne Landscape Character Assessment and Landscape Character Assessment SPD.	<b>51/90</b>

# Appendix E Employment Assessment Proforma

## E.1 E1 Land at Southbourne

E1 LAND IN SOUTHBOURNE		
Site Location	The Site is to the south-west of the A2290 and is bound by the Lottbridge Sewer, Eastbourne Miniature Stream Railway and The Lottbridge Golf Club to the north, the A2290 to the east, employment, residential land (including allotments) and educational land uses to the south, and fields to the west.	
Character description	<p>The Site covers low lying land, situated between 0-5m AOD, forming part of the Southbourne Levels. The Site is broadly rectangular in form and consists of small to medium scale fields, which are geometric and often narrow in form and divided by drainage ditches.</p> <p>The Site is covered by:</p> <ul style="list-style-type: none"> <li>• Natural England's National Character Area Pevensey Levels.</li> <li>• Eastbourne's Landscape Character Assessment 2010 and within E5 – Southbourne Recreation and E1 – Eastbourne Levels.</li> <li>• Eastbourne's Landscape Character Assessment Supplementary Guidance – E1 and E5.</li> <li>• Eastbourne's Tall Building Study Townscape Character Area 15: Eastbourne Park.</li> </ul>	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	With reference to Figure 2.2 and 5.2, the Site is low lying and generally flat, being situated between 0-5m AOD. Numerous watercourses and drainage ditches cross the Site on a broadly north to south orientation and represent localised level change. The Site is within Flood Zone 3. Whilst the Site is flat, the flood zone results in a higher susceptibility to change.	5/5
Landcover	The assessment site consists of small to medium scale fields divided by established trees, scrub and ruderal plants resulting in an average vegetation cover. During the fieldwork, vegetation clearance was occurring across the eastern part of the Site, appearing to remove the scrub vegetation whilst retaining the established trees. The extent of vegetation (prior to the fieldwork) was considered to be high, resulting in a higher susceptibility.	4/5
Land Use, Scale and Pattern	The Site consists intensively managed land and therefore the susceptibility is medium.	3/5
Settlement and Identity	Whilst the Site is not developed, it is located between main transport routes and adjacent to residential and employment land uses. There is therefore a high degree of human activity. The Site's position adjacent to existing land uses and bound by the A2290 is considered to result in the Site being consistent with the settlement pattern and a lower susceptibility as it is not physically contiguous with the wider Levels to the north-east of the Site, nor to the south-west of the Site, due to the railway line.	1/5
Condition	As noted above, from the fieldwork, vegetation clearance was underway across the Site, such that this part of the Site was in poor condition, whilst the retained boundary vegetation appeared to be in fair condition. Therefore the susceptibility is assessed as medium.	3/5
<i>B. Landscape Susceptibility Total</i>		16/25
<i>C. Landscape Value</i>		

E1 LAND IN SOUTHBOURNE		
Designations	The Site is not covered by any statutory or local landscape designations; however it is covered by Policy D11: Eastbourne Park, in relation to green space and biodiversity, and is therefore of medium value.	3/5
Recreational	There is no formal recreational access to the Site. There is a public footway along the eastern edge of the Site, such that the number of PRoW is low.	3/5
Cultural Heritage and Association	The LAA notes the potential archaeological value via prehistoric archaeological waterlogged remains, such that there is evidence of cultural value and the value is medium.	3/5
Functional (ecological and green infrastructure)	There is a functional value via the Site being part of the grazing marsh floodplain and within the Eastbourne Park Local Wildlife Site, such that the value is higher.	4/5
Perception	The Site is perceived as being very closely related to the existing settlement pattern and land uses due its proximity to larger scale employment buildings and residential land uses, in addition to the dominance of the A2290, through the movement and audible nature of vehicles. The straight alignment of the A2290 also results in the perception of a physical and visual divide between the Site and the wider agricultural land uses and levels to the east of the A2290, which provide the perception of physical and visual separation from residential land uses in Langney. There is therefore no sense of remoteness nor tranquillity at the Site due to the surrounding land uses and the value is low.	1/5
<i>D. Landscape Value Total</i>		14/25
<b>E. Landscape Sensitivity Total (B+D)</b>	In summary, the indicators of higher landscape sensitivity are the flood zone, vegetation cover and ecological (functional) values. The indicators of lower sensitivity are the perception of the Site within the immediate context of employment and transport land uses, resulting in no sense of remoteness nor tranquillity, as well as vegetation removal which has lowered the condition and scenic quality of the Site.	<b>30/50</b>
<b>Visual Sensitivity</b>	<b>Assessment Narrative</b>	<b>Score</b>
<i>F. Visual Susceptibility</i>		
General Visibility	<p>The ZTV (Figure 5.3) suggested that the theoretical visibility would be concentrated to between the surrounding road networks and extending intermittently to the northern and southern edges of the borough. To the east of the assessment site, the theoretical visibility extends to Langney. To the west of the Site, the theoretical visibility extends between the railway line and residential land uses. The visibility also extends across elevated land, including the ridgeline along the eastern edge of the SDNP.</p> <p>From the fieldwork, the visibility of the assessment site is substantially more localised than suggested by the ZTV. To the north of the Site, the established vegetation and undulating landform across the golf course truncates views of the Site to the north. The open character of the Langney Levels enables longer distance views to the east of the Site, broadly reflecting the extent of the ZTV. To the south of the assessment site, the height of employment and residential land uses reduces the extent of visibility to close range locations. To the west of the assessment, the density of the vegetation adjacent to the railway line truncates views from lower lying in Eastbourne. The assessment site is visible in longer distance views from elevated land in the western part of Eastbourne, including the ridgeline across the eastern part of the SDNP. Within the views, the assessment site is seen in the immediate context of development, such that the susceptibility is lower.</p>	2/5
Skylines	Due to the Site being low lying, it does not form part of the skyline and there are not important features or landmarks within the Site. Therefore the susceptibility is low.	1/5

E1 LAND IN SOUTHBOURNE		
Scenic Quality	Views of the Site are highly influenced by surrounding land uses and the movement of vehicles on the A2290, such that there is a low scenic quality to the view.	2/5
Inter-visibility	The open character of the Site enables longer distance views towards elevated land to the west, including parts of the SDNP, although at distance. From locations to the north of south of the Site, the intervening land uses negate any wider inter-visibility. From the east of the Site, the open character of the wider landscape provides inter-visibility with the SDNP, rather than the Site, which is located beyond the A2290. Therefore, the Site makes a very small contribution to the inter-visibility with the wider landscape.	1/5
Receptors	The view is considered not to be visited specifically and whilst there are a high number of motorists passing the Site, they are both transient and not present for the view. Therefore the susceptibility is low.	2/5
<i>G. Visual Susceptibility Total</i>		8/25
<i>H. Visual Value</i>		
Designations	The Site is not covered by any planning policies or designations relating to views and the value is therefore lower.	1/5
Recognition and association	Views of the assessment site are noted in the published landscape character assessments, resulting in a medium value.	3/5
Purpose of the view	There is a very limited sense of place to the view, with views towards the Site seen in the context of development and this is not a location which would be visited specifically for the view.	1/5
<i>I. Visual Value Total</i>		5/15
J. Visual Sensitivity Total (G+I)	In summary, the indicators of higher visual sensitivity are the inter-visibility with the SDNP, although this is at distance. The indicators of lower visual sensitivity are due to the developed context of the Site and that it is considered that people would not visit the Site specifically for the view.	<b>13/40</b>
<b>K. Landscape Sensitivity Total (E+J)</b>		<b>43/90</b>
L. Review and Comments	From a review of the above assessment the flood zones and ecological value is considered to result in a higher sensitivity to the Site, along with its inclusion in the Eastbourne Park designation. However, the proximity to existing employment land uses, as well as the evident perception of the Site within their context results in a high settlement fringe character to the Site. The alignment of the A2290 also forms a physical and visual divide in relation to the wider landscape and any sense of separation from Langney, such that the Site is considered to be a logical location for employment development as an extension of the existing land uses, subject to the ecological, flood zone and archaeological constraints being addressed, such that the medium to low sensitivity score is considered to be appropriate.	
M. Final score, summary analysis and high-level guidance	Land in Southbourne is assessed as having a medium to low sensitivity, reflecting its geographic position adjacent to varied land uses and transport routes, considered along with the ecological, functional and hydrological value of the Site.  If employment development is brought forwards on the Site, then it should be of high quality design, with extensive new planting as a physical buffer from the A2209 and the Lottbridge Sewer. Building design should consider green roofs and graded colour tones across the façade so as to reduce the perception of the massing from longer distance elevated views. A new landscape structure to the Site would provide the opportunity to enhance the existing urban edge and street	<b>43/90</b>

E1 LAND IN SOUTHBOURNE		
	scene. Refer to the guidelines of the 2010 Eastbourne Landscape Character Assessment, Policy D11 and the Eastbourne Park SPD.	

# Appendix F On Shore Wind Proformas

## F.1 W1 Land at East Langney Levels

W1 LAND AT EAST LANGNEY LEVELS		
Site Location	The Site is located at the north-east edge of the borough, approximately equidistant between the B2191 and Eastbourne Football Club, on the East Langney Levels. The Site is within LAA parcel LA43.	
Character description	<p>The Site is in a low lying position within the landscape and consists of a medium scale field, which is open in character, with drainage ditches and low hedgerows forming the boundary between smaller scale fields to the south of the Site. The Site is part of a consistent area of low lying flat landform, divided by drainage ditches.</p> <p>The Site is covered by:</p> <ul style="list-style-type: none"> <li>Natural England's National Character Area Pevensey Levels.</li> <li>Eastbourne's Tall Building Study Townscape Character Area 8: Langney.</li> <li>Eastbourne's Landscape Character Assessment E3 East Langney Levels.</li> <li>Eastbourne's Landscape Character Assessment Supplementary Landscape Capacity Guidance E3: East Langney Levels.</li> </ul>	
<b>Landscape Sensitivity</b>	<b>Assessment Narrative</b>	<b>Score</b>
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	With reference to Figure 2.2. and 6.1, the Site forms part of the East Langney Levels, a low lying tract of land extending to the north-east of Langney, with the Site situated between 0-5m AOD. The landform across the Site is generally flat, with localised level change between the field via watercourses, including the East Langney Sewer and the Langney Sewer. Whilst the Site is flat, it is located within a flood zone and parts of the Site are a functional floodplain, therefore the susceptibility is high.	5/5
Landcover	As agricultural land, the land cover is mainly low grazing marsh. There is therefore an average vegetation with some species diversity.	3/5
Land Use, Scale and Pattern	The Site is part of medium scale field, which in turn forms part of a wider pattern of varied field sizes extending across the Levels, with no discernible features immediate present in proximity to the Site. However, with assessment site is located between the B2191 and employment land uses to the north-west, two residential properties and Eastbourne Football Club to the south and with more extensive residential development further to the east and south of the Site. Therefore the perceived scale of a turbine would not be reduced due to these scale differentiators and would conflict with the existing land use.	5/5
Settlement and Identity	The Site is open in character but is located between a range of land uses where there is human activity and influence, such that the turbine may relate to the existing identity.	3/5
Condition	Overall, the Site is considered to be in fair condition, due to the intactness of the grazing marsh and some evidence of positive management.	3/5
<i>B. Landscape Susceptibility Total</i>		19/25
<i>C. Landscape Value</i>		
Designations	The Site is not covered by any statutory or local landscape designations but is within the countryside gap.	3/5
Recreational	The proposed location of the turbine is not crossed by any PRoW and is therefore not publicly accessible. PRoW (footpath) EBN/90/1 is in close proximity to the west of the Site and within the 500m radius of the turbine.	1/5
Cultural Heritage and Association	The LAA notes the potential for prehistoric archaeological waterlogged remains and therefore there is evidence of a cultural value.	3/5
Functional (ecological and green infrastructure)	There is a functional value as forming part of the physical and visual separation between Langney and Westham (the countryside gap). There is also ecological value via the grazing marsh and local wildlife sites and is noted as a SNCI within the Core Strategy. In combination with the ecological systems, there is a high sense of place and the value is higher.	4/5
Perception	The Site is perceived in the context of the football club, residential land uses and the movement of vehicles on the B2191 to the north of the Site, as this part of	3/5

<b>W1 LAND AT EAST LANGNEY LEVELS</b>		
	the Levels and the site is bound by development it results in a low sense of tranquillity and no sense of remoteness.	
<i>D. Landscape Value Total</i>		14/25
<b>E. Landscape Sensitivity Total (B+D)</b>	From the above, the indicators of higher landscape sensitivity are the medium scale field pattern and that the assessment site is within a floodplain and has a functional value. The indicators of lower landscape sensitivity are that the assessment site is located in proximity to a range of land uses, including Eastbourne Football Club, where tall lighting columns demarcate and harsh transition to the Levels, such that the assessment site is assessed as relating to the existing settlement pattern.	<b>33/50</b>
<b>Visual Sensitivity</b>	<b>Assessment Narrative</b>	<b>Score</b>
<b>F. Visual Susceptibility</b>		
General Visibility	<p>The ZTV (figure 6.3) indicated extensive visibility to the north of the Site, across the Pevensy Levels, extending consistently to Hailsham, 6km to the north of the Site, before becoming more intermittent across rising land towards Heathfield, 18km to the north of the Site, before substantially decreasing to the north of Heathfield, due to lower lying landform. To the east of the Site, the theoretical visibility is consistent to Bexhill-on-Sea, 10km to the east of the Site and across the Pevensy Bay, before becoming intermittent towards Hastings, 16km from the Site. There is very limited theoretical visibility beyond Hastings. To the south of the Site, the theoretical visibility extends across most of Eastbourne and Pevensy Bay. Similarly, the theoretical visibility extends consistently across Eastbourne to the west of the Site, culminating at the ridgeline along the eastern edge of the SDNP. No theoretical visibility is indicated at the SDNP key viewpoints of Beachy Head, nor at Wilmington. The theoretical visibility extends consistently to Polegate, 7km to the west of the Site, before becoming intermittent across the Low Weald and the remainder of the study area.</p> <p>From the fieldwork, the visibility of the assessment site is very localised to the B2191 and PRoW (footpath) EBN/90/1. In relation to the potential visibility of a turbine, this was assessed as reflecting the theoretical visibility indicated by the ZTV across Eastbourne and the Levels, extending to the southern edge of Hailsham. The density of intervening woodland across the northern part of the study area and buildings within Hailsham was assessed as reducing the potential visibility in comparison to that indicated by the ZTV. Similarly, to the east of the Site, the conclusions of the fieldwork were that the potential visibility would not extend as consistently to the east of the Site, due to the density of woodland and more localised vegetation patterns. To the south of the Site, including in relation to the seascape, the turbine would be visible, as indicated by the ZTV, although to lesser degrees across Eastbourne, due to the existing buildings reducing the potential views. To the west of the Site, the visibility of the turbine was also assessed as being consistent with the ZTV overall. A turbine would be visible from the ridgeline across the eastern edge of the SDNP as indicated by the ZTV, although seen at distance and in the context of other smaller turbines in the foreground of the view. The turbine was assessed as not being visible from the remainder of the western part of the SDNP due to the density of woodlands and more localised variation in landform.</p> <p>Therefore, the assessment Site and a turbine was assessed as being highly visible from landscape, townscape and seascape locations, including the eastern edge of the SDNP.</p>	5/5
Skylines	Due to the low-lying position of the assessment site, it does not form part of a prominent skyline and there are no important landmark features within the view. In views from the west of the assessment site, the higher ridgeline in the SDNP does provide some landmark features, but is an expansive part of the background of the view, such that a turbine would not detract from the skyline. From locations to the north of the Site, there was sufficient visual separation between the SDNP and the proposed turbine such that it would not detract from the rising landform.	2/5
Scenic Quality	There is a scenic quality to the grazing marsh and open character of the site, but it is still influenced by the surrounding land uses, such that the view is of average quality.	3/5
Inter-visibility	As the assessment site is located in the southern part of the East Langney Levels and in proximity to a range of land uses, it makes a moderate contribution to the wider landscape.	3/5

<b>W1 LAND AT EAST LANGNEY LEVELS</b>		
Receptors	It is considered that there are a high number of people travelling along the B2191 and Priory Road as they form the main eastern approach roads to Eastbourne and Langney. There also views from residential receptors in proximity to the Site, as well as across the wider study area, such that overall, it is considered that there are a very high number of people or locations where the turbine may be visible.	5/5
<i>G. Visual Susceptibility Total</i>		18/25
<i>H. Visual Value</i>		
Designations	The Site is not covered by any planning policies or designations relating to views specifically, but the views of the site and its open character are inherent to the perceived function of the countryside gap. Therefore, the value is assessed as medium.	3/5
Recognition and association	Views towards the East Langney Levels are noted in the published landscape character assessments.	3/5
Purpose of the view	Due to the proximity of the Site to residential land uses, the sense of place is weakened, but there is visual continuity between the site and the wider levels and the view may be enjoyed by those present.	3/5
<i>I. Visual Value Total</i>		9/15
<b>J. Visual Sensitivity Total (G+I)</b>	In summary, the indicators of higher visual sensitivity are the number of receptors with views of the assessment site and a potential turbine and that the visibility of the Site relates to the perception of the countryside gap. The indicators of lower sensitivity are that the assessment site does not form a particularly distinctive or prominent skyline and a potential turbine would be located sufficiently from the SDNP to avoid detracting from the landform and skyline.	<b>27/40</b>
<b>K. Landscape Sensitivity Total (E+J)</b>		<b>60/90</b>
L. Review and Comments	<p>Whilst the assessment site is part of the wider Levels, its proximity to existing land uses and that the assessment site is located in a narrower part of the Levels due to the road networks, it is considered to be well related to the settlement pattern. However, whilst the Site is open in character to reduce the potential scale indicators, the proximity to residential areas (existing and proposed) increases the sensitivity of the Site to a tall turbine.</p> <p>In relation to the countryside gap, whilst the physical footprint of a turbine would be small, its height would not enable it to be mitigated in comparison to potential lower height land uses. Therefore, the perception of development within the gap, given the movement of the blade would increase the sense of development and reduced open character of the Levels. The distance of the Site from the SDNP is considered sufficient to reduce potential impacts, especially given intervening turbines within the view.</p> <p>The 60/90 score, reflecting a high-medium sensitivity is therefore considered to be appropriate.</p>	
<b>M. Final score, summary analysis and high-level guidance</b>	<p>Land at East Langney Levels is assessed as having a high to medium sensitivity, reflecting its function value, location with the countryside gap and proximity to existing land uses which provide scale differentiators. There is also a high degree of intervisibility with the wider landscape. These aspects are considered alongside the assessment site being at distance from the SDNP and that it would be perceived in the context of existing land uses and Eastbourne, rather than as part of the wider Levels.</p> <p>If a turbine is located in this location then a smaller height turbine should be considered, along with off-site mitigation measures view enhancements of the surrounding vegetation structure and to aid in reducing the visibility of surrounding land uses.</p>	<b>60/90</b>

## F.2 W2 Land East of the A2290 North

W2 LAND EAST OF THE A2290 NORTH		
Site Location	The Site is located in the north-east part of the borough, approximately equidistant between the A2290 and the B2191, in a field forming part of the Langney Levels.	
Character description	<p>The Site is in a low lying position within the landscape and consists of a medium scale field which is irregular in form, and bordered by drainage ditches. There is also a narrow lake with low scrub around its perimeter to the immediate north of the assessment site. The site is part of an area of consistent low lying and generally flat landform, forming the West Langney Levels, which extends between the A2290 and the southern edge of Langney, as well as north of the B2191. The assessment site is therefore an agricultural and wetland area enclosed by transport, residential and commercial land uses.</p> <p>The Site is covered by:</p> <ul style="list-style-type: none"> <li>Natural England's National Character Area Pevensey Levels.</li> <li>Eastbourne's Tall Building Study Townscape Character Area 15: Eastbourne Park.</li> <li>Eastbourne's Landscape Character Assessment E2 West Langney / Willingdon Levels</li> <li>Eastbourne's Landscape Character Assessment Supplementary Landscape Capacity Guidance E2: West Langney / Willingdon Levels</li> </ul>	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	With reference to Figure 2.2. and 6.1, the assessment site is low lying and generally flat, being situated between 0-5m AOD. Numerous watercourses and drainage ditches border the assessment site, along with a narrow lake. There is a larger lake to the north-east of the assessment site. The assessment site is within a flood zone and is considered a functional flood plain as defined in the Eastbourne Strategic Flood Risk Assessment <sup>30</sup> . Therefore, whilst the Site is flat, the floodplain and hydrological features results in a higher susceptibility.	5/5
Landcover	The assessment site is an area of grazing marsh, with low height vegetation cover. The assessment site is a medium scale fields divided by the pattern of drainage ditches and associated riparian vegetation creating an open character. The extent and density of vegetation increases to the north and east of the assessment site, with ruderal vegetation and low scrub. There are some tree belts adjacent to the road networks beyond the assessment site. There is considered to be an average vegetation cover with some species diversity across the assessment site with a medium susceptibility to change.	3/5
Land Use, Scale and Pattern	The Site is part of the medium scale field pattern extending between the A2290 and Langney, but due to the surrounding overhead pylons and commercial land uses, the scale of a turbine would not be reduced and the susceptibility is higher.	5/5
Settlement and Identity	Whilst the assessment site is open in character, it is located in proximity to main transport routes and perceived in the context of residential and employment land uses, particularly larger scale employment massing to adjacent to the A2290, which extends across part of the West Langney Levels to the south-east of the Site. Overhead power lines and their associated wires also cross the West Langney Levels between the Site and the A2290, such that there is already the perception of infrastructure and vertical features within this part of the landscape and in proximity to the assessment. Due to these surrounding land uses, there is human activity and a turbine may relate to this existing identity.	3/5
Condition	As a managed landscape, the fields and vegetation appears in fair condition.	3/5
<i>B. Landscape Susceptibility Total</i>		19/25
<i>C. Landscape Value</i>		
Designations	The assessment site is not covered by any statutory or local landscape designations but the site is within Eastbourne Park policy.	3/5
Recreational	There is no formal public access to the assessment site, such that the Site is not publicly accessible.	1/5

<sup>30</sup> <https://www.lewes-eastbourne.gov.uk/resources/assets/inline/full/0/322681.pdf>

<b>W2 LAND EAST OF THE A2290 NORTH</b>		
Cultural Heritage and Association	The LAA notes the potential archaeological value via prehistoric archaeological waterlogged remains, such that there is evidence of cultural association and the value is medium.	3/5
Functional (ecological and green infrastructure)	There is an ecological value via the Site being part of the grazing marsh floodplain and within the Eastbourne Park Local Wildlife Site. The assessment site is proposed as a strategic location for a Local Nature Reserve <sup>31</sup> such that the value is higher.	5/5
Perception	The assessment site has a scenic value via its fields and open character, but there is no sense of remoteness and a very limited sense of tranquillity due to the surrounding land uses, such that the value is lower.	2/5
<i>D. Landscape Value Total</i>		14/25
<b>E. Landscape Sensitivity Total (B+D)</b>	In summary, the indicators of higher landscape sensitivity are the flood zone and ecological association, the Eastbourne Park designation and the small to medium scale field pattern. The indicators of lower sensitivity are the perception of the Site within the immediate context of employment, overhead pylons and transport land uses, resulting in no sense of remoteness and that the assessment site relates well to the existing settlement pattern.	<b>33/50</b>
<b>Visual Sensitivity</b>	<b>Assessment Narrative</b>	<b>Score</b>
<i>F. Visual Susceptibility</i>		
General Visibility	<p>The ZTV (Figure 6.4) suggests that the visibility of the turbine would extend consistently across the borough to the north of the Site, including across Westham and remaining extensive between the A22 and the A259, as well as to Hailsham. To the north of Hailsham, the visibility would become more intermittent, extending to Heathfield, before substantially reducing across the remainder of the northern part of the study area. To the east of the assessment site, the visibility is similarly consistent across the borough, and to Bexhill-on-Sea; before becoming intermittent towards Hastings and Battle, from which there is substantial reduction in the visibility across the remainder of the eastern part of the study area. The visibility of the turbine also extends consistently across Pevensey Bay and the seascape across the eastern part of the study area. To the south of the assessment site, the visibility extends across the borough and the seascape for the extend of the study area. To the west of the assessment site, the visibility extends across most of the borough, with a very localised area of no visibility adjacent to the A2021. The visibility extends across elevated land at the eastern edge of the SDNP, but not to the viewpoint at Beachy Head, nor most of the SDNP due to the height of the ridgeline. There is intermittent visibility to the north of the A27, extending across the remainder of the study area and Low Weald.</p> <p>From the fieldwork, the assessment site is visible from the surrounding road networks, employment and residential areas. In relation to the potentially visibility of a turbine, this was assessed as reflecting the theoretical visibility indicated by the ZTV across the Levels to the north of the assessment, extending to the southern edge of Hailsham. The density of intervening woodland across the northern part of the study area and buildings within Hailsham was assessed as reducing the potential visibility in comparison to that indicated by the ZTV. Similarly, to the east of the Site, the conclusions of the fieldwork that the potential visibility would not extend as consistently to the east of the Site, due to the density of woodland and more localised vegetation patterns. To the south of the Site, including in relation to the seascape, the turbine would be visible, as indicated by the ZTV, although to lesser degrees across Eastbourne, due to the existing buildings reducing the potential views. To the west of the Site, the visibility of the turbine was also assessed as being consistent with the ZTV overall, except for within Eastbourne, where the varied building heights would reduce the visibility. A turbine would be visible from the ridgeline across the eastern edge of the SDNP as indicated by the ZTV, although seen at distance and in the context of other smaller turbines in the foreground of the view. The turbine was assessed as not being visible from the remainder of the western part of the SDNP due to the density of woodlands and more localised variation in landform.</p> <p>Therefore, the assessment Site and a turbine was assessed as being highly visible from landscape, townscape and seascape locations, including the eastern edge of the SDNP and the Site forms part of the visual setting of the SDNP.</p>	5/5

<sup>31</sup> <https://www.lewes-eastbourne.gov.uk/resources/assets/inline/full/0/257567.pdf>

<b>W2 LAND EAST OF THE A2290 NORTH</b>		
Skylines	As low lying and generally flat land within Eastbourne, which consists of several vertical features via overhead power lines and where residential and employment land uses are visible in the immediate context of the assessment site, the site does not form part of a particularly distinctive or prominent skyline. In views from the north-east of the assessment site, the elevated landform across the eastern edge of the SDNP does provide a landmark feature to the setting of Eastbourne, but these views consist of some vertical features via the overhead pylons. A turbine of this height may not appear balanced with this underlying landform and may detract from the skyline.	3/5
Scenic Quality	Views of the assessment site are influenced by surrounding land uses, the movement of vehicles on the roads and the overhead pylons, but there is visually continuity across the site and the adjacent fields, which form part of a wider tract of Levels, such that the composition of the view is of average quality.	3/5
Inter-visibility	As the assessment site is located in the southern part of the West Langney Levels and in proximity to a range of land uses, it makes a moderate contribution to the wider landscape.	3/5
Receptors	It is considered that there are a high number of people travelling along the road networks bordering the assessment site, as they form the main roads across this part of Eastbourne and Langney. There also views from residential receptors in proximity to the Site, as well as across the wider study area, such that overall, it is considered that there are a very high number of people or locations where the turbine may be visible.	5/5
<i>G. Visual Susceptibility Total</i>		19/25
<i>H. Visual Value</i>		
Designations	The Site is not covered by any planning policies or designations relating to views and the value is therefore lower.	1/5
Recognition and association	Views towards the West Langney Levels are noted in the published landscape character assessments.	3/5
Purpose of the view	There is a sense of place to the view, due to the contrast between the open character of the Site and the surrounding density of Eastbourne's residential areas, such that views of the site may be enjoyed by those present, although not visited specifically for the view.	3/5
<i>I. Visual Value Total</i>		7/15
J. Visual Sensitivity Total (G+I)	In summary, the indicators of higher visual sensitivity are the inter-visibility with the wider landscape, including the SDNP. The indicators of lower visual sensitivity due to the developed context of the Site and that it is considered that people would not visit the Site specifically for the view.	<b>26/40</b>
<b>K. Landscape Sensitivity Total (E+J)</b>		<b>59/90</b>
L. Review and Comments	The assessment site is located in close proximity of a range of land uses, including larger scale employment massing and overhead pylons, such that there are taller features and the perception of a more developed context to this part of the Levels. Whilst the introduction of a turbine could be aided by this context, the turbine would also increase the perception of 'clutter' within the landscape and the difference in scale between the turbine and pylons, along with surrounding employment and residential land uses would be notable. The 59/90 score is at the top end of the medium sensitivity rating and the final design and layout may therefore alter whether this becomes a high to medium sensitivity location or not.	
M. Final score, summary analysis and high-level guidance	Land East of the A2290 North is assessed as having a medium sensitivity to a wind turbine. The indicators of higher sensitivity area its location within a floodplain and small to medium scale field pattern, high inter-visibility with the surrounding landscape, townscape and seascape and that its proximity to existing vertical features and taller massing would increase the perceived scale differentiators and clutter within the landscape. The indicators of lower sensitivity are that the assessment site is within a part of the landscape where the existing land uses reduce the tranquillity and there is no sense of remoteness, and that the assessment site is not publicly accessible, nor a location which would be visited specifically for the view.	<b>59/90</b>

**W2 LAND EAST OF THE A2290 NORTH**

If a wind turbine is located in the assessment site, then a lower height design should be considered to reduce the potential visibility and perception of the turbine. Off-site mitigation measures of enhanced vegetation cover and functionality should be included within the design, as the turbine will not be able to be mitigated in itself. Placement and design would also be subject to ensuring the policies for Eastbourne Park as defined in the Eastbourne Core Strategy Local Plan, and the strategies set out in the adopted Eastbourne Park Supplementary Planning Document are not adversely affected.

## F.3 W3 Land East of the A2290 South

W3 LAND EAST OF THE A2290 SOUTH		
Site Location	The Site is located in the north-east part of the borough, approximately equidistant between the A2290 and the southern edge of Langney, in a field forming part of the Langney Levels.	
Character description	<p>The Site is in a low lying position within the landscape and consists of a medium scale field which is irregular in form, and bordered by drainage ditches. The site is part of an area of consistent low lying and generally flat landform, forming the West Langney Levels, which extends between the A2290 and the southern edge of Langney, as well as north of the B2191. The assessment site is therefore an agricultural and wetland area enclosed by transport, residential and commercial land uses.</p> <p>The Site is covered by:</p> <ul style="list-style-type: none"> <li>• Natural England's National Character Area Pevensey Levels.</li> <li>• Eastbourne's Tall Building Study Townscape Character Area 15: Eastbourne Park.</li> <li>• Eastbourne's Landscape Character Assessment E2 West Langney / Willingdon Levels</li> <li>• Eastbourne's Landscape Character Assessment Supplementary Landscape Capacity Guidance E2: West Langney / Willingdon Levels</li> </ul>	
Landscape Sensitivity	Assessment Narrative	Score
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	With reference to Figure 2.2. and 6.1, the assessment site is low lying and generally flat, being situated between 0-5m AOD. Numerous watercourses and drainage ditches border the assessment site, along with a narrow lake. There is a larger lake to the north-east of the assessment site. The assessment site is within a flood zone and is considered a functional flood plain as defined in the Eastbourne Strategic Flood Risk Assessment <sup>32</sup> . Therefore, whilst the Site is flat, the floodplain and hydrological features results in a higher susceptibility.	5/5
Landcover	The assessment site is an area of grazing marsh, with low height vegetation cover. The assessment site is a medium scale fields divided by the pattern of drainage ditches and associated riparian vegetation creating an open character. The extent and density of vegetation increases to the north and east of the assessment site, with ruderal vegetation and low scrub. There are some tree belts adjacent to the road networks beyond the assessment site. There is considered to be an average vegetation cover with some species diversity across the assessment site with a medium susceptibility to change.	3/5
Land Use, Scale and Pattern	The Site is part of the medium scale field pattern extending between the A2290 and Langney, but due to the surrounding overhead pylons and commercial land uses, the scale of a turbine would not be reduced and the susceptibility is higher.	5/5
Settlement and Identity	Whilst the assessment site is open in character, it is located in proximity to main transport routes and perceived in the context of residential and employment land uses, particularly larger scale employment massing to adjacent to the A2290, which extends across part of the West Langney Levels to the south-east of the Site. Overhead power lines and their associated wires also cross the West Langney Levels between the Site and the A2290, such that there is already the perception of infrastructure and vertical features within this part of the landscape and in proximity to the assessment. Due to these surrounding land uses, there is human activity and a turbine may relate to this existing identity.	3/5
Condition	As a managed landscape, the fields and vegetation appears in fair condition.	3/5
<i>B. Landscape Susceptibility Total</i>		19/25
<i>C. Landscape Value</i>		
Designations	The assessment site is not covered by any statutory or local landscape designations. The Site is within the Eastbourne Park policy designation.	3/5
Recreational	There is no formal public access to the assessment site such that it is not publicly accessible.	1/5
Cultural Heritage and Association	The LAA notes the potential archaeological value via prehistoric archaeological waterlogged remains, such that there is evidence of cultural value and the value is medium.	3/5

<sup>32</sup> <https://www.lewes-eastbourne.gov.uk/resources/assets/inline/full/0/322681.pdf>

<b>W3 LAND EAST OF THE A2290 SOUTH</b>		
Functional (ecological and green infrastructure)	There is an ecological value via the Site being part of the grazing marsh floodplain and within the Eastbourne Park Local Wildlife Site. The assessment site is proposed as a strategic location for a Local Nature Reserve <sup>33</sup> such that the value is higher.	5/5
Perception	The assessment site has a scenic value via its fields and open character, but there is no sense of remoteness and a very limited sense of tranquillity due to the surrounding land uses such that the value is lower.	2/5
<i>D. Landscape Value Total</i>		14/25
<b>E. Landscape Sensitivity Total (B+D)</b>	In summary, the indicators of higher landscape sensitivity are the flood zone and ecological association, the Eastbourne Park designation and the small to medium scale field pattern. The indicators of lower sensitivity are the perception of the Site within the immediate context of employment, overhead pylons and transport land uses, resulting in no sense of remoteness and that the assessment site relates well to the existing settlement pattern.	<b>33/50</b>
<b>Visual Sensitivity</b>	<b>Assessment Narrative</b>	<b>Score</b>
<i>F. Visual Susceptibility</i>		
General Visibility	<p>The ZTV (Figure 6.4) suggests that the visibility of the turbine would extend consistently across the borough to the north of the Site, including across Westham and remaining extensive between the A22 and the A259, as well as to Hailsham. To the north of Hailsham, the visibility would become more intermittent, extending to Heathfield, before substantially reducing across the remainder of the northern part of the study area. To the east of the assessment site, the visibility is similarly consistent across the borough, and to Bexhill-on-Sea; before becoming intermittent towards Hastings and Battle, from which there is substantial reduction in the visibility across the remainder of the eastern part of the study area. The visibility of the turbine also extends consistently across Pevensey Bay and the seascape across the eastern part of the study area. To the south of the assessment site, the visibility extends across the borough and the seascape for the extend of the study area. To the west of the assessment site, the visibility extends across most of the borough, with a very localised area of no visibility adjacent to the A2021. The visibility extends across elevated land at the eastern edge of the SDNP, but not to the viewpoint at Beachy Head, nor most of the SDNP due to the height of the ridgeline. There is intermittent visibility to the north of the A27, extending across the remainder of the study area and Low Weald.</p> <p>From the fieldwork, the assessment site is visible from the surrounding road networks, employment and residential areas. In relation to the potentially visibility of a turbine, this was assessed as reflecting the theoretical visibility indicated by the ZTV across the Levels to the north of the assessment, extending to the southern edge of Hailsham. The density of intervening woodland across the northern part of the study area and buildings within Hailsham was assessed as reducing the potential visibility in comparison to that indicated by the ZTV. Similarly, to the east of the Site, the conclusions of the fieldwork that the potential visibility would not extend as consistently to the east of the Site, due to the density of woodland and more localised vegetation patterns. To the south of the Site, including in relation to the seascape, the turbine would be visible, as indicated by the ZTV, although to lesser degrees across Eastbourne, due to the existing buildings reducing the potential views. To the west of the Site, the visibility of the turbine was also assessed as being consistent with the ZTV overall, except for within Eastbourne, where the varied building heights would reduce the visibility. A turbine would be visible from the ridgeline across the eastern edge of the SDNP as indicated by the ZTV, although seen at distance and in the context of other smaller turbines in the foreground of the view. The turbine was assessed as not being visible from the remainder of the western part of the SDNP due to the density of woodlands and more localised variation in landform and the Site forms part of the visual setting of the SDNP.</p> <p>Therefore, the assessment Site and a turbine was assessed as being highly visible from landscape, townscape and seascape locations, including the eastern edge of the SDNP.</p>	5/5
Skylines	As low lying and generally flat land within Eastbourne which consists of several vertical features via overhead power lines and where residential and employment land uses are visible in the immediate context of the assessment site, the site does not form part of a particularly distinctive or prominent skyline. In views from	3/5

<sup>33</sup> <https://www.lewes-eastbourne.gov.uk/resources/assets/inline/full/0/257567.pdf>

<b>W3 LAND EAST OF THE A2290 SOUTH</b>		
	the north-east of the assessment site, the elevated landform across the eastern edge of the SDNP does provide a landmark feature to the setting of Eastbourne, but these views consist of some vertical features via the overhead pylons. A turbine of this height may not appear balanced with this underlying landform and may detract from the skyline.	
Scenic Quality	Views of the assessment site are influenced by surrounding land uses, the movement of vehicles on the roads and the overhead pylons, but there is visually continuity across the site and the adjacent fields, which form part of a wider tract of Levels, such that the composition of the view is of average quality.	3/5
Inter-visibility	As the assessment site is located in the southern part of the West Langney Levels and in proximity to a range of land uses, it makes a moderate contribution to the wider landscape.	3/5
Receptors	It is considered that there are a high number of people travelling along the road networks bordering the assessment site, as they form the main roads across this part of Eastbourne and Langney. There also views from residential receptors in proximity to the Site, as well as across the wider study area, such that overall, it is considered that there are a very high number of people or locations where the turbine may be visible.	5/5
<i>G. Visual Susceptibility Total</i>		19/25
<i>H. Visual Value</i>		
Designations	The Site is not covered by any planning policies or designations relating to views and the value is therefore lower.	1/5
Recognition and association	Views towards the West Langney Levels are noted in the published landscape character assessments.	3/5
Purpose of the view	There is a sense of place to the view, due to the contrast between the open character of the Site and the surrounding density of Eastbourne's residential areas, such that views of the site may be enjoyed by those present, although not visited specifically for the view.	3/5
<i>I. Visual Value Total</i>		7/15
J. Visual Sensitivity Total (G+I)	In summary, the indicators of higher visual sensitivity are the inter-visibility with the wider landscape, including the SDNP. The indicators of lower visual sensitivity due to the developed context of the Site and that it is considered that people would not visit the Site specifically for the view.	<b>26/40</b>
<b>K. Landscape Sensitivity Total (E+J)</b>		<b>59/90</b>
L. Review and Comments	The assessment site is located in close proximity of a range of land uses, including larger scale employment massing and overhead pylons, such that there are taller features and the perception of a more developed context to this part of the Levels. Whilst the introduction of a turbine could be aided by this context, the turbine would also increase the perception of 'clutter' within the landscape and the difference in scale between the turbine and pylons, along with surrounding employment and residential land uses would be notable. The 59/90 score is at the top end of the medium sensitivity rating.	
M. Final score, summary analysis and high-level guidance	<p>Land East of the A2290 North is assessed as having a medium sensitivity to a wind turbine. The indicators of higher sensitivity area its location within a floodplain and small to medium scale field pattern, high inter-visibility with the surrounding landscape, townscape and seascape and that its proximity to existing vertical features and taller massing would increase the perceived scale differentiators and clutter within the landscape. The indicators of lower sensitivity are that the assessment site is within a part of the landscape where the existing land uses reduce the tranquillity and there is no sense of remoteness, and that the assessment site is not publicly accessible, nor a location which would be visited specifically for the view.</p> <p>If a wind turbine is located in the assessment site, than a lower height design should be considered to reduce the potential visibility and perception of the turbine. Off-site mitigation measures of enhanced vegetation cover and functionality should be included within the design, as the turbine will not be able</p>	<b>59/90</b>

**W3 LAND EAST OF THE A2290 SOUTH**

to be mitigated in itself. Placement and design would also be subject to ensuring the policies for Eastbourne Park as defined in the Eastbourne Core Strategy Local Plan, and the strategies set out in the adopted Eastbourne Park Supplementary Planning Document are not adversely affected.

## F.4 W4 Land East of the A2280 North

W4 LAND EAST OF THE A2280 NORTH		
Site Location	The assessment site is located in a small scale field, situated in the central part of the borough, between the A2280 and the railway line. The assessment site forms part of the Eastbourne Levels and is covered by LAA 37.	
Character description	<p>The Site covers a low lying and generally flat area of land, forming part of the small to medium scale fields which are divided by watercourses, hedges and trees, forming part of the Eastbourne Levels. The assessment site is an area of grazing marsh.</p> <p>The assessment site is covered by:</p> <ul style="list-style-type: none"> <li>• Natural England's National Character Area Pevensey Levels.</li> <li>• Eastbourne's Landscape Character Assessment 2010 and within E1 – Eastbourne Levels and E4 – Upperton Rural Fringe.</li> <li>• Eastbourne's Landscape Character Assessment supplementary planning guidance E1 – Eastbourne Levels</li> <li>• Eastbourne's Tall Building Study Townscape Character Area 15: Eastbourne Park.</li> </ul>	
<b>Landscape Sensitivity</b>	<b>Assessment Narrative</b>	<b>Score</b>
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	With reference to Figure 2.2. and 6.1, the Site is low lying and generally flat, being situated between 0-5m AOD. Localised level change is via a rectangular pattern of drainage ditches. The Site is within a flood zone and is considered a functional flood plain Flood Zone 3b as defined in the Eastbourne Strategic Flood Risk Assessment <sup>34</sup> . Therefore whilst the Site is flat, the flood zones result in a higher susceptibility to change.	5/5
Landcover	The land use is grazing marsh, which is considered to be of some species diversity.	3/5
Land Use, Scale and Pattern	The assessment site is part of a small to medium scale geometric field pattern extending across the Levels, fields divided by field boundary vegetation and drainage ditches. The proximity to a range of land uses of lower height to the turbine and the generally smaller scale field pattern and vegetation features would mean that the perception of a turbine would not be reduced, resulting in a higher susceptibility to change.	5/5
Settlement and Identity	The assessment site is part of the agricultural land uses and is open in character. However, the assessment site is in close proximity to road, rail, residential, medical and employment land uses, such that the assessment site is well related to an area of human activity.	2/5
Condition	As a managed landscape, with the site appearing in fair condition, the susceptibility is medium.	3/5
<i>B. Landscape Susceptibility Total</i>		18/25
<i>C. Landscape Value</i>		
Designations	The Site is not covered by any statutory or local landscape designations. The Site is covered by Policy D11: Eastbourne Park.	3/5
Recreational	The Site is not publicly accessible and therefore of a lower value.	1/5
Cultural Heritage and Association	There is cultural association via former areas of historic marshland and designated archaeological resulting in evidence of cultural association and a higher value.	4/5
Functional (ecological and green infrastructure)	There is an ecological value to the Site via local wildlife sites and biodiversity opportunity areas and the coast floodplain grazing marsh designation, resulting in a higher susceptibility to change. The assessment site is covered by Policy D11: Eastbourne Park, in relation to green space and biodiversity, and is therefore of higher susceptibility. These factors contribute to the assessment site making a high contribution to the functioning of the ecosystems and a high sense of place due to the contrast between the open character of the fields and the surrounding townscape.	5/5
Perception	With the Site located adjacent to main transport routes and residential areas in Eastbourne there is an immediate and harsh transition between the Site and surrounding land uses. However, the Site's proximity to these land uses reduces	3/5

<sup>34</sup> <https://www.lewes-eastbourne.gov.uk/resources/assets/inline/full/0/322681.pdf>

W4 LAND EAST OF THE A2280 NORTH		
	any sense of remoteness or tranquillity, with very high levels audible noise from the surrounding road networks. The perception of the Site from within close proximity and being contiguous with the wider Levels and agricultural land uses is negated by the railway line and elevated land across the golf course to the east of the Site and therefore the perception of the assessment site is one of a settlement fringe character. In contrast, from elevated land, including with the SDNP, the Site is perceived as part of the tract of agricultural land and Eastbourne Levels which extends eastwards from Eastbourne. The assessment site is therefore part of the visual setting of the SDNP and with some scenic quality.	
<i>D. Landscape Value Total</i>		16/25
<b>E. Landscape Sensitivity Total (B+D)</b>	From the above, the indicators of higher landscape sensitivity are the floodplain and functional value of the Site. The indicators of lower landscape sensitivity are the assessment site's proximity to existing land uses and that there is no sense of remoteness.	<b>34/50</b>
<b>Visual Sensitivity</b>	<b>Assessment Narrative</b>	<b>Score</b>
<i>F. Visual Susceptibility</i>		
General Visibility	<p>The ZTV (Figure 6.6) suggests that the visibility of the turbine would extend consistently across the borough to the north of the Site, including across Polegate and remaining generally consistent towards Hailsham. To the north of Hailsham, the visibility would become more intermittent, extending to Heathfield, before substantially reducing across the remainder of the northern part of the study area. To the east of the assessment site, the visibility is similarly consistent across the borough, and to Bexhill-on-Sea; before becoming intermittent towards Hastings and Battle, from which there is substantial reduction in the visibility across the remainder of the eastern part of the study area. The visibility of the turbine also extends consistently across Pevensey Bay and the seascape across the eastern part of the study area. To the south of the assessment site, the visibility extends across the borough and the seascape for the extend of the study area. To the west of the assessment site, the visibility extends across most of the borough, including across elevated land at the eastern edge of the SDNP, but not to the viewpoint at Beachy Head, nor most of the SDNP due to the height of the ridgeline. There is intermittent visibility to the north of the A27, extending across the remainder of the study area and Low Weald.</p> <p>From the fieldwork, the assessment site is visible from the surrounding road networks, employment and residential areas. In relation to the potentially visibility of a turbine, this was assessed as reflecting the theoretical visibility indicated by the ZTV across the Levels to the north of the assessment, extending to the southern edge of Hailsham. The density of intervening woodland across the northern part of the study area and buildings within Hailsham was assessed as reducing the potential visibility in comparison to that indicated by the ZTV. Similarly, to the east of the Site, the conclusions of the fieldwork that the potential visibility would not extend as consistently to the east of the Site, due to the density of woodland and more localised vegetation patterns. To the south of the Site, including in relation to the seascape, the turbine would be visible, as indicated by the ZTV, although to lesser degrees across Eastbourne, due to the existing buildings reducing the potential views. To the west of the Site, the visibility of the turbine was also assessed as being consistent with the ZTV overall, except for within Eastbourne, where the varied building heights would reduce the visibility. A turbine would be visible from the ridgeline across the eastern edge of the SDNP as indicated by the ZTV, although seen at distance and in the context of other smaller turbines in the foreground of the view. The turbine was assessed as not being visible from the remainder of the western part of the SDNP due to the density of woodlands and more localised variation in landform.</p> <p>Therefore, the assessment Site and a turbine was assessed as being highly visible from landscape, townscape and seascape locations, including the eastern edge of the SDNP.</p>	5/5
Skylines	As low lying and generally flat land within Eastbourne, the Site does not form part of a particularly distinctive or prominent skyline. Looking to the west, the higher ridge landform at the boundary of the SDNP to the western edge of Eastbourne does provide some landmark feature to the context of Eastbourne. A wind turbine would be seen in the context of those at Shepham from locations to the north of Eastbourne. However, a turbine of this height in proximity to the residential areas and rising landform across the South Downs would not appear	5/5

<b>W4 LAND EAST OF THE A2280 NORTH</b>		
	balanced with this underlying landform and would overwhelm the skyline making the susceptibility higher.	
Scenic Quality	The scenic quality of the site is via the grazing marsh, which is seen in the context of a range of land uses bordering the Site, but provides a visual contrast to development, resulting in a medium sensitivity.	3/5
Inter-visibility	There is a very high degree of inter-visibility with close range residents, road users and receptors across rising land to the west of the Site, including within the SDNP, due to the low lying position of the Site.	5/5
Receptors	There are a potential high number of receptors with views of the Site due to the extent of residential land uses across elevated land to the west of the Site. In addition, there are a high number of motorists travelling past the Site.	5/5
<b>G. Visual Susceptibility Total</b>		
<b>H. Visual Value</b>		
Designations	The Site is not covered by any planning policies or designations relating to views and the value is therefore lower.	1/5
Recognition and association	Views of the assessment site, as part of the Levels are included in the published landscape character assessments.	3/5
Purpose of the view	There is a sense of place to the view, due to the contrast between the open character of the Site and the surrounding density of Eastbourne's residential areas and is therefore likely to be enjoyed by those present, although not visited specifically for the view.	3/5
<b>I. Visual Value Total</b>		
<b>J. Visual Sensitivity Total (G+I)</b>	From the above, the indicators of higher visual sensitivity are the high numbers of visual receptors in proximity to the assessment site and that the site is visible from the SDNP. The indicators of lower visual sensitivity are that the site is not covered by any policies relating specifically to the view and the site is seen in the context of a range of land uses, including vertical features of the medical chimney.	<b>30/40</b>
<b>K. Landscape Sensitivity Total (E+J)</b>		
<b>L. Review and Comments</b>	For a wind turbine, the assessment site is a prominent location that in the context of other land use, its height and scale would be emphasised by its contrast with residential, commercial and medical buildings. The cumulative effect with the turbines at Shepham would be notable from elevated land in the SDNP, extending turbines in a linear pattern across the composition of the view. Therefore the 64/90 score, reflecting a high to medium sensitivity is considered to be appropriate.	
<b>M. Final score, summary analysis and high-level guidance</b>	<p>Land to the east of the A2280 north is assessed as having a high to medium sensitivity to a wind turbine. The indicators of higher landscape sensitivity are the small scale field pattern and flood zone designation. The indicators of lower landscape sensitivity are the perception of the assessment site within the immediate context of a range of land uses. The indicators of higher visual sensitivity are the number of people with views of a turbine, and that the scale indicators, i.e. the comparative height of the turbine with surrounding land uses would be sufficient to amplify the perceived height of the turbine. The indicators of lower visual sensitivity are that the assessment site in itself is not a location which would be visited specifically for the view and in close range views is not perceived as part of the wider Levels.</p> <p>If a wind turbine is located in the assessment site, than a lower height design should be considered to reduce the potential visibility and perception of the turbine. Off-site mitigation measures of enhanced vegetation cover and functionality should be included within the design, as the turbine will not be able to be mitigated in itself. Placement and design would also be subject to ensuring the policies for Eastbourne Park as defined in the Eastbourne Core Strategy Local Plan, and the strategies set out in the adopted Eastbourne Park Supplementary Planning Document are not adversely affected.</p>	<b>64/90</b>

## F.5 W5 Land East of the A2280 South

W5 LAND EAST OF THE A2280 SOUTH		
Site Location	The assessment site is located in a small scale field, situated adjacent to a lake in the central part of the borough, between the A2280 and the railway line. The assessment site forms part of the Eastbourne Levels and is covered by LAA 37.	
Character description	<p>The Site covers a low lying and generally flat area of land, forming part of the small to medium scale fields which are divided by watercourses, hedges and trees, forming part of the Eastbourne Levels. The assessment site is an area of grazing marsh.</p> <p>The assessment site is covered by:</p> <ul style="list-style-type: none"> <li>• Natural England's National Character Area Pevensey Levels.</li> <li>• Eastbourne's Landscape Character Assessment 2010 and within E1 – Eastbourne Levels and E4 – Upperton Rural Fringe.</li> <li>• Eastbourne's Landscape Character Assessment supplementary planning guidance E1 – Eastbourne Levels</li> <li>• Eastbourne's Tall Building Study Townscape Character Area 15: Eastbourne Park.</li> </ul>	
<b>Landscape Sensitivity</b>	<b>Assessment Narrative</b>	<b>Score</b>
<i>A. Landscape Susceptibility</i>		
Landform and Hydrology	With reference to Figure 2.2. and 6.1, the Site is low lying and generally flat, being situated between 0-5m AOD. Localised level change is via a rectangular pattern of drainage ditches. The Site is within a flood zone and is considered a functional flood plain Flood Zone 3b as defined in the Eastbourne Strategic Flood Risk Assessment <sup>35</sup> . Therefore whilst the Site is flat, the flood zones result in a higher susceptibility to change.	5/5
Landcover	The land use is grazing marsh, which is considered to be of some species diversity.	3/5
Land Use, Scale and Pattern	The assessment site is part of a small to medium scale geometric field pattern extending across the Levels, fields divided by field boundary vegetation and drainage ditches. The proximity of a range of land uses of lower height to the turbine and the generally smaller scale field pattern and vegetation features would mean that the perception of a turbine would not be reduced, resulting in a higher susceptibility to change.	5/5
Settlement and Identity	The assessment site is part of the agricultural land uses and is open in character. However, the assessment site is in close proximity to road, rail, residential, medical and employment land uses, such that the assessment site is well related to an area of human activity and within the settlement boundary.	2/5
Condition	As a managed landscape, the fields, vegetation and associated farm buildings appears in fair condition.	3/5
<i>B. Landscape Susceptibility Total</i>		18/25
<i>C. Landscape Value</i>		
Designations	The Site is not covered by any statutory or local landscape designations. The Site is covered by Policy D11: Eastbourne Park.	3/5
Recreational	The Site is not publicly accessible and therefore of a lower value.	1/5
Cultural Heritage and Association	There is cultural association via former areas of historic marshland and designated archaeological sensitive areas in the south-west part of the Site, and uncovered evidence of archaeological heritage during the creation of the Shinewater storage lakes <sup>36</sup> , resulting in a higher value.	4/5
Functional (ecological and green infrastructure)	There is an ecological value to the Site via local wildlife sites and biodiversity opportunity areas and the coast floodplain grazing marsh designation, resulting in a higher susceptibility to change. The assessment site is covered by Policy D11: Eastbourne Park, in relation to green space and biodiversity, and is therefore of higher value.	5/5
Perception	With the Site located adjacent to main transport routes and residential areas in Eastbourne there is an immediate and harsh transition between the Site and surrounding land uses. However, the Site's proximity to these land uses reduces	3/5

<sup>35</sup> <https://www.lewes-eastbourne.gov.uk/resources/assets/inline/full/0/322681.pdf>

<sup>36</sup> Eastbourne Borough Council (2011). Eastbourne Park. Draft Supplementary Planning Document (SPD) [Online]. Available at: <https://www.lewes-eastbourne.gov.uk/resources/assets/inline/full/0/258533.pdf>

W5 LAND EAST OF THE A2280 SOUTH		
	any sense of remoteness or tranquillity, with very high levels audible noise from the surrounding road networks. The perception of the Site from within close proximity is one of being contiguous with the wider Levels and agricultural land uses is negated by the railway line and elevated land across the golf course to the east of the Site and therefore one of a settlement fringe character. In contrast, from elevated land, including with the SDNP, the Site is perceived as part of the tract of agricultural land and Eastbourne Levels which extends into Eastbourne and part of the visual setting of the SDNP. This varied perception and the limited and reduced sense of tranquillity results in a medium value.	
<i>D. Landscape Value Total</i>		16/25
<b>E. Landscape Sensitivity Total (B+D)</b>	From the above, the indicators of higher landscape sensitivity are the floodplain and functional value of the Site. The indicators of lower landscape sensitivity are the assessment site's proximity to existing land uses and that there is no sense of remoteness.	<b>34/50</b>
<b>Visual Sensitivity</b>	<b>Assessment Narrative</b>	<b>Score</b>
<i>F. Visual Susceptibility</i>		
General Visibility	<p>The ZTV (Figure 6.6) suggests that the visibility of the turbine would extend consistently across the borough to the north of the Site, including across Polegate and remaining generally consistent towards Hailsham. To the north of Hailsham, the visibility would become more intermittent, extending to Heathfield, before substantially reducing across the remainder of the northern part of the study area. To the east of the assessment site, the visibility is similarly consistent across the borough, and to Bexhill-on-Sea; before becoming intermittent towards Hastings and Battle, from which there is substantial reduction in the visibility across the remainder of the eastern part of the study area. The visibility of the turbine also extends consistently across Pevensey Bay and the seascape across the eastern part of the study area. To the south of the assessment site, the visibility extends across the borough and the seascape for the extend of the study area. To the west of the assessment site, the visibility extends across most of the borough, including across elevated land at the eastern edge of the SDNP, but not to the viewpoint at Beachy Head, nor most of the SDNP due to the height of the ridgeline. There is intermittent visibility to the north of the A27, extending across the remainder of the study area and Low Weald.</p> <p>From the fieldwork, the assessment site is visible from the surrounding road networks, employment and residential areas. In relation to the potentially visibility of a turbine, this was assessed as reflecting the theoretical visibility indicated by the ZTV across the Levels to the north of the assessment, extending to the southern edge of Hailsham. The density of intervening woodland across the northern part of the study area and buildings within Hailsham was assessed as reducing the potential visibility in comparison to that indicated by the ZTV. Similarly, to the east of the Site, the conclusions of the fieldwork that the potential visibility would not extend as consistently to the east of the Site, due to the density of woodland and more localised vegetation patterns. To the south of the Site, including in relation to the seascape, the turbine would be visible, as indicated by the ZTV, although to lesser degrees across Eastbourne, due to the existing buildings reducing the potential views. To the west of the Site, the visibility of the turbine was also assessed as being consistent with the ZTV overall, except for within Eastbourne, where the varied building heights would reduce the visibility. A turbine would be visible from the ridgeline across the eastern edge of the SDNP as indicated by the ZTV, although seen at distance and in the context of other smaller turbines in the foreground of the view. The turbine was assessed as not being visible from the remainder of the western part of the SDNP due to the density of woodlands and more localised variation in landform.</p> <p>Therefore, the assessment Site and a turbine was assessed as being highly visible from landscape, townscape and seascape locations, including the eastern edge of the SDNP.</p>	5/5
Skylines	As low lying and generally flat land within Eastbourne, the Site does not form part of a particularly distinctive or prominent skyline. Looking to the west, the higher ridge landform at the boundary of the SDNP to the western edge of Eastbourne does provide some landmark feature to the context of Eastbourne. A turbine of this height would not appear balanced with this underlying landform and would overwhelm the skyline making the susceptibility higher.	5/5

<b>W5 LAND EAST OF THE A2280 SOUTH</b>		
Scenic Quality	The scenic quality of the site is via the grazing marsh, which is seen in the context of a range of land uses bordering the Site, which provides some visual interest and a medium sensitivity.	3/5
Inter-visibility	There is a very high degree of inter-visibility with close range residents, road users and receptors across rising land to the west of the Site, including within the SDNP, due to the low lying position of the Site.	5/5
Receptors	There are a potential high number of receptors with views of the Site due to the extent of residential land uses across elevated land to the west of the Site. In addition, there are a high number of motorists travelling past the Site.	5/5
<i>G. Visual Susceptibility Total</i>		23/25
<i>H. Visual Value</i>		
Designations	The Site is not covered by any planning policies or designations relating to views and the value is therefore lower.	1/5
Recognition and association	Views of the assessment site, as part of the Levels are included in the published landscape character assessments.	3/5
Purpose of the view	There is a sense of place to the view, due to the contrast between the open character of the Site and the surrounding density of Eastbourne's residential areas and is therefore likely to be enjoyed by those present, although not visited specifically for the view.	3/5
<i>I. Visual Value Total</i>		7/15
J. Visual Sensitivity Total (G+I)	From the above, the indicators of higher visual sensitivity are the high numbers of visual receptors in proximity to the assessment site and that the site is visible from the SDNP. The indicators of lower visual sensitivity are that the site is not covered by any policies relating specifically to the view and the site is seen in the context of a range of land uses, including vertical features of the medical chimney.	30/40
<b>K. Landscape Sensitivity Total (E+J)</b>		<b>64/90</b>
L. Review and Comments	For a wind turbine, the assessment site is a prominent location that in the context of other land use, its height and scale would be emphasised by its contrast with residential, commercial and medical buildings. The cumulative effect with the turbines at Shepham would be notable from elevated land in the SDNP, extending turbines in a linear pattern across the composition of the view. Therefore the high to medium sensitivity score of 61/90 is considered to be appropriate.	
M. Final score, summary analysis and high-level guidance	<p>Land to the east of the A2280 south is assessed as having a high to medium sensitivity to a wind turbine. The indicators of higher landscape sensitivity are the small scale field pattern and flood zone designation. The indicators of lower landscape sensitivity are the perception of the assessment site within the immediate context of a range of land uses. The indicators of higher visual sensitivity are the number of people with views of a turbine, and that the scale indicators, i.e. the comparative height of the turbine with surrounding land uses would be sufficient to amplify the perceived height of the turbine. The indicators of lower visual sensitivity are that the assessment site in itself is not a location which would be visited specifically for the view and in close range views is not perceived as part of the wider Levels.</p> <p>If a wind turbine is located in the assessment site, then a lower height design should be considered to reduce the potential visibility and perception of the turbine. Off-site mitigation measures of enhanced vegetation cover and functionality should be included within the design, as the turbine will not be able to be mitigated in itself. Placement and design would also be subject to ensuring the policies for Eastbourne Park as defined in the Eastbourne Core Strategy Local Plan, and the strategies set out in the adopted Eastbourne Park Supplementary Planning Document are not adversely affected.</p>	

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